



For Sale | Office Investment  
Opportunity

# NORTHGATE TOWER

14511 FALLING CREEK DRIVE

FM-1960/CHAMPIONS SUBMARKET | HOUSTON, TX

A Crown Jewel Located  
in Northwest Houston  
Featuring Class A Finishes

**DAVID L. CARTER, CCIM, SIOR**

Principal / Director

+1 713 830 2135

david.carter@colliers.com

**IVONNE GONZALEZ**

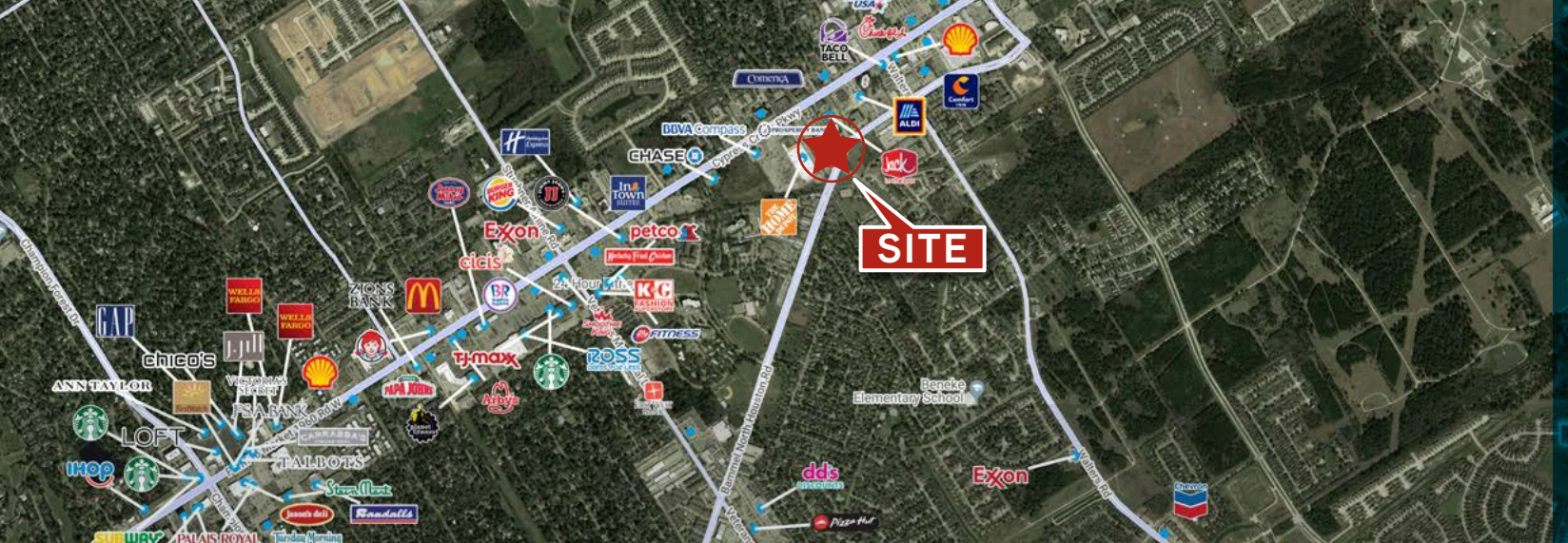
Client Services Coordinator

+1 713 830 2161

ivonne.gonzalez@colliers.com







## CONTACT US

**DAVID L. CARTER, CCIM, SIOR**  
 +1 713 830 2135  
 david.carter@colliers.com

**IVONNE GONZALEZ**  
 +1 713 830 2161  
 ivonne.gonzalez@colliers.com

### THE OFFERING

Northgate Tower is a five (5) story, class B, multi-tenant office building located in the FM-1960/Champions submarket of Houston, Texas. This highly-improved and renovated asset is a quality investment with the opportunity to increase revenue through lease-up and tenant renewals.

### INVESTMENT HIGHLIGHTS

- Opportunity to acquire a well located, well maintained, highly improved and renovated office building
- Well below replacement cost
- Renew existing tenants and lease vacant space to increase NOI
- Crown jewel in the market place
- 3.25/1,000 SF parking ratio
- One of the strongest residential markets in Houston
- Surrounding amenities; hotels, restaurants, multi-family communities, desirable residential communities
- Secured card-key system provides tenants 24-hour access, seven days a week

### ASSET PROFILE

Building	Northgate Tower
Address	14511 Falling Creek Drive Houston, TX 77014
NRA	72,822 SF
Year Built	1982
Renovated	2017
# of Floors	5
Parking Ratio	3.25/1,000 SF
Land Area	2.775 Acres
Occupancy	63%
Asset Type	Multi-tenant office building
Submarket	FM-1960/Champions



### OFFER PROCESS

The property will be placed in auction by Ten-X with bidding to take place December 9, 2019 - December 11, 2019.

Contact David Carter to schedule a property tour.



### BID DATE

Please note that offers will be reviewed on or after:

5:00 PM CST  
 Wednesday, December 11, 2019

VISIT Ten-X

**COLLIERS INTERNATIONAL**  
 1233 West Loop S. | Suite 900  
 Houston, Texas 77027  
 www.colliers.com/texas





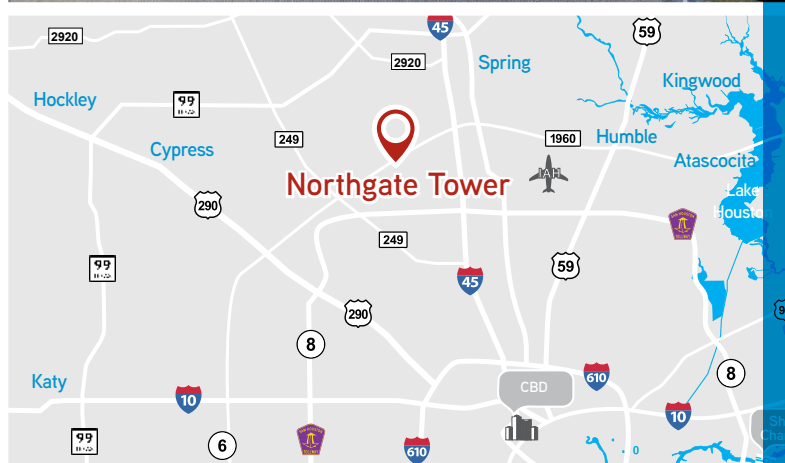
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Houston, Texas 77027  
www.colliers.com/texas



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International  
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name  
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales  
Agent/Associate

License No.

Email

Phone

David L. Carter

364568

david.carter@colliers.com

(713) 830-2135

Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date