



Jones Lang LaSalle Americas (Illinois), L.P



# 2603 AUGUSTA

HOUSTON, TEXAS





# THE OFFERING

**JLL Capital Markets**, as exclusive advisor to the owner, is pleased to present for sale a 100% fee simple interest in 2603 Augusta (“the Property”), an irreplaceable office asset totalling 244,804 square feet on Augusta Dr. and Westheimer road. Strategically situated in the heart of the coveted Galleria submarket, 2603 Augusta boasts close proximity to Houston’s most prestigious business centers and residential neighborhoods. The property has recently undergone building updates with additional amenities, providing a new investor the opportunity to capture significant upside potential through competitive lease-up. All inquiries regarding this value-add office asset should be directed to JLL.

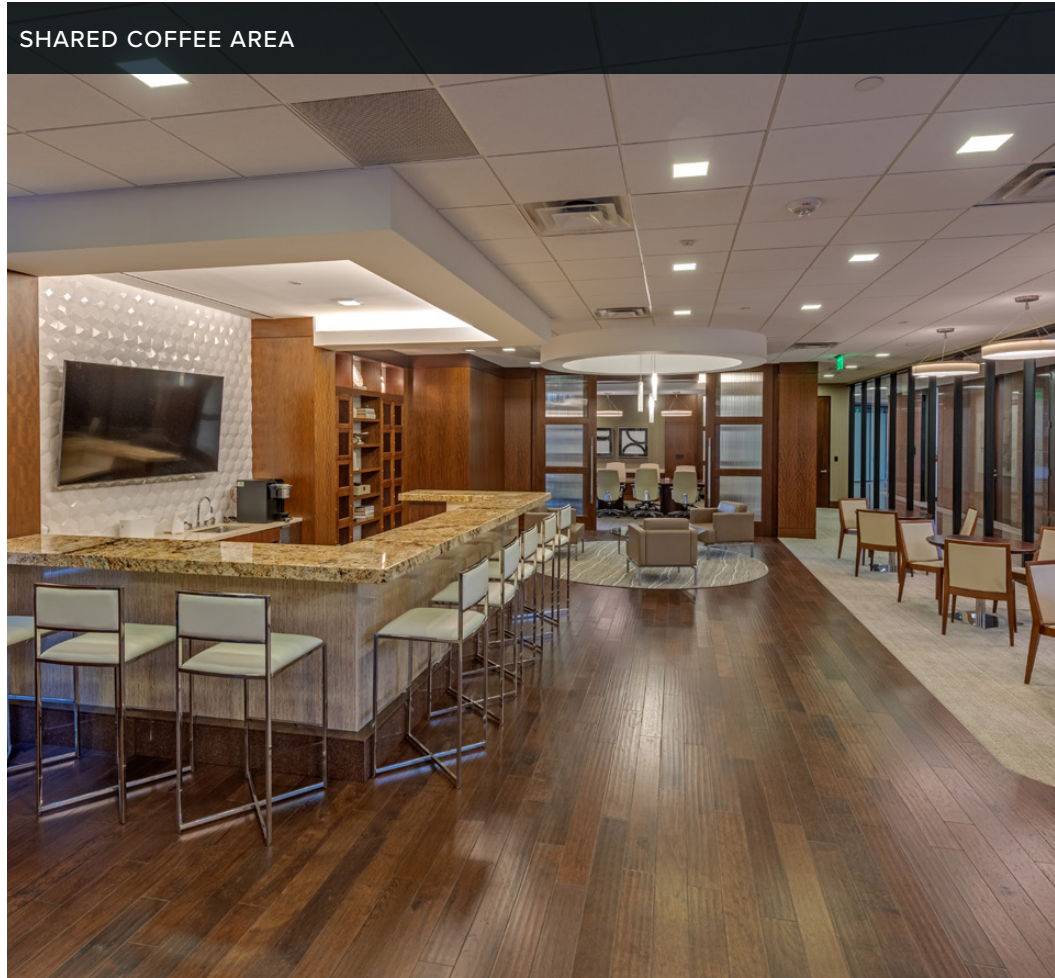
## KEY PROPERTY STATISTICS

<b>Address</b>	2603 Augusta Dr.
<b>City, State</b>	Houston, TX
<b>Rentable SF</b>	244,804
<b>Year Built</b>	1984, 2021 Renovated
<b>Stories</b>	Sixteen (16)
<b>% Leased</b>	49.7%
<b>Parking</b>	671 Stalls (3.00:1,000 SF)
<b>WALT</b>	3.1 Years



# Recently Updated Onsite Amenities

Given the extensive capital already invested by the previous owner, the potential buyer can focus their capital solely on the lease up of the building. Starting in 2021, previous ownership elevated the building quality by adding in a shared main floor coffee area, first floor conference room, newly-renovated bathrooms, updated cooling tower, and implemented a spec-suite program. With several spec-suites already built out throughout the building, the Property offers both move-in-ready spaces or the opportunity to tailor suites to a specific tenant. The recent renovation and potential upside via lease up presents an exceptional opportunity to acquire a high-quality asset in one of Houston's most iconic submarkets.



SHARED COFFEE AREA



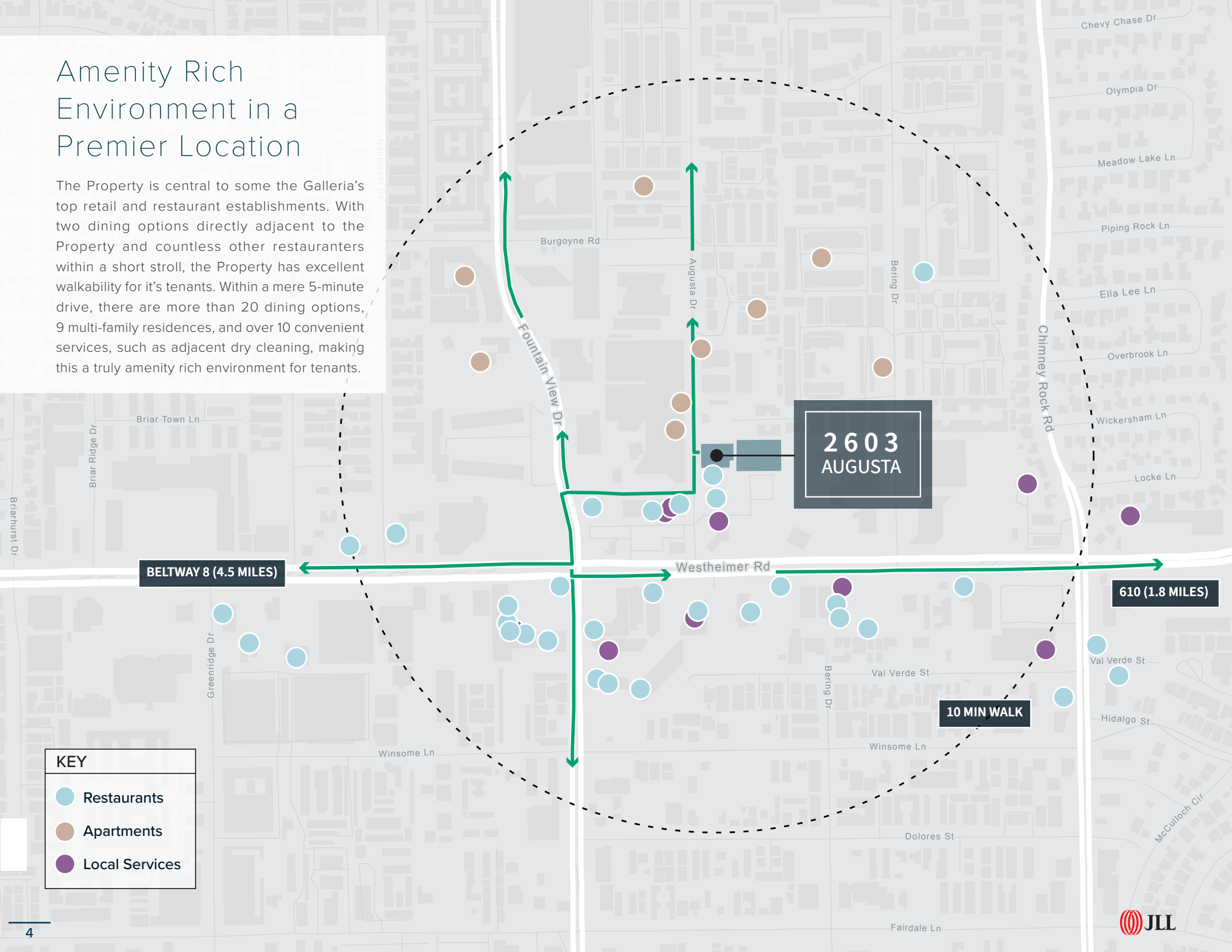
FIRST FLOOR CONFERENCE ROOM



ON-SITE FITNESS CENTER

# Amenity Rich Environment in a Premier Location

The Property is central to some the Galleria's top retail and restaurant establishments. With two dining options directly adjacent to the Property and countless other restaurants within a short stroll, the Property has excellent walkability for it's tenants. Within a mere 5-minute drive, there are more than 20 dining options, 9 multi-family residences, and over 10 convenient services, such as adjacent dry cleaning, making this a truly amenity rich environment for tenants.



**2603  
AUGUSTA**

**BELTWAY 8 (4.5 MILES)**

**610 (1.8 MILES)**

**10 MIN WALK**

**KEY**

- Restaurants
- Apartments
- Local Services





**Briargrove**  
Average Home Value: \$1.1M

**Tanglewood**  
Average Home Value: \$2.4M

**610 (1.8 MILES)**

**BELTWAY 8 (4.5 MILES)**

**St. George Place**  
Average Home Value: \$375K

## Highly Accessible Location

With direct access to Westheimer rd. and convenient access to major highways via alternative routes, the Property is connected to Houston's most desirable neighborhoods, amenities, and thoroughfares. Westheimer offers easy travel East to West, providing excellent connectivity to 610 or Beltway 8. San Felipe can be reached by taking north routes via Fountain View or Augusta, allowing a quick drive time to nearby neighborhoods such as Briargrove and Tanglewood. The Property's proximity to these major transportation routes allows tenants to visit other major employment centers, such as River Oaks or Greenway, within minutes.





BEST IN CLASS VIEWS



# GALLERIA/UPTOWN DISTRICT

Centrally located and spanning approximately 500 acres, the Galleria/Uptown District is approximately ten miles west of downtown Houston Anchored by Post Oak Boulevard, alongside Memorial Park, and flanked by the world-famous Galleria, the District is home to over 30 million square feet of commercial office space, 6 million square feet of retail space, 8,100 hotel rooms, more than 100 restaurants and a booming residential market. More than 200,000 international business professionals, fashionistas, city dwellers and tourists from around the globe converge in the area daily. Defined by its unique blending of prestigious business and residential addresses with the best shopping, dining and entertainment, the Galleria/Uptown district is one of the world's leading urban districts and hosts more than 30 million visitors annually.







## CONTACT INFORMATION

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