



# AUGUSTA BUILDING

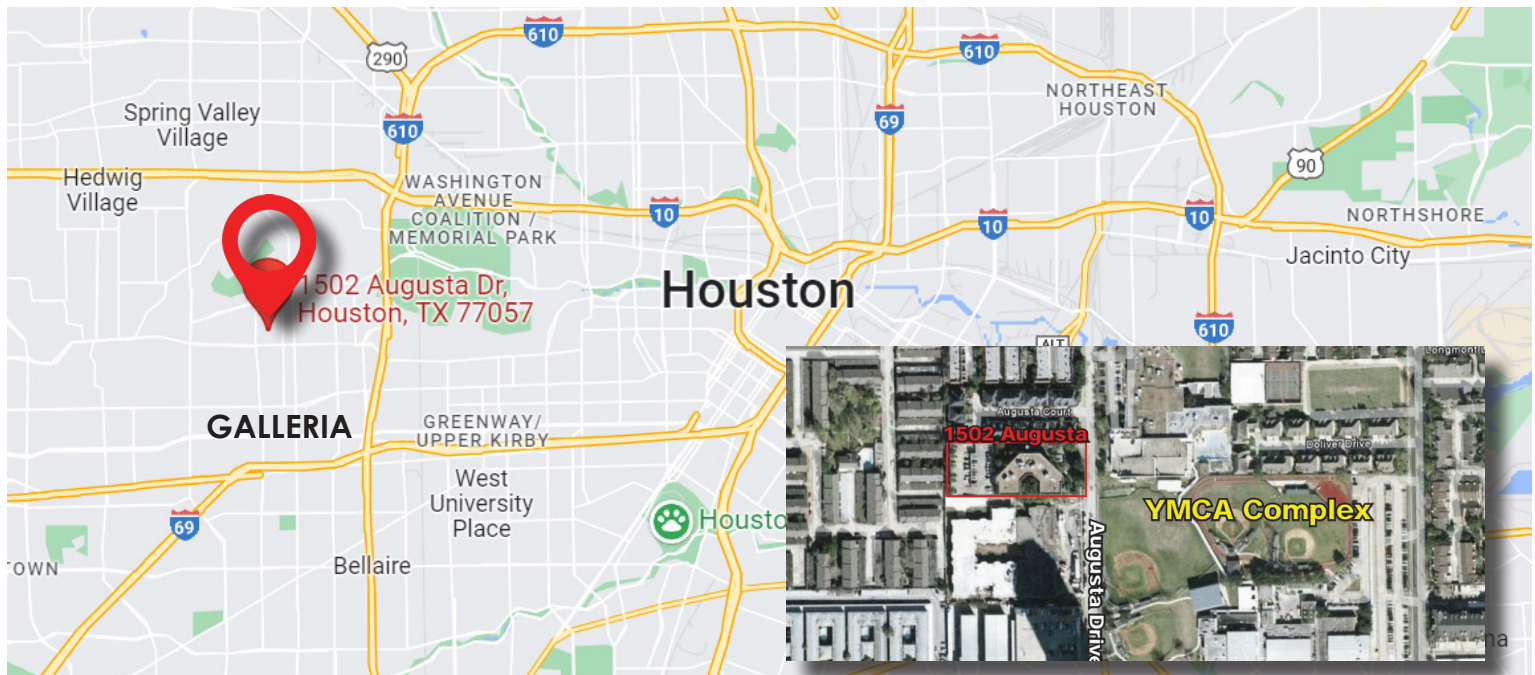
1502 Augusta Drive, Houston, TX 77057



## Property Description

Gold Eagle Investments is pleased to offer the opportunity to purchase a mid-rise office building located along the west side of Augusta Drive in west central Houston, Harris County, Texas. 1502 Augusta is conveniently located between San Felipe and Woodway Drive and just minutes from the upscale Galleria. The building has a park like setting and is across the street from Post Oak YMCA and Deli Restaurant. The site is 1.501 acres with a 64,518 SF multi-tenant four-story office building built in 1980 and four-story parking garage.

- Property is a 1.501 acre site with improvements constructed in 1980.
- Property has a net rentable area of approximately 60,484 SF.
- Current property is 65% occupied.
- Current estimated NOI is \$105,210. Appraisal from November is \$4,950,000 or \$81.84 PSF.



**HELEN JOBES**

512-422-9214

[hjobs@goldeagleinvestments.com](mailto:hjobs@goldeagleinvestments.com)

**KAT SPARKS**

570-801-2600

[ksparks@byramproperties.com](mailto:ksparks@byramproperties.com)



**GOLD EAGLE INVESTMENTS**  
COMMERCIAL REAL ESTATE SPECIALISTS