

GRAND NATIONAL BUSINESS PARK

BLDG. A

EMPOWER PHARMACY

85,797 SF CLASS A LAB AND WAREHOUSE SPACE
100% LEASED WITH 11.3 YEARS OF REMAINING LEASE TERM
NORTHWEST HOUSTON



PROPERTY SUMMARY



7601

||| N Sam Houston
Pkwy West

85,797

||| Size SF

100%

||| Occupancy

Northwest

||| Submarket

2020

||| Year Built

Rear-Load

||| Configuration

EMPOWER

||| Tenant

11.3 Yrs

||| Remaining
Lease Term

28'

||| Clear Height

75%

||| % Lab

10%

||| % Office

348

||| Car Parking
Spaces

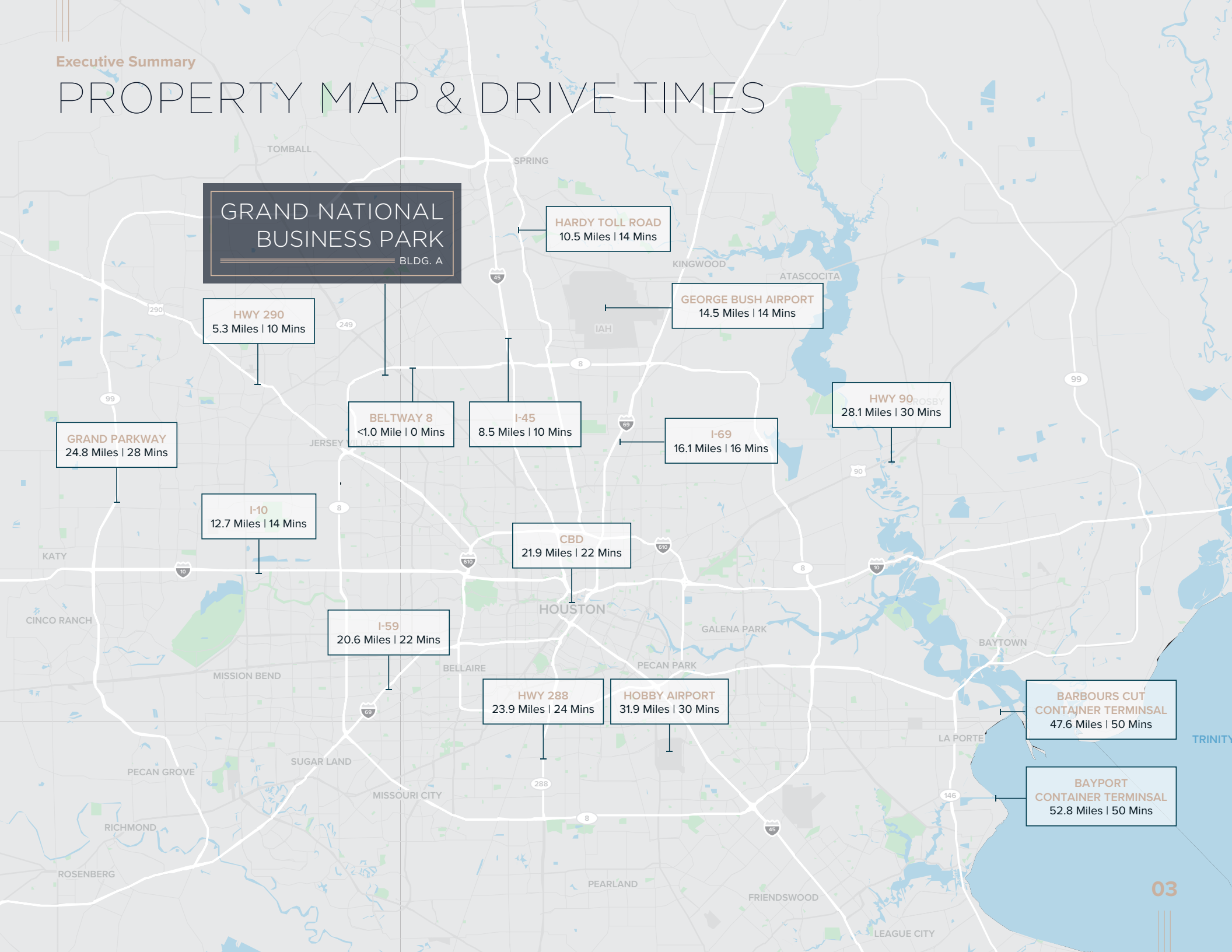
6.2

||| Acre
Land Size

31.7%

||| Coverage
Ratio

PROPERTY MAP & DRIVE TIMES



HOUSTON'S MAIN-&-MAIN INDUSTRIAL EPICENTER

GEORGE BUSH
INTERCONTINENTAL
AIRPORT (IAH)

PINTO BUSINESS PARK



PARK 249
Owner: MetLife
Size: 443,000 SF
Tenant: Amazon, Target, PUS Trading

LAYNE CROSSING
Owner: Blackstone/Crow Holdings
Size: 529,029 SF
Tenants: American Packing & Gasket,
Door Scapes, Mainfreight

**FALLBROOK
DISTRIBUTION CENTER**
Owner: Prologis
Size: 533,599
Tenant: Home Depot

**FALLBROOK
DISTRIBUTION CENTER**
Owner: Prologis
Size: 400,250
Tenant: Foxconn

**FALLBROOK PINES
BUSINESS PARK - 2**
Owner: Clarion
Size: 86,722 SF
Tenant: Freudenberg Oil & Gas

**FALLBROOK PINES
BUSINESS PARK - 1**
Owner: Clarion
Size: 62,061 SF
Tenant: Aramark

**FALLBROOK PINES
BUSINESS PARK - 3**
Owner: Clarion
Size: 362,395 SF
Tenants: Foxconn,
Serta Simmons

SAM HOUSTON RACE PARK

**GRAND NATIONAL
BUSINESS PARK BUILDING 4**
Owner: Supreme Pet Supplies
Size: 76,000 SF
Tenant: Supreme Pet Supplies

**GRAND NATIONAL
BUSINESS PARK
HOME DEPOT**
Owner: KKR
Size: 770,643 SF
Tenant: Home Depot

 **EMPOWER**
GRAND NATIONAL
BUSINESS PARK
BLDG. A

**GRAND NATIONAL
BUSINESS PARK BUILDING B**
Owner: Hines/i3
Size: 85,797 SF
Tenant: Empower Pharmacy

**GRAND NATIONAL
BUSINESS PARK BLDG 3**
Owner: Cohen
Size: 90,000 SF
Tenants: Panasonic,
Buckeye International

FALLBROOK PINES BUSINESS PARK - 4
Owner: Clarion
Size: 197,917 SF
Tenants: Evolucity Commerce,
J.B. Hunt

**GRAND NATIONAL
BUSINESS PARK BLDG 1**
Owner: Cohen
Size: 71,100 SF
Tenants: Pason

**GRAND NATIONAL
BUSINESS PARK BLDG 2**
Owner: Cohen
Size: 138,600 SF
Tenants: Keystone Brothers,
Advant Solutions

FALLBROOK PINES BUSINESS PARK - 5
Owner: Clarion
Size: 291,606 SF
Tenants: Norlyn Enterprises, World Emblem,
Diligent Delivery Systems

FALLBROOK PINES BUSINESS PARK
Owner: Clarion
Size: 368,467 SF
Tenant: Amazon

N. Gessner Road

HIGHLY INGRAINED CREDITWORTHY TENANCY

Grand National Business Park - Bldg. A serves as Empower Pharmacy's national headquarters, and is the largest 503A compounding facility in the world, which provides highly specialized patient prescriptions for pickup or delivery.

Positioned in Northwest Houston, Empower is the highest growing and densest populations in Houston. Additionally, the facility is less than a 15 minute drive to IAH for express shipments to all 50 states. Additionally, the Tenant invested approximately \$55M into their complex lab buildout ingraining them into the space.



PROPERTY DESCRIPTION

PROPERTY SUMMARY

ADDRESS:	7601 North Sam Houston Pkwy W, Houston, TX 77064
SIZE (SF):	85,797
% OFFICE:	10%
% WAREHOUSE:	15%
% LAB:	75%
YEAR BUILT:	2020
WALT:	11.3 Years
TENANT:	Empower Clinic Services
OCCUPANCY:	100%
LOADING CONFIGURATION:	Rear-Load
CLEAR HEIGHT:	28' (14' 6" for Mezz)
BUILDING DEPTH:	180'
COLUMN SPACING:	52' x 60'
TRUCK COURT:	194'
DOCK DOORS:	2 (9' x 10') 1 (10' x 10')
CAR PARKING:	348 Spaces
LAND SIZE:	6.2 Acres
COVERAGE RATIO:	31.7%

CONSTRUCTION

EXTERIOR WALLS:	Concrete tilt-wall
ROOF TYPE:	60 MIL TPO
WARRANTY (EXPIRATION):	25 Year (2045)

MECHANICAL

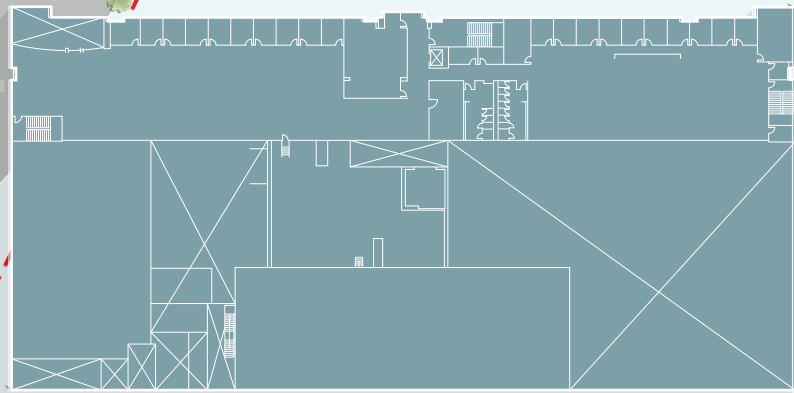
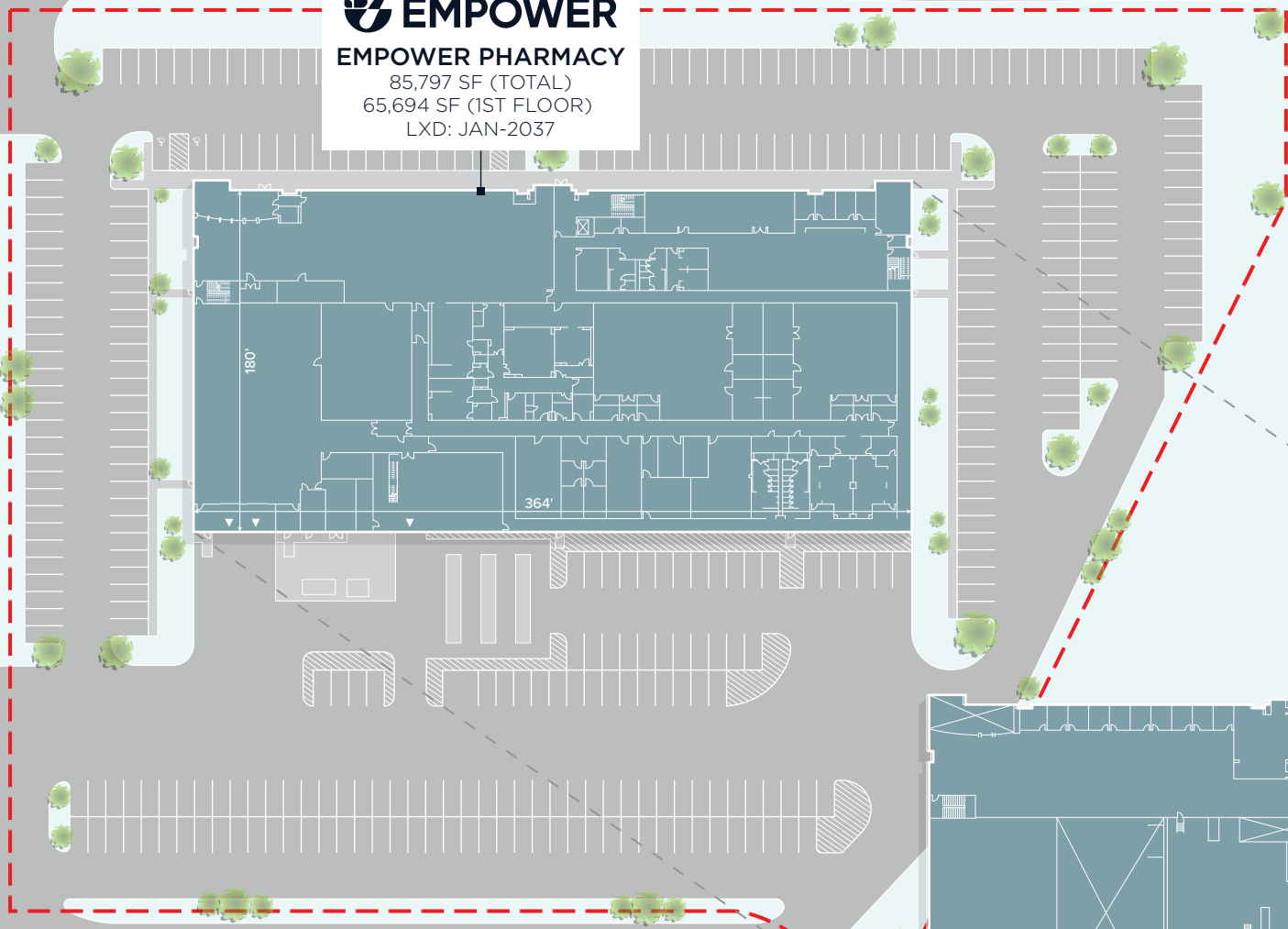
ELECTRICAL:	3-phase / 480 volt / 4,200 amps
FIRE PROTECTION:	ESFR Sprinkler System
WAREHOUSE LIGHTING:	LED
EXTERIOR LIGHTING:	LED



SITE PLAN

NORTH SAM HOUSTON PKWY W

EMPOWER
EMPOWER PHARMACY
85,797 SF (TOTAL)
65,694 SF (1ST FLOOR)
LXD: JAN-2037



20,103 SF (2ND FLOOR)



PHOTO GALLERY



CONTACTS

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