

PROPERTY DESCRIPTION

4212 American Way is a stand-alone office building that is positioned on the corner of American Way and Lake Sherwood Ave. North. This well-maintained office building is divided up into three suites. Suite A is 4,672 SF and is currently occupied by a financial group. Suite B is 1,590 SF and is currently occupied by a title company. Suite C is 2,994 SF and will become available this fall giving the opportunity for an owner-occupant looking for rental income.

Conveniently located between S. Sherwood Forest Blvd and Coursey Blvd with direct access to the building from both streets. Great central location with quick easy access to I-12, Airline Hwy, Siegen Ln, Bluebonnet Blvd, and Jefferson Hwy.

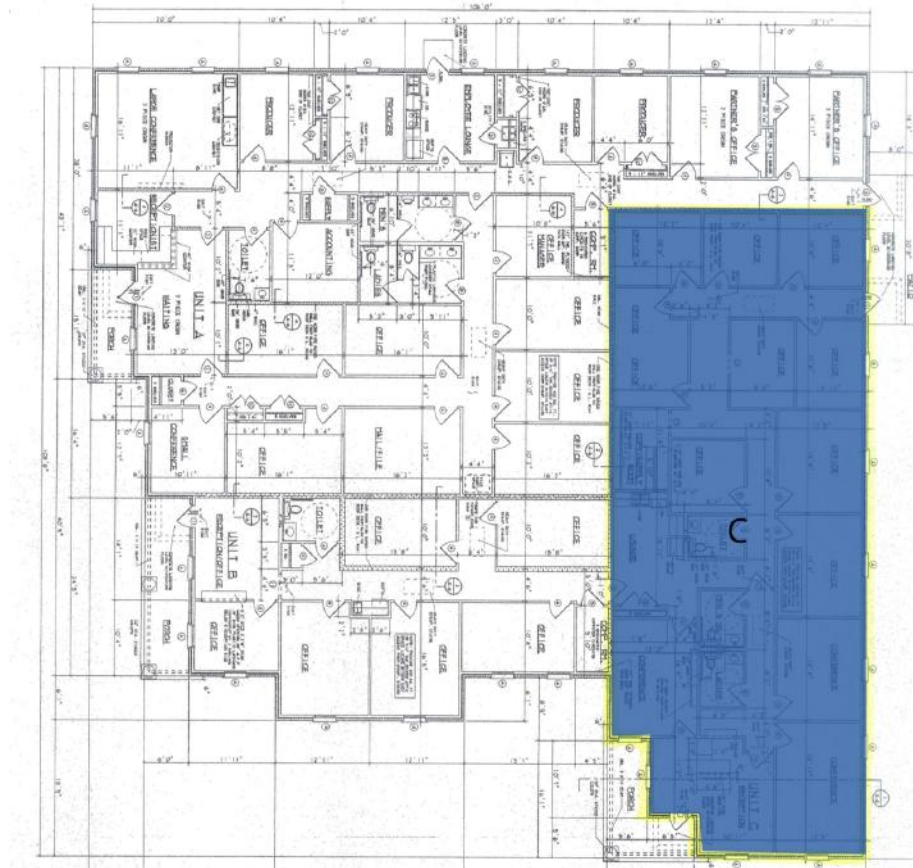
PROPERTY HIGHLIGHTS

- Garden Office With Class A Amenities
- Ample Parking
- Private Entrance to Office Suite
- Convenient access to I-12 and Airline Hwy
- Opportunity For An Owner Occupant
- Easy Access to Coursey and Sherwood Forest Blvd.
- Well-maintained Building



OFFERING SUMMARY

Sale Price:	\$1,750,000
Lease Rate:	\$16.50 SF/yr (MG)
Number of Units:	3
Available SF:	2,995 SF
Building Size:	9,256 SF
NOI:	\$113,103.00
Cap Rate:	6.46%



LEASE INFORMATION

Lease Type:	MG
Total Space:	2,995 SF

Lease Term:	Negotiable
Lease Rate:	\$16.50 SF/yr





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