

Office / Retail / Warehouse

5701 Bingle Road

Crown Business Park



For Lease or Sale ■ 67,935 SF ■ Office, Retail, Showroom Warehouse

Spaces for Lease

\$0.60 psf nnn

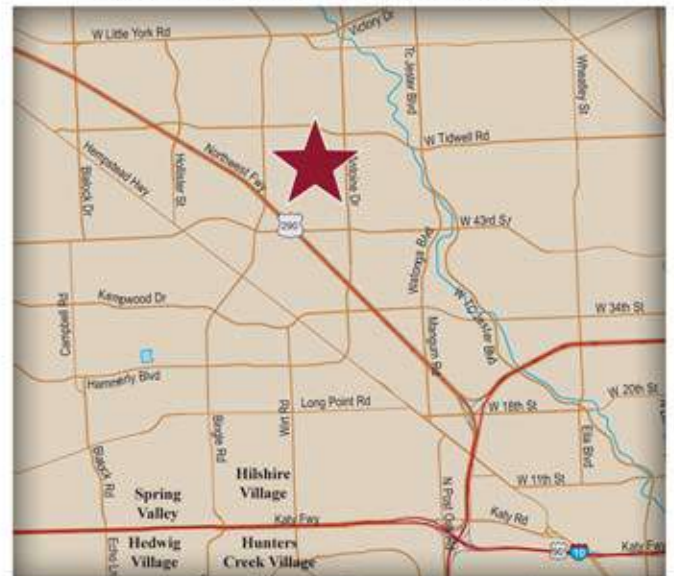
Operating expenses estimated at \$0.10 psf/mo

*Tenant responsible for trash removal,
janitorial and electricity, separately metered*

Also for Sale \$5,300,000
(8.5% Cap on Current NOI)

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

5701 Bingle Road Houston, Texas 77092



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Building A

5 tenant suites ranging in square footage from 1880 SF to 15000 SF

Ste A 1	5,555 SF office/ showroom/ warehouse
Ste A101/102	1,880 SF office/retail
Ste A103/104	15,000 SF office and air conditioned gymnastics space
Ste A105	1,000 SF retail
Ste A106	2,500 SF office/showroom/ warehouse

Total Bldg. A 25,935 SF

- Mezzanine in Building A with office, conference areas.
- Retail Frontage with Building Signage and Marquis Signage
- Double Row Parking
- Great visibility and access

Building B

8 tenant suites ranging in square footage from 1,750 SF to 3,500 SF

Ste B 101/102	3,500 SF total, with 500 SF office and all A/C warehouse
Ste B 103	1,750 SF total, with 500 SF office and hot warehouse
Ste B 104/105	3,500 SF total, with 500 SF office and all A/C warehouse
Ste B 106	1,750 SF total, with 300 SF office and hot warehouse
Ste B 107	1,750 SF total, shell warehouse
Ste B 108/109	3,500 SF total, with 1,000 SF office and hot warehouse
Ste B 110	1,750 SF total, with 300 SF office and all A/C warehouse
Ste B 111/112	3,500 SF total, with 1,000 SF office and hot warehouse

Total Bldg. B 21,000 SF

Building C

5 tenant suites ranging in square footage from 1,750 SF to 5,250 SF

Ste C 101/102	3,500 SF total, with 400 SF office and hot warehouse
Ste C 103/104	3,500 SF total, with 800 SF office and hot warehouse
Ste C 105	1,750 SF total, all office and 100% A/C
Ste C 106	1,750 SF total, with 800 SF office and hot warehouse
Ste C 107/108	
109/110	
111/112	10,500 SF total, with 1,000 SF office and hot warehouse

Total Bldg. C 21,000 SF

- Outside Storage available at Building C
- Each suite contains glass storefront entry and 10' x 14' overhead door
- Clear Height - 20' eave minimum
- Security Cameras and surveillance on entire property
- Built in 2000
- Monument Signage
- Building Signage

Building Depths:

Building A - 90 ft • Building B - 70 ft • Building C - 70 ft.



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