

**FOR SALE**

CHAMPION RIDGE OFFICE CONDO at GLEANNLOCH FARMS

20008 Champion Forest Drive, Spring, TX 77379

Building 2, Unit 204

1,225 SF

\$325,000



**Champion Ridge Office Condominiums at Gleannloch Farms is conveniently located at the Grand Parkway/Texas 99 on Champion Forest Drive.**

- Building 2, Unit 204 is a premier endcap location
- 1,225 Square Feet
- Single-story office with private front-door entrance and surface parking
- Commercial grade windows and doors
- Community Management Association covers exterior maintenance, landscaping, water/sewer
- Individual HVAC with separately metered electricity
- Within walking distance to restaurants, upscale shopping, retail

**IDEAL FOR BUSINESS PROFESSIONALS**

FOR SALE

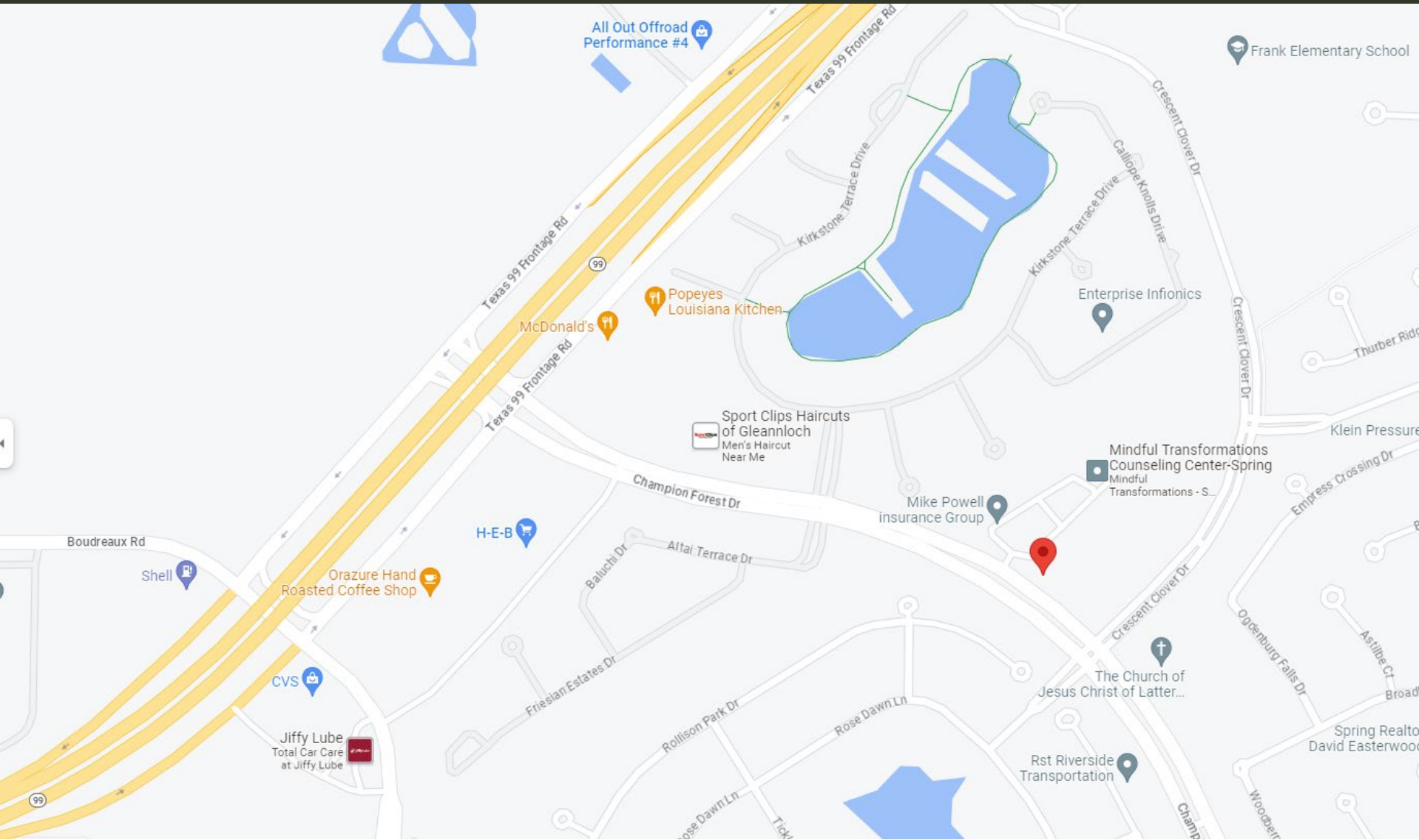
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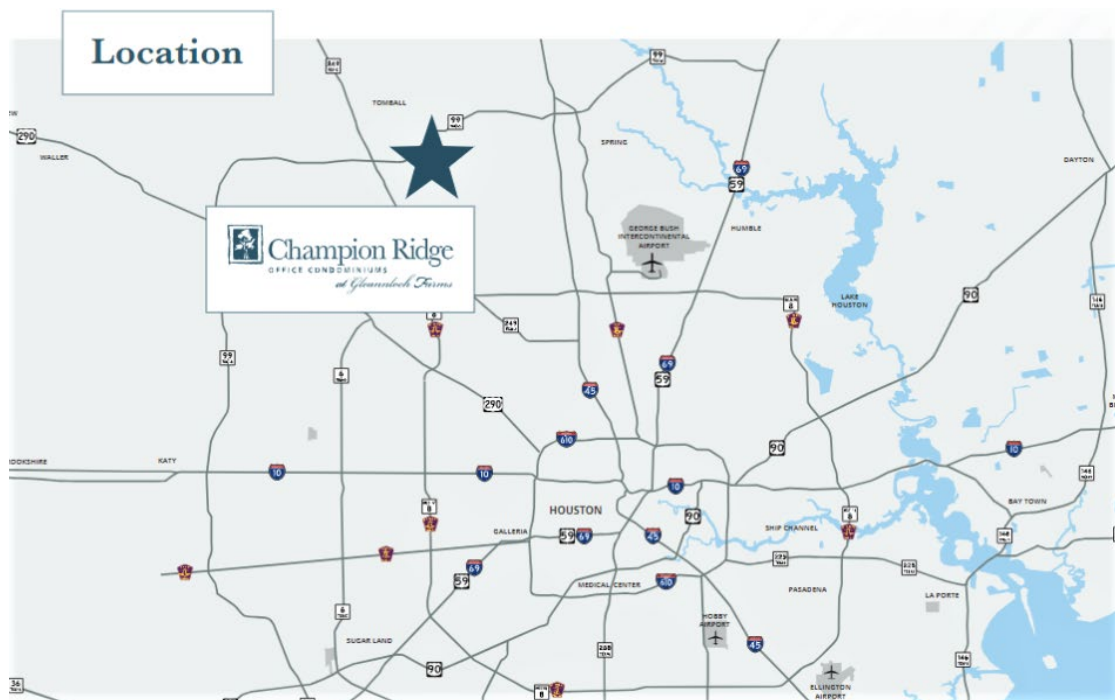
Building 2, Unit 204

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- Conveniently located at Grand Parkway 99 and Champion Forest Drive
- Near major retail, restaurants, shopping
- Easy access to Highway 249



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Suite 204, Building 2  
Premier Endcap Unit

Site Plan



- Reception
- Conference room with double glass doors
- Three executive offices
- Kitchen
- Storage/File Room
- ADA compliant restroom



**Spacious reception area**



**Large conference room or executive office**





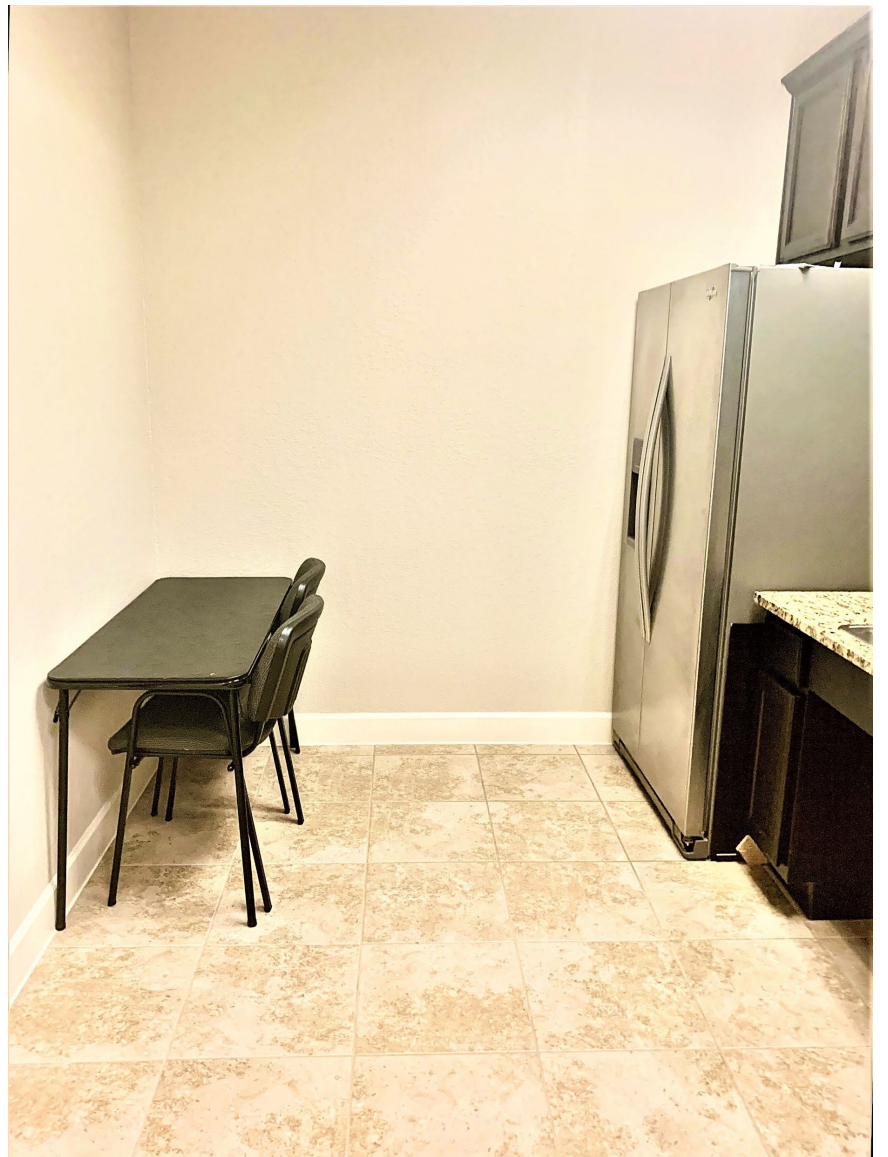
**Corner executive office**



**Third executive office**



**Executive office large enough for a conference room**



- Kitchen includes refrigerator and microwave
- Storage room with ample room for shelving
- Large ADA compliant restroom