



BlueCross BlueShield **BUILDING**

8101 WEST SAM HOUSTON PKWY, HOUSTON TX, 77072

NET LEASE SINGLE-TENANT ASSET WITH OVER 11 YEARS OF REMAINING TERM



INVESTMENT HIGHLIGHTS

Long Standing Tenant Commitment

Tenant has recently signed a lease for 11.5 years. Long-term commitment to the facility with substantial tenant investment.

Optimal Long-Term Net Lease Structure

Triple net lease with 11.0 years of lease term remaining with \$0.50 annual increases.

Unique Opportunity Among The Country's Hottest Leasing Market

West Houston is the most active office leasing market in the U.S., and has seen the largest YOY occupancy growth of any major U.S. office submarket.

Above Market Parking Capabilities

The property boasts the highest parking ratio within West Houston at 5.90/1,000, a major demand driver of the continual single-user occupancy since it was delivered in 1999.

Class A Quality With Significant Tenant Investment

Anticipated \$25+ Million renovation. Extensive interior remodel including lobby, office spaces, and expanded amenities. Additionally, there was a new roof overlay completed at the end of 2024.

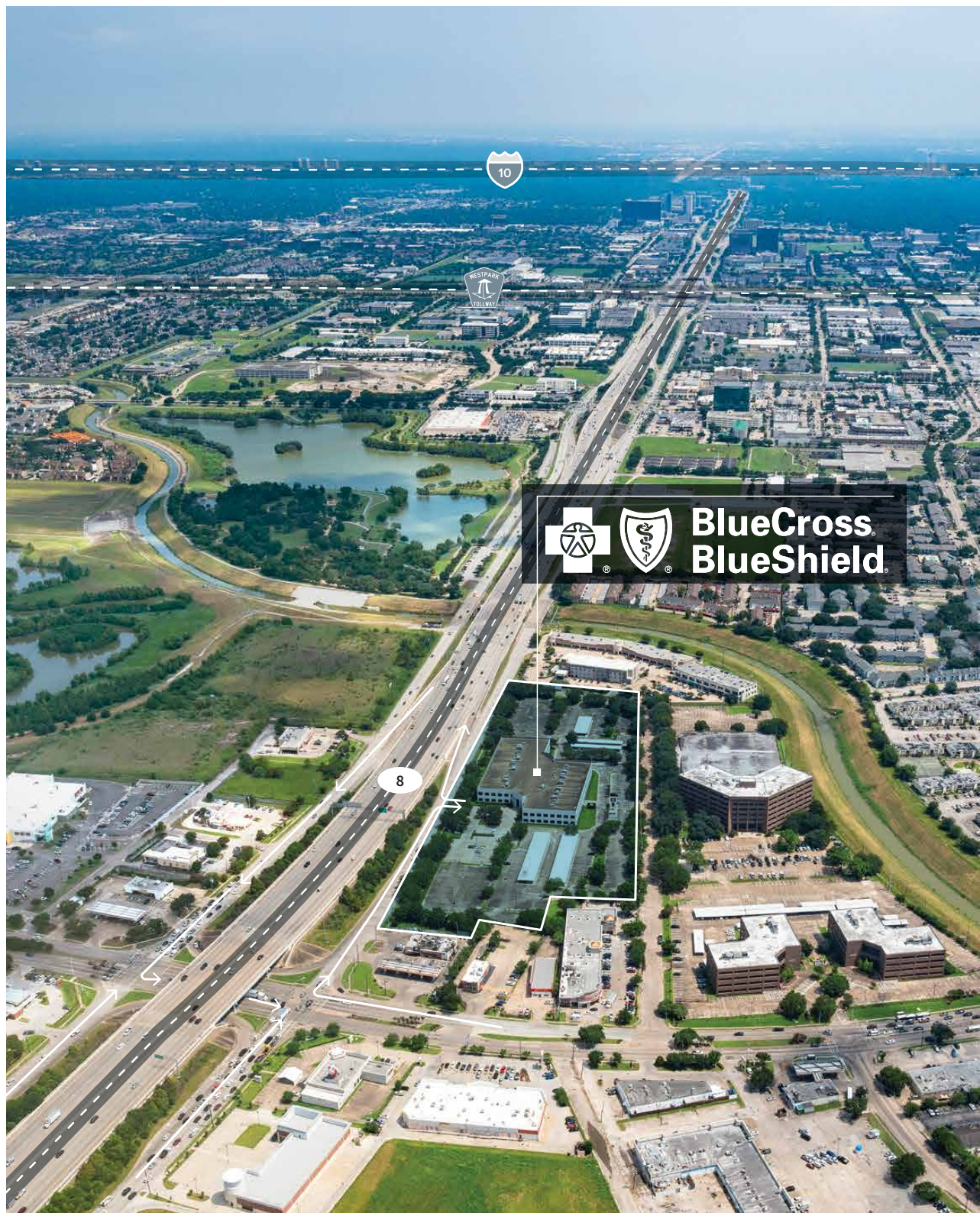
Substantial Discount To Replacement Cost

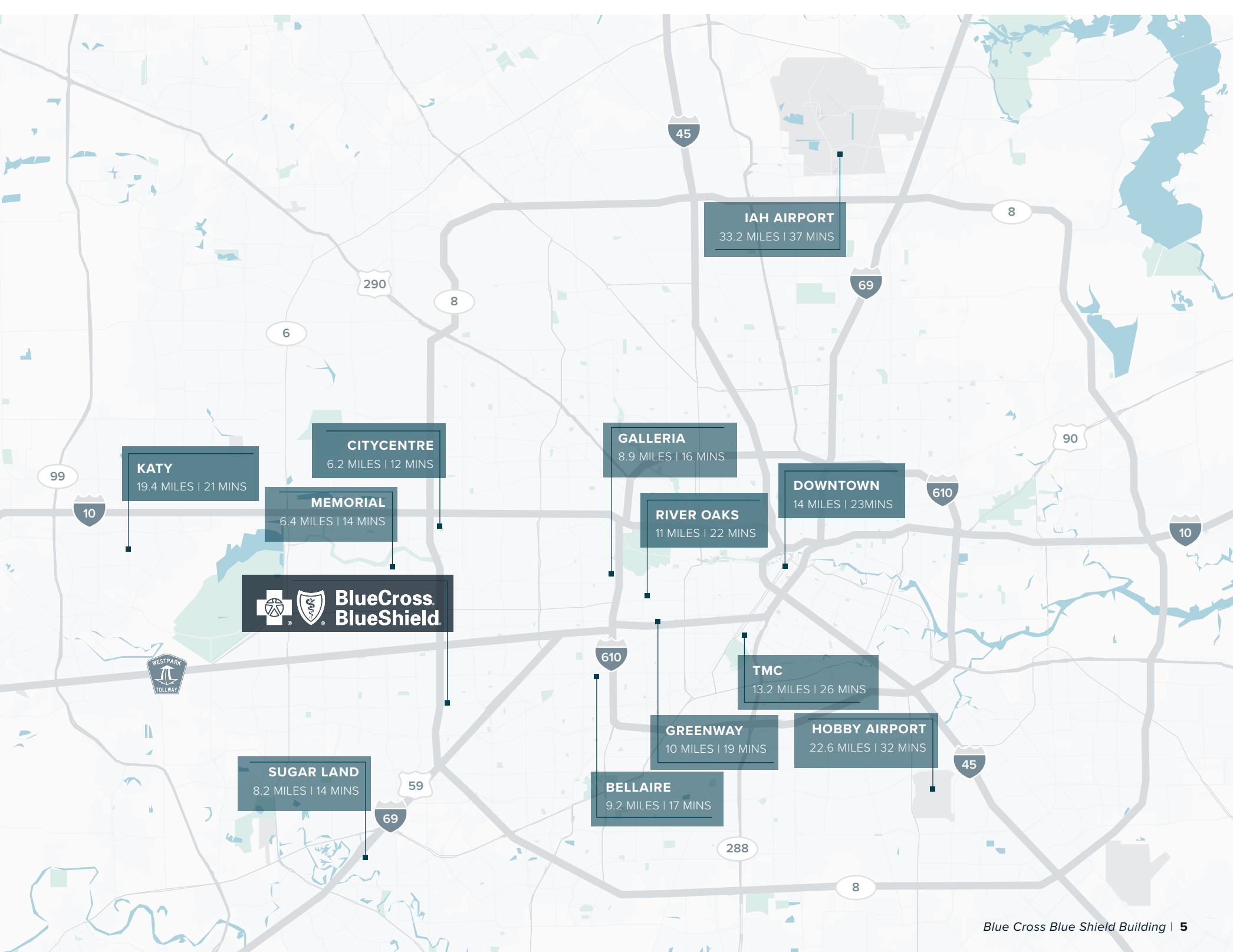
The opportunity is attractively priced well below replacement cost.



HIGHWAY FRONTAGE & VISIBILITY WITH EXCELLENT INGRESS/EGRESS

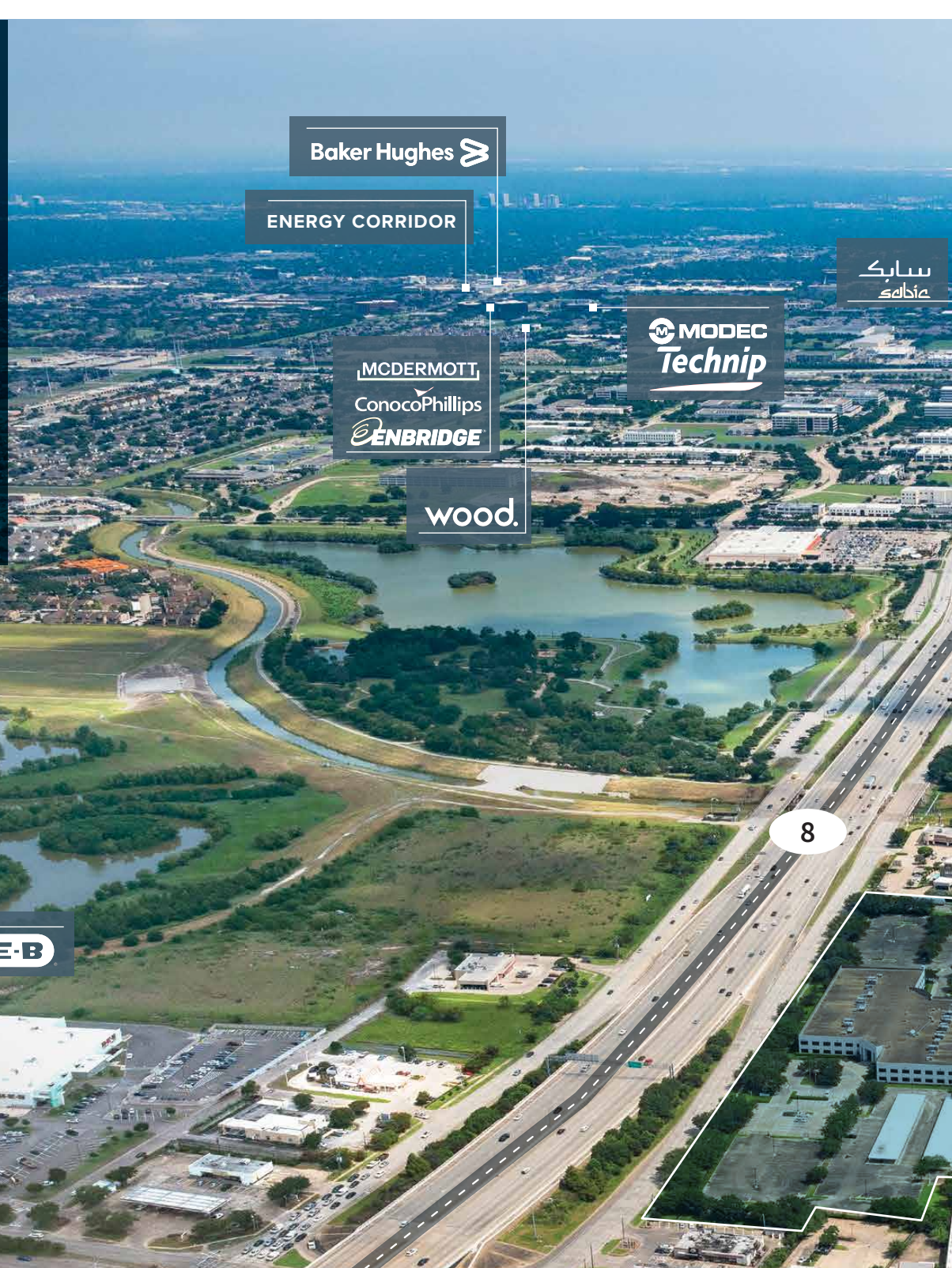
The Property holds direct frontage on W Sam Houston Parkway (Beltway 8), providing visibility and branding opportunities to the 140,000+ vehicles per day that travel the beltway. Located, with frontage, on Sam Houston Parkway, one of Houston's main outer loop arteries. The Blue Cross Blue Shield Building benefits from unparalleled access to some of Houston's most prestigious communities and employment centers. The proximity of Westpark Tollway, US-59, Beltway 8 and Westpark Tollway provides access to more major highways than any other area of Houston. That means the Property is rarely more than 30 minutes away from any major destination within Houston, including both major airports, the Texas Medical Center, Katy, Memorial, River Oaks, Bellaire, Sugar Land, Downtown, the Galleria, City Centre and Greenway Plaza.





LARGE CORPORATE PRESENCE

The Energy Corridor appeals to companies seeking to operate closer to their employee base, given much of Houston's white-collar work force lives in the western half of the metro. Additionally, the submarket cluster has historically had large blocks of newer and amenitized space available for tenants in the market. With many of those now leased, competition for quality space is likely to intensify. West Houston has established itself as a prime location for corporate tenants, offering significant advantages to businesses across various sectors.





Apache

WESTCHASE

CITYCENTRE

MEMORIAL CITY

Honeywell

equinor



NOV

BECHTEL

LOCKTON

LJA ABB



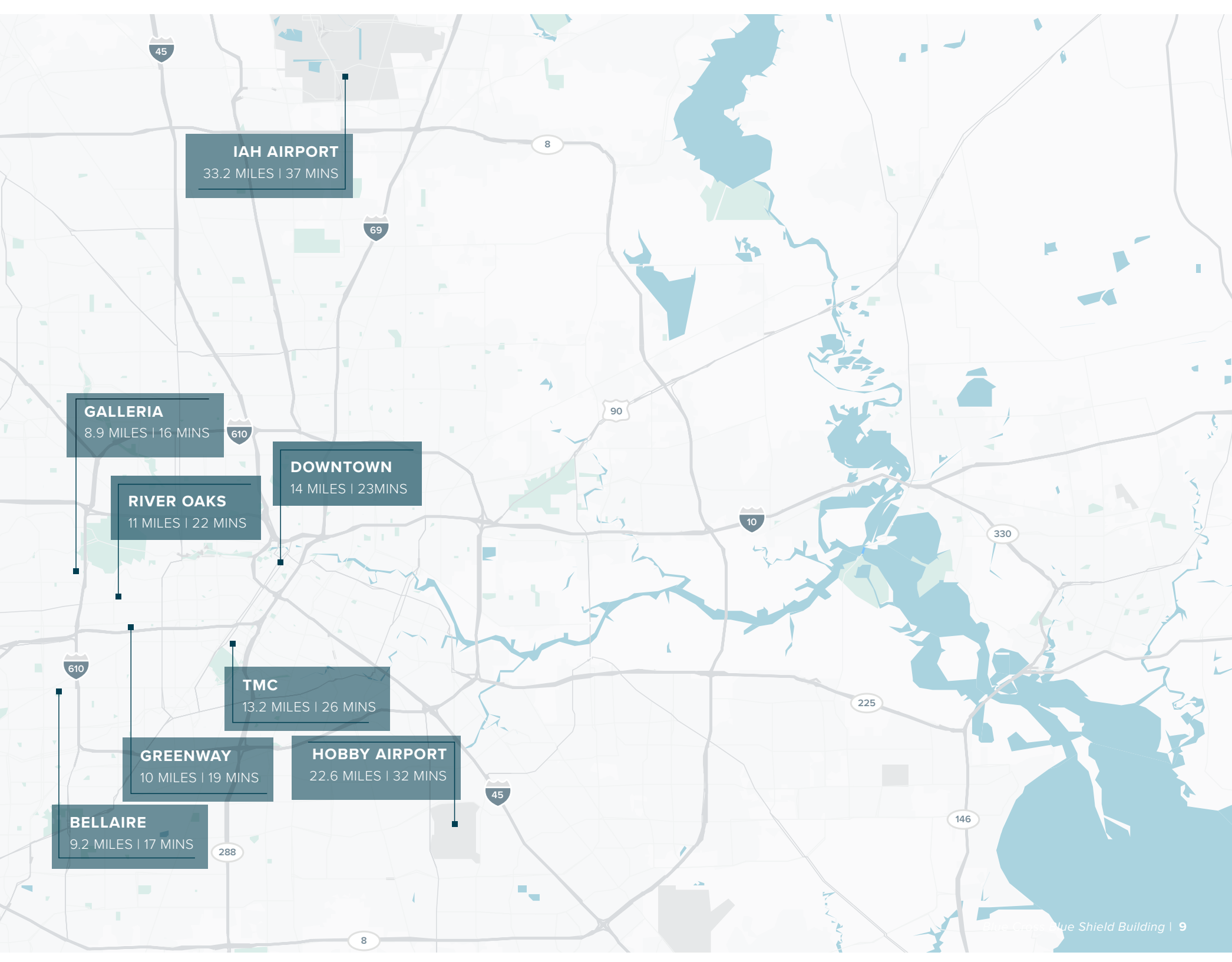
BlueCross
BlueShield

NOV

LOCATION OVERVIEW

Located in a rapidly growing area of the Houston MSA, the Blue Cross Blue Shield Building at 8101 W Sam Houston Parkway benefits from excellent regional transportation infrastructure, including the Sam Houston Parkway (Beltway 8), I-10, and nearby access to Highway 6. These roadways provide unrivaled access to Houston's most coveted communities, employment clusters, and key destinations. The property's strategic positioning in the Westchase submarket, along with its proximity to the Energy Corridor, contributes to its attractiveness and growth potential. This prime location reduces commuting time, enhances mobility, and fosters collaborations within various business sectors. Moreover, the exceptional regional transportation infrastructure elevates the Blue Cross Blue Shield Building's appeal for residents, offering easy exploration of vibrant communities and amenities. For businesses, it ensures efficient travel, access to a large labor pool, and seamless transportation of goods and services, making the Blue Cross Blue Shield Building an ideal choice for those seeking convenience and opportunities for success in Houston. The Blue Cross Blue Shield Building boasts a strategic location in a well-established region of the Houston MSA.





IAH AIRPORT
33.2 MILES | 37 MINS

GALLERIA
8.9 MILES | 16 MINS

RIVER OAKS
11 MILES | 22 MINS

DOWNTOWN
14 MILES | 23 MINS

TMC
13.2 MILES | 26 MINS

GREENWAY
10 MILES | 19 MINS

HOBBY AIRPORT
22.6 MILES | 32 MINS

BELLAIRE
9.2 MILES | 17 MINS

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