

Shown By Appointment Only

25329 BUDDE RD SUITE 604,
THE WOODLANDS, TX 77380

FOR SALE | Office Condo +/-1,250 SF

Julian R. Cortinas

Office: 832-206-7501 | cortinascre@gmail.com | www.cortinascre.com

4808 Gibson St 3rd Floor Houston, Tx 77007



PROPERTY DETAILS

ADDRESS: 25329 Budde Rd Suite 604,
The Woodlands, TX 77380

LAT., LONG.: 30.129764279981192,
-95.45081941122321

SIZE: +/-1,250 SF Office Suite
per MCAD

UTILITIES: Electric

ASSOCIATION DUES: \$2,860

ZONING: Office/Commercial

LEGAL: MCAD: S959100-Woodgrove
Office Park, BLDG 6 UNIT
604

ASKING PRICE: \$339,000.00



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PROPERTY FEATURES



- ❖ Lobby Waiting Room
- ❖ High Ceilings 10'
- ❖ Solid Wood Doors 8' Foot
- ❖ Gated community with controlled access
- ❖ High Tech Alarm System
- ❖ Electric Panel Surge Protector
- ❖ 2 Private Offices (1 Room is Used as a Copy Workroom, W/Wood Cabinetry, Built-in Storage & Desk, Granite Counters)
- ❖ 1 Very Large Double Sized Office (may convert back, two offices Post Closing, W/Wood Cabinetry Storage)
- ❖ Travertine Tile Flooring throughout
- ❖ Recessed Lighting throughout
- ❖ Wood Blinds and Tint on All Windows
- ❖ Privately Controlled HVAC System
- ❖ Private Restroom w/Storage Closet
- ❖ Kitchenette: Granite Counters, Refrigerator, SS Sink, Large Storage Closet, Wood Cabinetry Up & Down
- ❖ All Appliances Coffee Pot, Microwave, Toaster Oven Included
- ❖ Ownership Builds Equity & Affordable vs. Renting

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EXTERIOR PHOTOS

VIEW TO WEST



VIEW TO SOUTH



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EXTERIOR PHOTOS



WOODGROVE
OFFICE PARK



CENTER OF WOODGROVE
OFFICE PARK

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INTERIOR PHOTOS

LOBBY/WAITING ROOM



LOBBY/WAITING ROOM



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INTERIOR PHOTOS

KITCHENETTE

HALLWAY

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INTERIOR PHOTOS

OFFICE

OFFICE

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INTERIOR PHOTOS



RESTROOM



STUDIO

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SEPARATE EQUIPMENT

Available as a Separate Sale from
Separate Seller will convey at
Close of Escrow

Duplo 645 Heavy Duty
Cutter/Trim/Scoring
Equipment

Duplo DC-645
SLITTER/CUTTER/CREASER

Xerox DP700 w/Computer
Software

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AREA AMENITIES



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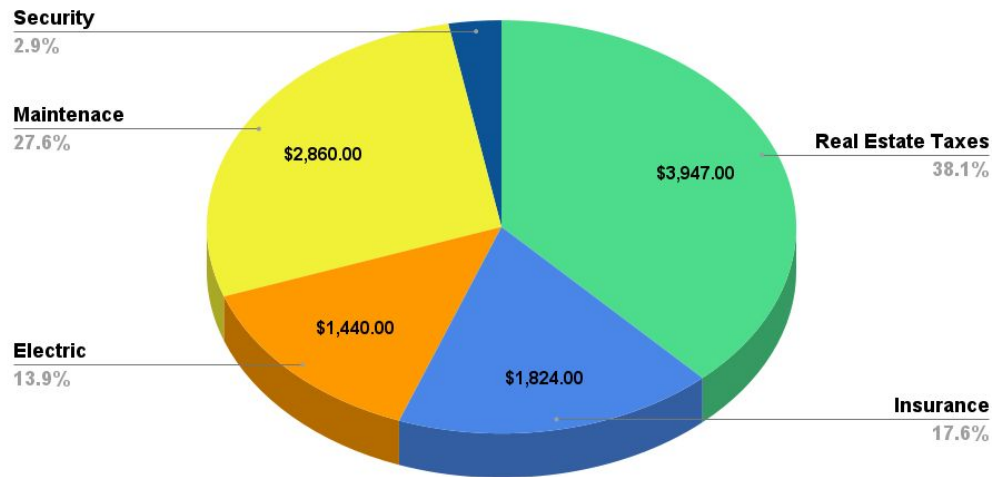


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EXPENSES/FINANCING

ANNUAL PROPERTY EXPENSES | 2022

Real Estate Taxes:	\$3,947.00
Insurance:	\$1,824.00
Electric:	\$1,440.00
Maintenance:	\$2,860.00
Security:	\$300.00
Total Expenses:	\$10,371.00



20%

Conventional Owner Occupied Real Estate Loan

- ❖ 20% down payment OR \$67,800
- ❖ Projected 7.9% interest
- ❖ 15 Balloon on 25 Year Amortization
- ❖ \$2,556 monthly PITI

10%

SBA Guaranteed Owner Occupied Real Estate Loan

- ❖ 10% down payment OR \$33,900
- ❖ Projected 7% interest
- ❖ 20 or 25 Year Amortization
- ❖ \$2,684 monthly PITI

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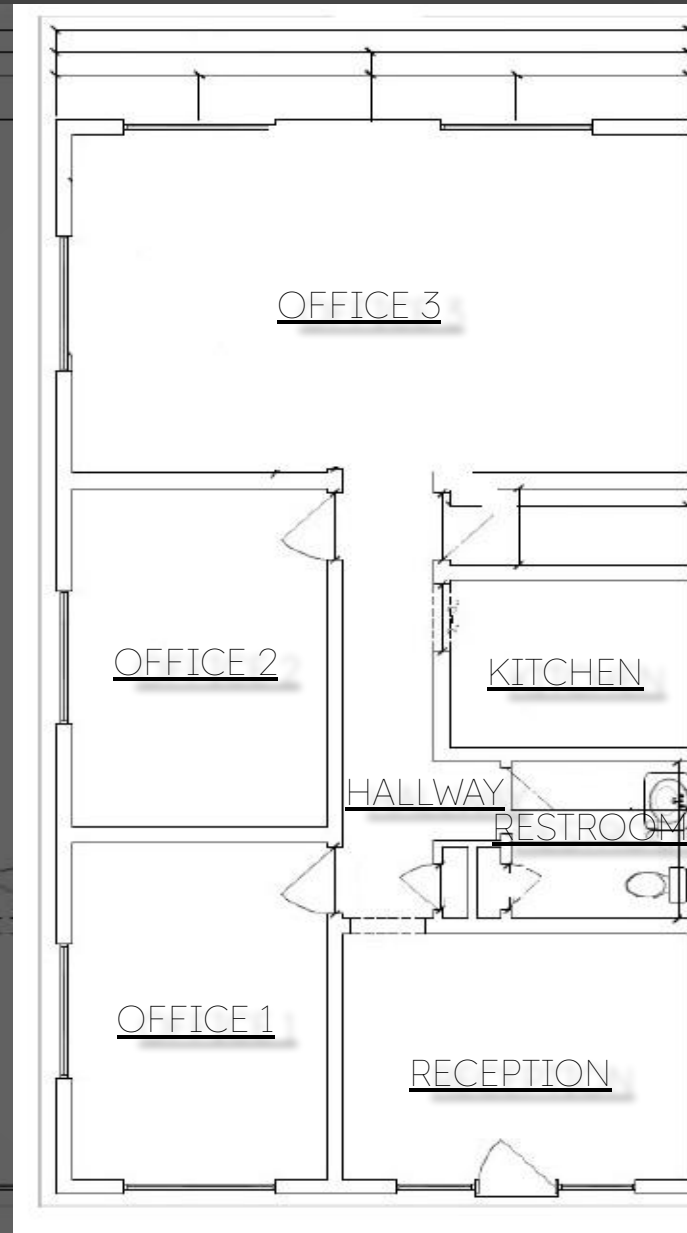
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SPACE PLAN



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Links Below

INFORMATION ABOUT
BROKERAGE SERVICES

CONSUMER PROTECTION NOTICE

cortinascre.com