

## Offering Summary

Building Sizes:  
 25511 Budde Rd 2,230 SF  
 303 Longmire 1,754 SF

Total SF 3,978 SF

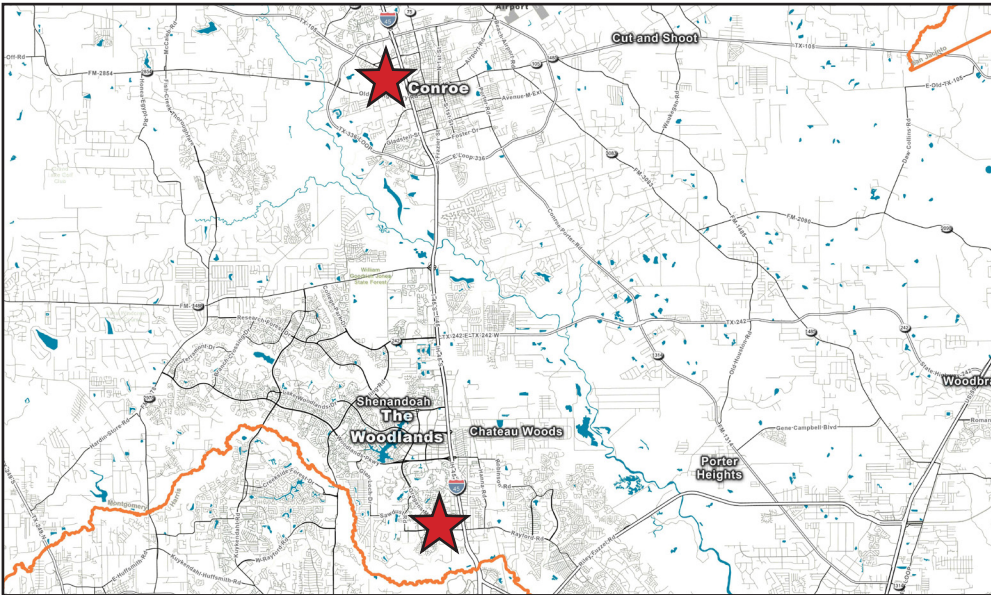
Asking Price: Negotiable

Combined NOI: \$103,121.25

Cap Rate: 7.3%

Average Net Rental: \$25.88/SF

Average Remaining Lease Term (As of Nov 2024) 76 Months



Ryan Dierker ☎ D: 281.210.2484 ✉ ryan@newcorcre.com

**303 Longmire Rd, Ste 502**  
 Conroe, Texas



**25511 Budde Rd, Ste 3701**  
 The Woodlands, Texas



OFFICE CONDOS PORTFOLIO SALE



# 25511 Budde Rd, Suite 3701

The Woodlands, Texas

## Features

This Brownstone Condo was built in 2020 and is located in The Woodlands, TX – one of the most affluent and desirable areas in Houston. The building is strategically positioned being only .5 miles away from I-45 and 20 minutes from Bush Intercontinental airport; while also being surrounded by major restaurants and other amenities. This two-story luxurious medical office condominium offers: a reception area, multiple exam rooms, sink for labs, open area, a private doctors' office, one break room, one storage room, and a large conference room.

### 1st Floor

- X-Ray Room
- Business Office
- Open Area Concept
- 1 Bathroom
- 3 Exam Rooms
- 1 Break Room
- 1 Storage Room

### 2nd Floor

- Sink In Open Area For Labs
- Additional Doctors Office
- 1 Restroom
- Large Open Area
- $\pm 1,500$  Sf





# 303 Longmire Rd, Ste 502

Conroe, Texas

## Features

This Brownstone Condo is conveniently located inside the Loop 336 in Conroe and only 1.1 miles away from I-45. Built in 2019, the property is securely gated with ample parking and is surrounded by an abundance of shopping centers and restaurants. The city of Conroe has been recognized as the fastest growing city in the US and continues to grow at an 11% faster rate than the national average. This luxurious two-story medical office condominium offers a reception area, multiple medical exam rooms, two restrooms, X-ray room, and a large conference room on the second story with two executive offices.

### 1st Floor

- 2 Front Doors
- Front Desk Reception Area
- Medical Assistance Center
- 2 Restrooms
- Storage Closet
- 3 Patient Waiting Rooms

### 2nd Floor

- 1 Large Conference Room
- 2 Private Offices

