

1225 North Loop Investments, Inc.

1225 North Loop West, Suite 225

Houston, TX 77008



1225 North Loop Investments, Inc. is an Italian based Real Estate Investment group offering unique perspectives and innovative solutions for all your real estate needs. We specialize in acquisitions, sales, and investment management services in the office sector.

Our primary goal is to use our unique range of capabilities to increase the value of our owner's investment and provide the best possible service to our customers. We can help you with purchasing, disposition, redeveloping, repositioning, or refinancing of your commercial income property. Our team will work hand-in-hand with you to develop a strategic plan that supports your long term goals.

Because of our experience, ownership mentality, and top management involvement, we provide services that not only satisfy the demanding needs and discipline of our large clients, but our smaller size allows us to have the agility to deliver one-on-one personalized service and quick response from our principals. That service translates into successful strategies that meet your goals.

1225 NORTH LOOP WEST is a Class A building located on the 610 Loop near the historical Heights area and only a short distance from Downtown and the Galleria area with easy access to the Energy Corridor. This building is the only Class A among it's neighbors. Many of the tenants have relocated to live closer to the building due to it's unique location.

BUILDING INFORMATION:

Total Building SF: 200,418

Floors: 11

Class: A

Submarket: North Loop West

Rental Rate: \$20.00-\$22.00/SF

Parking Ratio: 3/1,000 SF

OWNER - 1225 North Loop Investments, Inc.

YEAR BUILT - 1984, Common area renovations 2004, New/Updated restrooms completed 2013

BUILDING OCCUPANCY – 90%

OPERATING EXPENSES - \$9.98

ENERGY STAR AWARD - 2010, 2011, 2012, 2013, 2014, 2016, 2017

TENANTS BY THE DECADE :

Over 20 Years – United Capital Financial Advisors (1992), Grove Ryan & Company (1995)

Over 15 Years – Exsif (1998), Hamburg SUD (2000), Gregory Law Firm (2001), Monshaugen & Van Huff (2001), Schildhauer & Idrees (2001)

Over 10 Years – Ranger Steel (2002), United Transport Tankcontainers (2003), Brookwoods Group (2004), McClure Firm (2004), Bunker Steel (2004), Condon & Company (2004), TAL International (2004), John Miller (2004), Special Kids Care (2005), Artisan Field (2005)



1225 North Loop offers a prestigious corporate environment and is located in the heart of the North Loop just minutes from hotels, restaurants and entertainment. The property is located on the 610 North Loop and has direct access to Downtown, I-45 and the Hardy Toll Road. 1225 North Loop is 5 minutes from Downtown and 30 minutes from Hobby and Bush Intercontinental Airports. The exterior of the building is finished with energy efficient, dual pane reflective glass. The common areas have marble floors and a marble elevator lobby.