

FOR LEASE

7140

W Sam Houston Pkwy N
HOUSTON, TX 77041

Brookhollow West Business Park

144,900 square foot crane-served
office/warehouse building with direct
access to Beltway 8 and Highway
290 in Northwest Houston.

VIEW DRONE VIDEO 

MAJOR PRICE REDUCTION

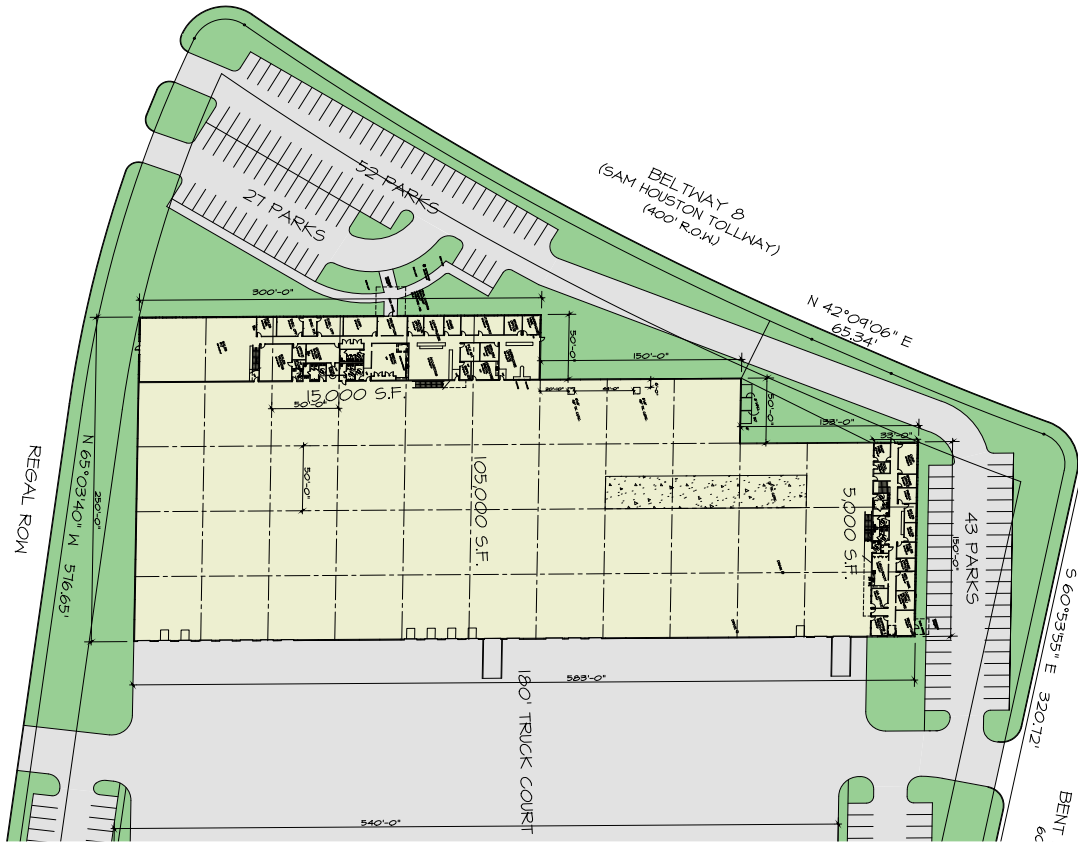


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5% Commission & Half Base Rent
for the First 12 Months!



BUILDING SPECIFICATIONS

Building Size	144,900 SF
Suite 100 - Available	90,000 SF Total 30,000 SF Office (15,000 SF Second Story)
Suite 200 - Available	54,900 SF Total 9,450 SF Office (4,500 SF Second Story)
Loading	18 Dock High Doors 2 Ramps
Clear Height	26'
Truck Court	180' Shared
Parking	122 Car Parks
Cranes	(2) 10-ton & (2) 5-ton
Additional Spec	100% Fenced & Gated ESFR Sprinkler System 2,500 Amps Power
Incentives	Half Base Rent for the First 12 Months 5% Commission to Cooperating Broker

THE BUILDING

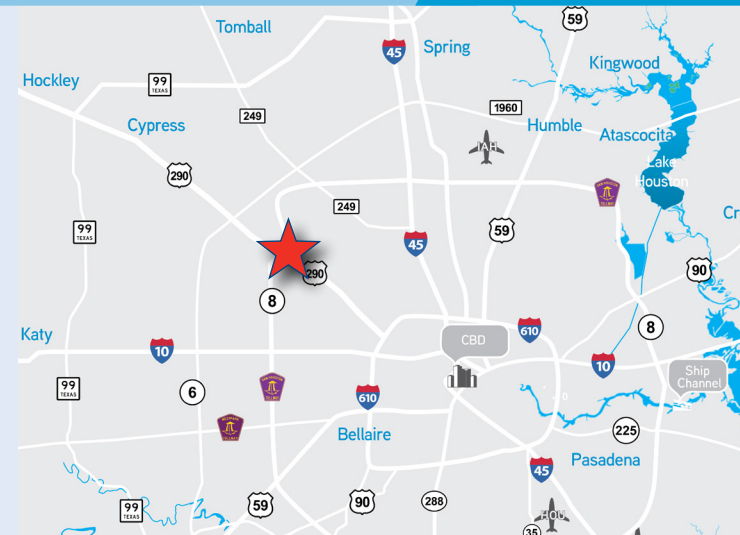
The building offers immediate access to two of Houston's major thoroughfares, Beltway 8 and Highway 290. Built in 2006, the building features dock high rear loading with ramps, sufficient office space, heavy power, ESFR sprinklered and car and trailer parking. The building also has high traffic visibility from Beltway 8 and Brookhollow West.

THE AREA

Houston's Northwest industrial market is one of the largest with over 22 million square feet of industrial space. The building will also benefit from the anticipated end of year 2018 completion of Highway 290's improvement project, which will see the highway expanded from six to eleven lanes from Loop 610 to Beltway 8.

REDUCED
LEASE RATE: ~~\$0.59 PSF~~

\$0.48
PSF NNN



SUITE 100 OFFICE PHOTOS



SUITE 100 WAREHOUSE PHOTOS



SUITE 200 OFFICE PHOTOS



SUITE 200 WAREHOUSE PHOTOS





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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.

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Buyer/Tenant/Seller/Landlord Initials

Date