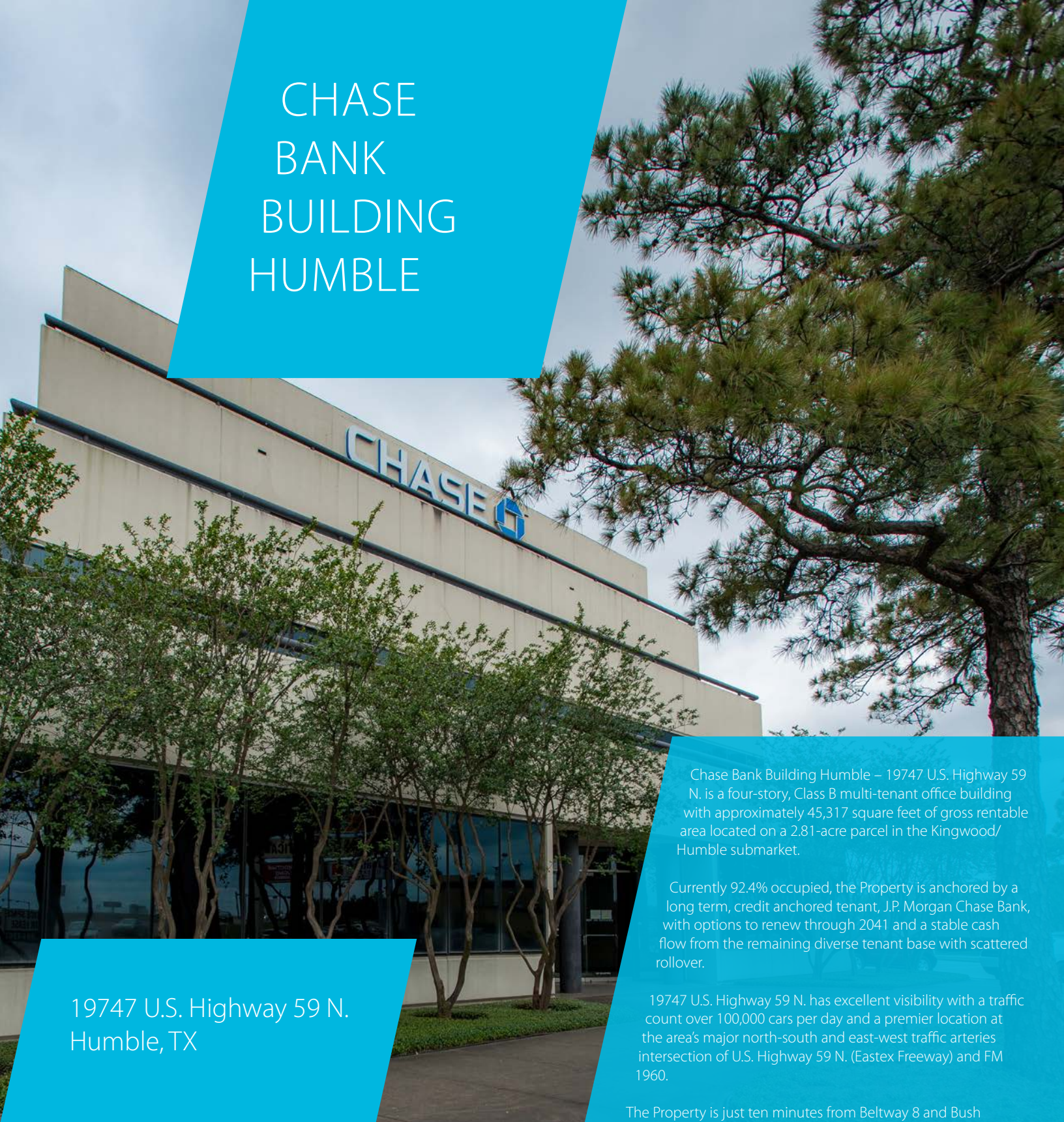


CHASE BANK BUILDING HUMBLE



19747 U.S. Highway 59 N.
Humble, TX

Investment Opportunity | +/- 45,317 SF

Chase Bank Building Humble – 19747 U.S. Highway 59 N. is a four-story, Class B multi-tenant office building with approximately 45,317 square feet of gross rentable area located on a 2.81-acre parcel in the Kingwood/Humble submarket.

Currently 92.4% occupied, the Property is anchored by a long term, credit anchored tenant, J.P. Morgan Chase Bank, with options to renew through 2041 and a stable cash flow from the remaining diverse tenant base with scattered rollover.

19747 U.S. Highway 59 N. has excellent visibility with a traffic count over 100,000 cars per day and a premier location at the area's major north-south and east-west traffic arteries intersection of U.S. Highway 59 N. (Eastex Freeway) and FM 1960.

The Property is just ten minutes from Beltway 8 and Bush Intercontinental Airport and offers tenants excellent accessibility to the area's revitalized retail and commercial developments including numerous "A" listed national retail stores, restaurants, banks, hotels, movie theaters and residential communities.

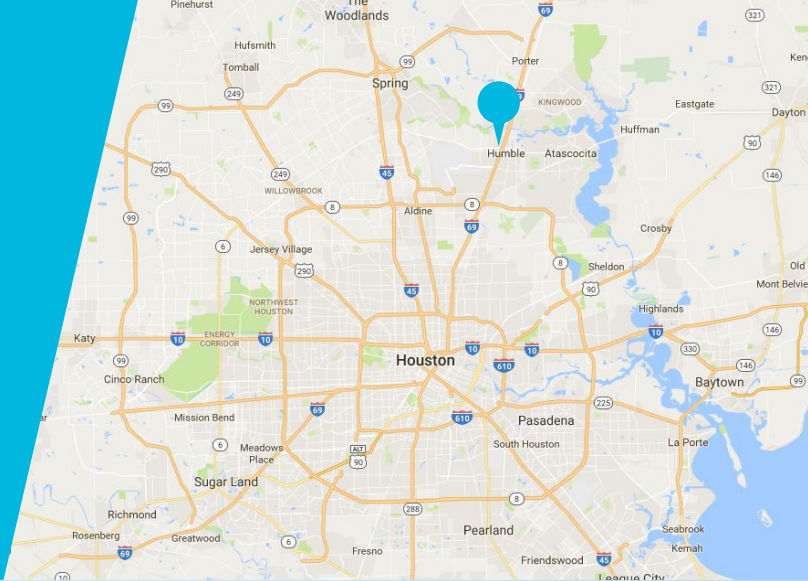
Built in 1983, the Chase Bank Building Humble features a stair step architectural design with balconies on the freeway facing side of the building. The atrium-style property is settled within the Class A, Kroger-anchored shopping center, Humblewood Center, and directly across from Deerbrook Mall with multiple amenities including manicured landscaping, a full-service bank and an eight-lane drive-up motor bank with free standing ATM.



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19747 U.S. HWY 59 North
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