

# Available For Sale in NW Houston



## Cypresswood Place

6605 Cypresswood  
Spring, Texas 77379

**Income: \$914,726.55**

**2009 operating expenses: \$360,000 (+/- 1%)**  
(annualized based on 2009 YTD expenses 1/1/09-11/19/2009)

**NOI: \$555,792.15**

**Presented by Beth Young**  
**713.599.5127**



**Seller's Representative**

**PENNINGTON**  
Brenda Pennington Commercial Real Estate, Inc.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# One Cypresswood Place

## Property Summary

Pennington Commercial is pleased to exclusively offer 100 percent fee simple interest in the following select office building located in the FM 1960/Champions submarket of Spring, Texas:

The 4-story, 48,000 sq. ft. development is located on 2.4 acres (104,544 sq. ft.).

Property: 6605 Cypresswood Drive

Year Built: 2000-2001

Square Feet: 48,000 GSF / 45,707 NRA

Percent Leased: 94% / 43,014 SF Leased

Interior build-out: State-of-the-art mechanical systems and high-end finishes

One Cypresswood Place is a Class B+, multi-tenant office building. For this market, the subject property has been considered a Class A building.

The tenant mix includes a combination of national and local businesses. All leases are full service with base years. Current rental rate is \$21.50 per square foot per year. The subject property should also experience a higher cap rate with renewing leases.

**Presented by Beth Young**

**713.599.5127**



**Seller's Representative**



*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.*

# 6605 Cypresswood Drive



- Located in the heart of the FM 1960/Champions submarket, the Property is surrounded by affluent residential communities, Raveneaux and Champions Golf Clubs, fine dining restaurants, award-winning hospitals and Willowbrook Mall.
- Currently occupied by a diverse tenant base, 6605 Cypresswood offers significant opportunity to increase cash flows through the lease-up of available space.
- One Cypresswood Place is well-suited for tenants that seek a serene atmosphere, convenient access to SH 249 and FM 1960 and exceptional amenities.
- The Property offers beautiful interior finishes including slate and granite floors throughout first floor common areas and polished and stained concrete floors throughout upper level common areas.
- Other building amenities include card key access, on-site property management, and free parking.

**Presented by Beth Young**

**713.599.5127**

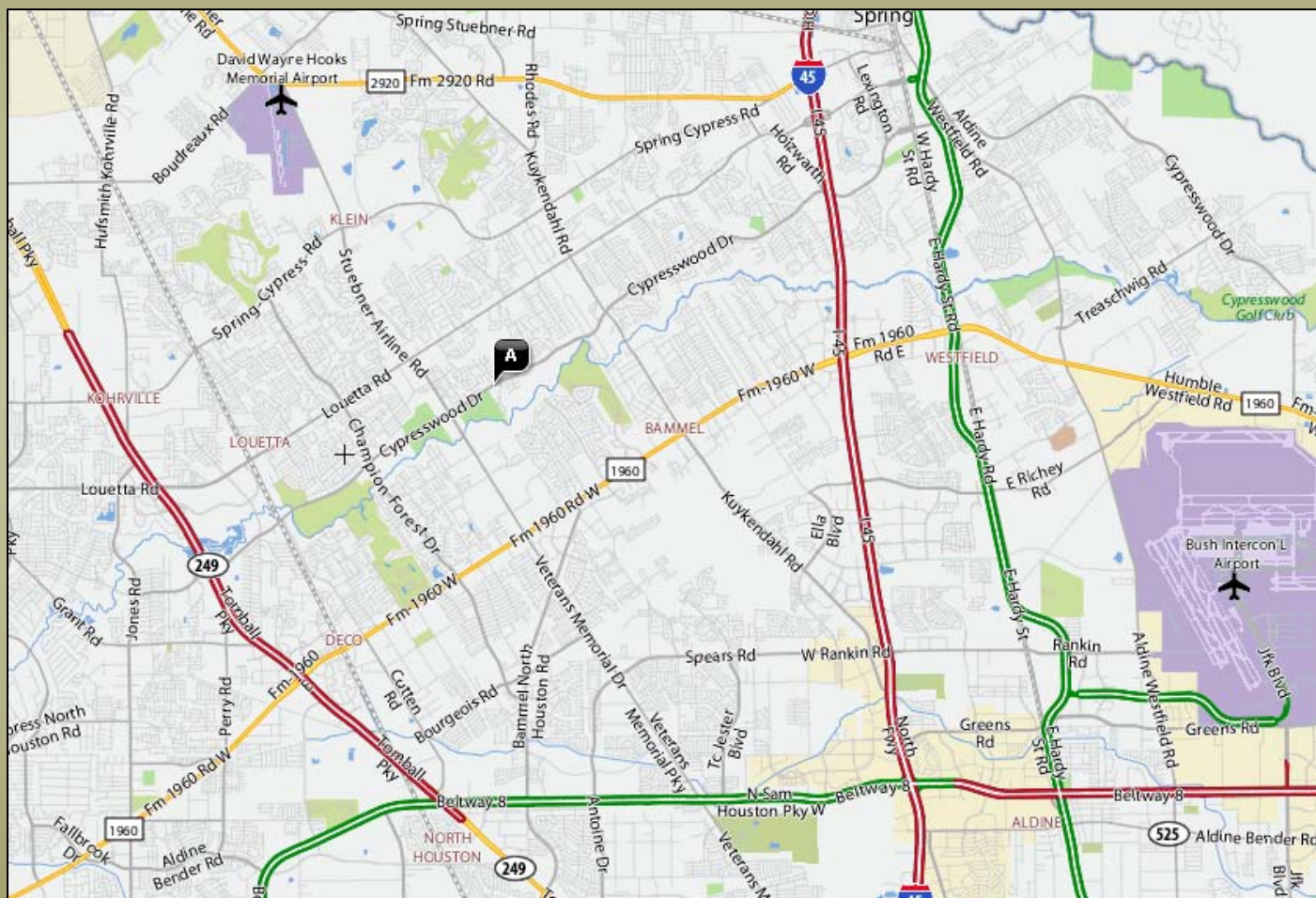
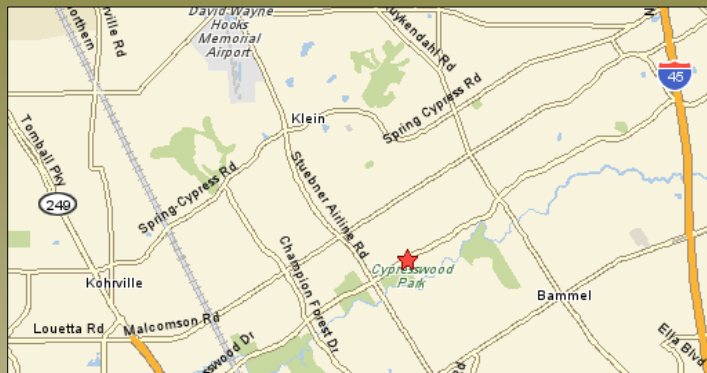


**Seller's Representative**



# Location

## 6605 Cypresswood Drive



Presented by Beth Young

713.599.5127



Seller's Representative



*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.*

# Aerial View 6605 Cypresswood Drive



**Presented by Beth Young**  
**713.599.5127**

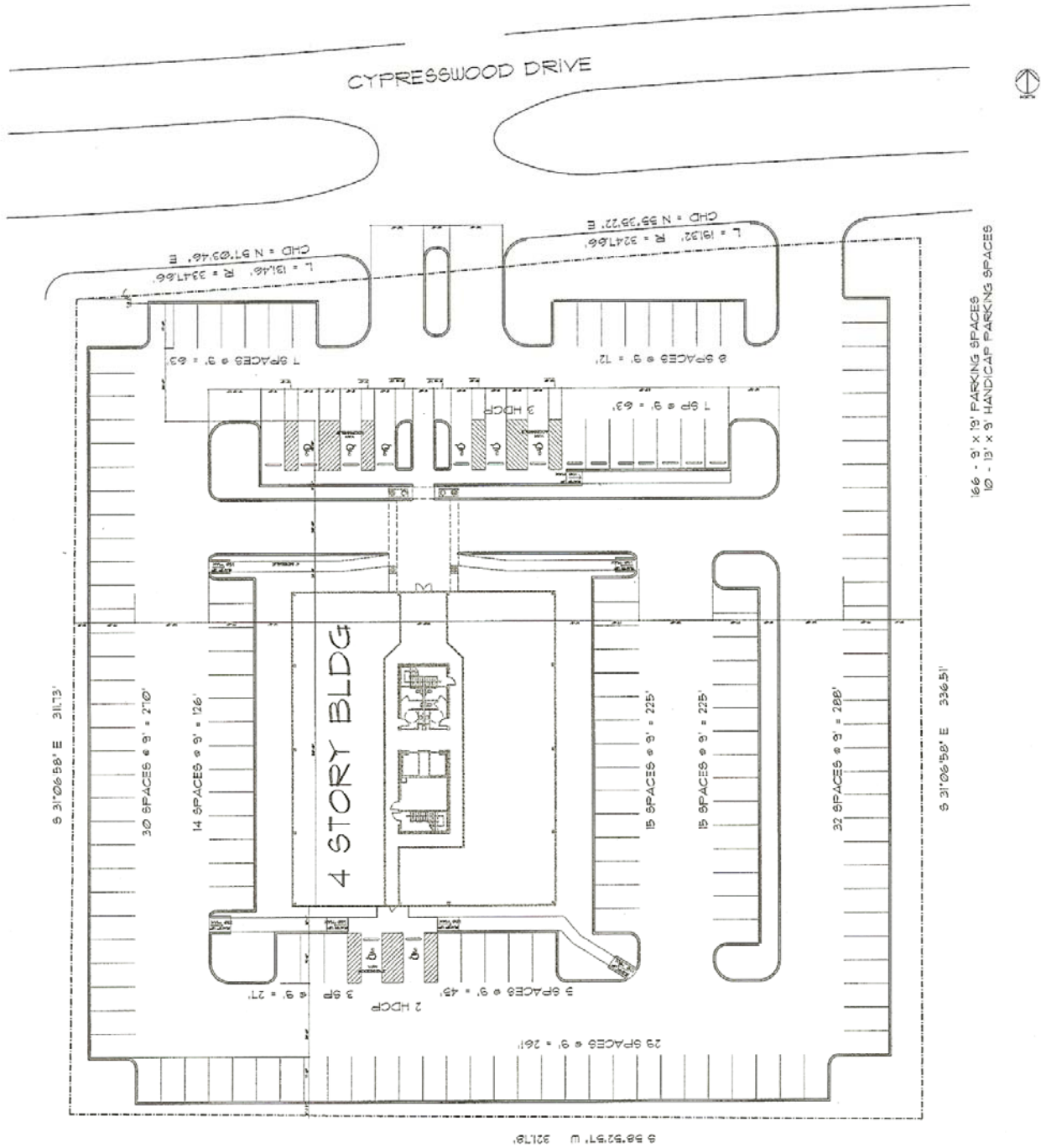


**Seller's Representative**



*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.*

# Site Plan 6605 Cypresswood Drive





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

Page 1 of 1

(TAR-2501) 1/1/96

bp