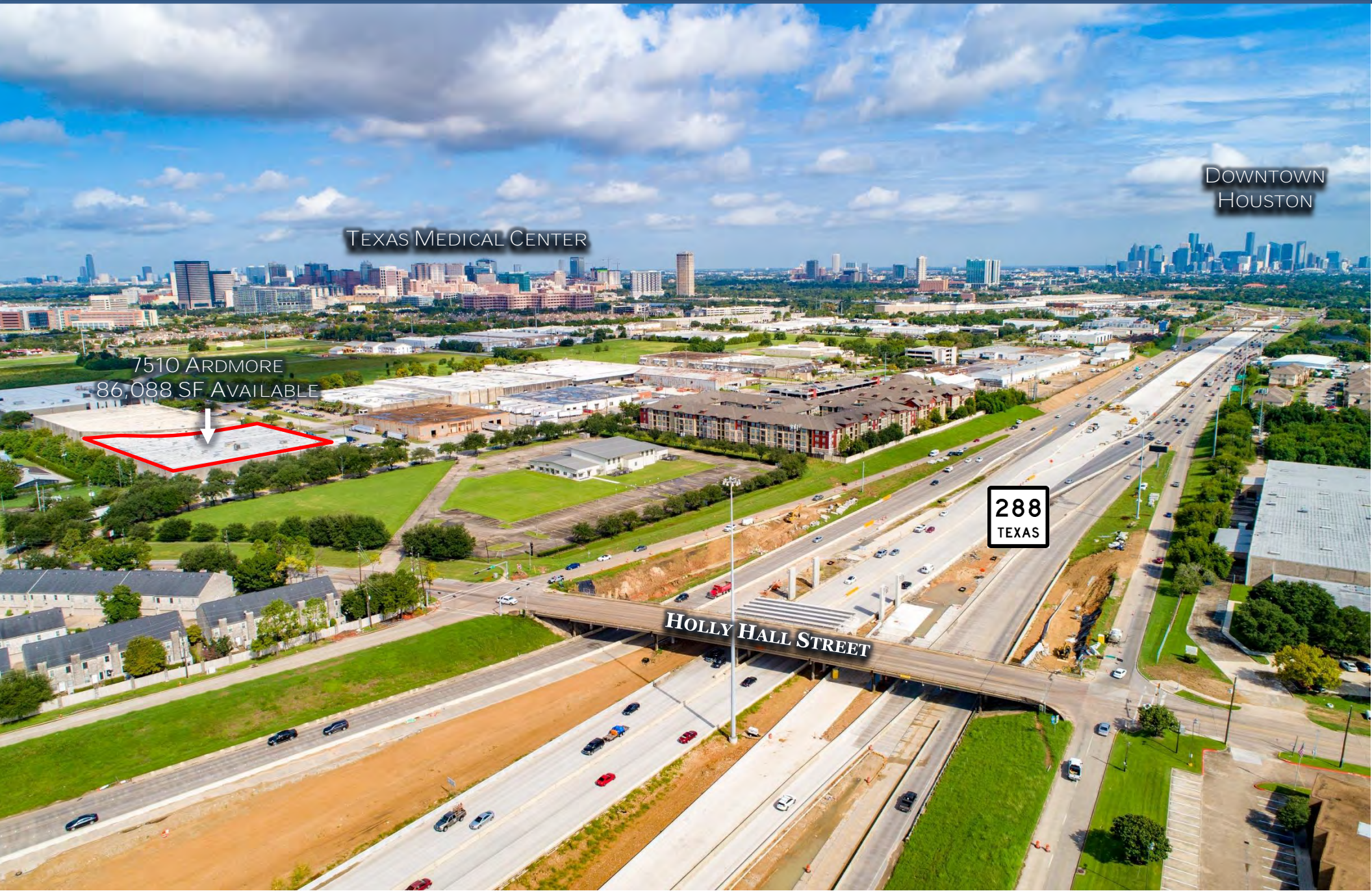


FOR LEASE

86,088 SF AVAILABLE
INNER LOOP DISTRIBUTION
7510 ARDMORE STREET
HOUSTON, TX, 77054



TEXAS MEDICAL CENTER

DOWNTOWN
HOUSTON

7510 ARDMORE
86,088 SF AVAILABLE

288
TEXAS

HOLLY HALL STREET

FOR LEASE

86,088 SF AVAILABLE
INNER LOOP DISTRIBUTION
7510 ARDMORE STREET
HOUSTON, TX, 77054



288
TEXAS

INTERSTATE
610

HOLLY HALL STREET

7510 ARDMORE
86,088 SF AVAILABLE

ARDMORE STREET

PAWNEE STREET

FOR LEASE

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TEXAS MEDICAL CENTER

7510 ARDMORE
86,088 SF AVAILABLE

PAWNEE STREET

ARDMORE STREET

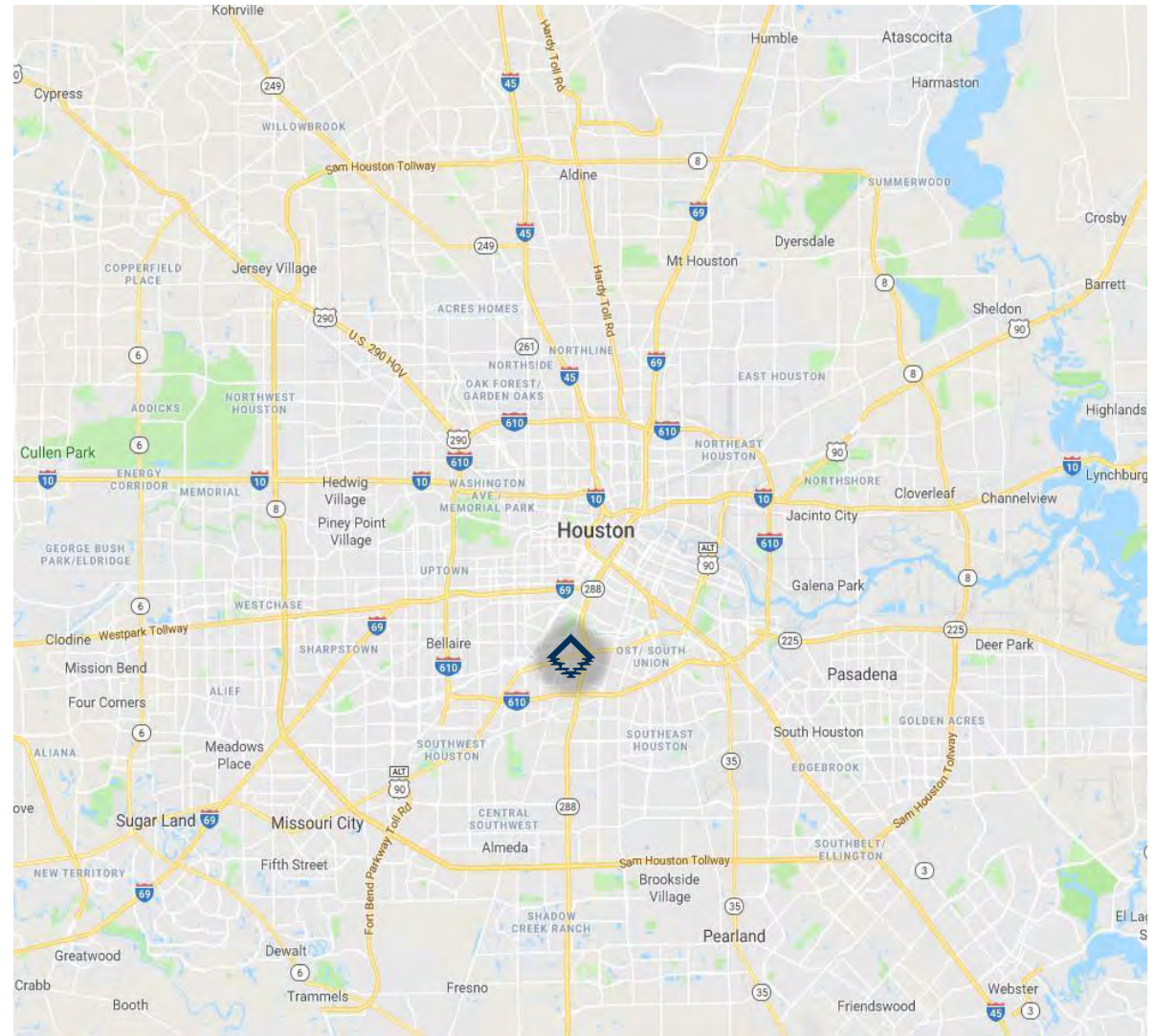
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SUITE INFORMATION

- 86,088 SF AVAILABLE
- **23'** CLEAR HEIGHT
- 11,633 SF OFFICE
- 8 DOCK DOORS WITH DOCK LEVELERS
- 1 LOADING RAMP
- 34 PARKING SPACES
- IMMEDIATE ACCESS TO 610 AND 288
- LOCATED IN THE MEDICAL CENTER
- NEW LED LIGHTING
- RECENTLY MADE READY
- FULLY AUTO WET-PIPE SPRINKLERED



CONTACT

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713.301.7252

gray.gilbert@naipartners.com

Holden Rushing

713.275.9612

holden.rushing@naipartners.com

Chris Haro

713.275.9620

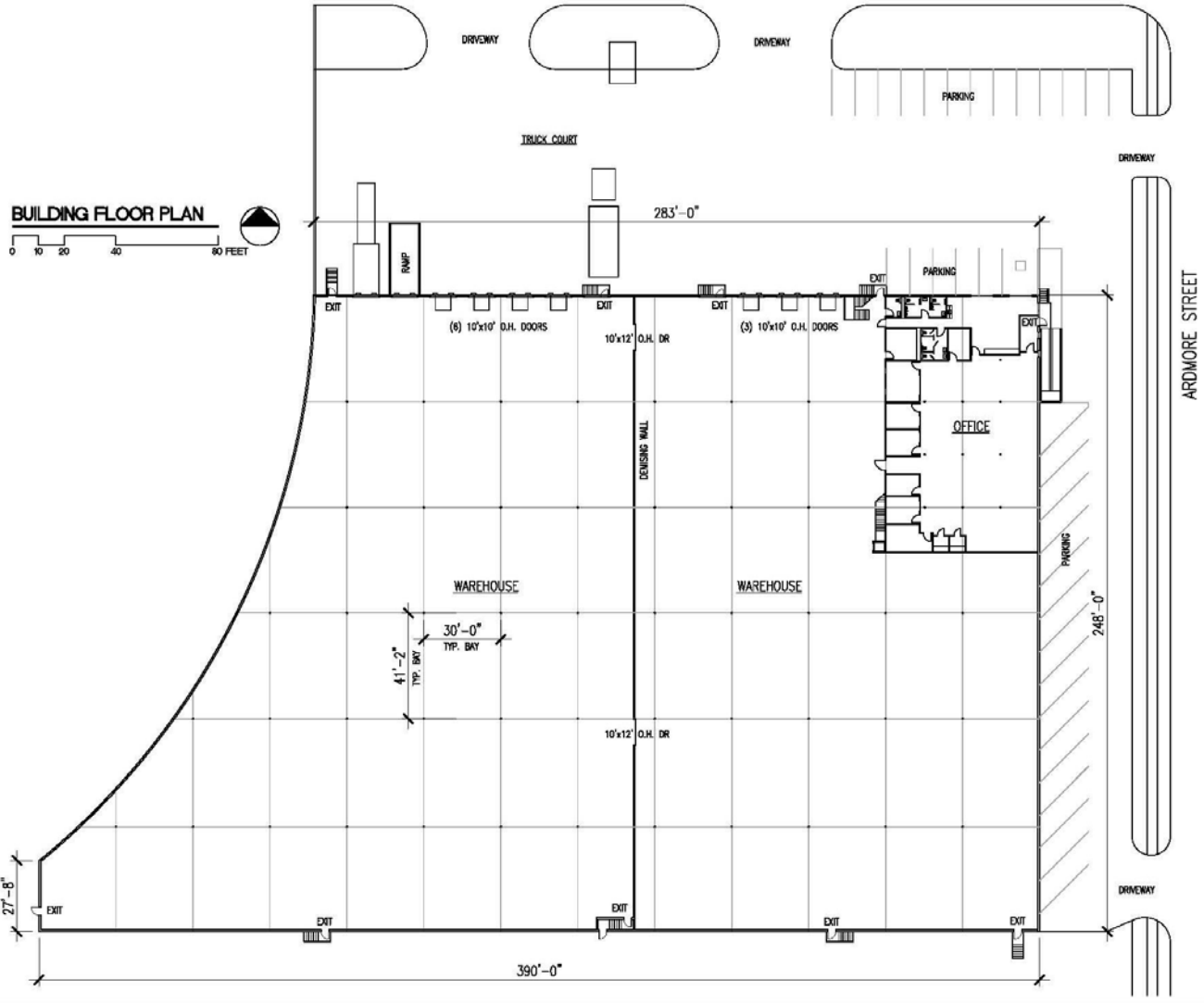
chris.haro@naipartners.com

Owned and Managed by:



FOR LEASE

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 INNER LOOP DISTRIBUTION
 7510 ARDMORE STREET
 HOUSTON, TX, 77054



BUILDING SUMMARY

1ST FLOOR OFFICE AREA:	6,045 SQ. FT.
MEZZANINE FLOOR OFFICE:	5,588 SQ. FT.
TOTAL OFFICE AREA :	11,633 SQ. FT. (13.5%)
WAREHOUSE :	74,455 SQ. FT. (86.5%)
TOTAL BUILDING AREA:	86,088 SQ. FT.



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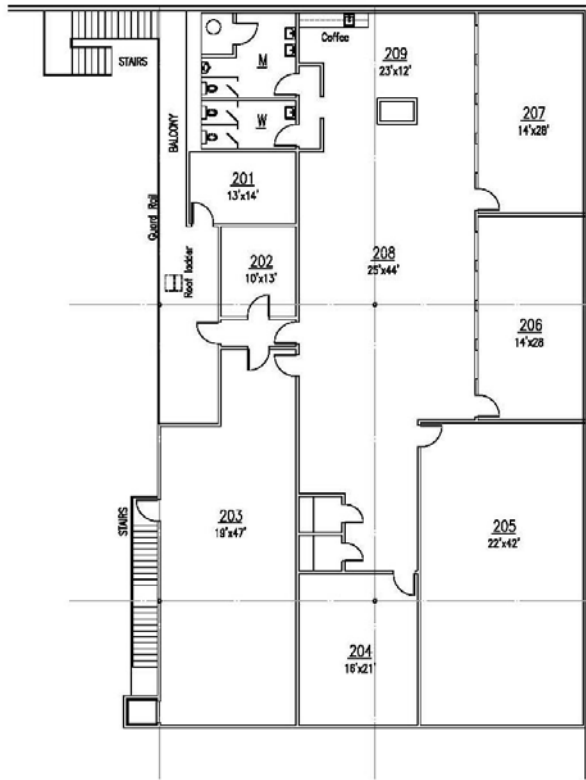
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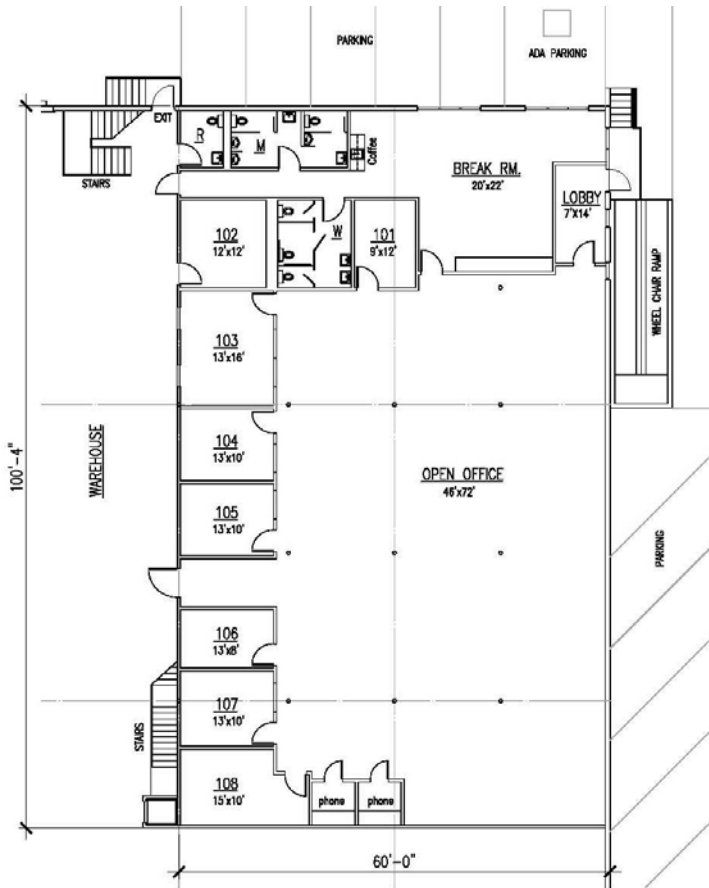


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MEZZANINE OFFICE PLAN
 0 4 8 16 32 FEET



1ST FLOOR OFFICE PLAN
 0 4 8 16 32 FEET

BUILDING SUMMARY

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DOWNTOWN HOUSTON

288
TEXAS

PAWNEE ST.

ARDMORE STREET

7510 ARDMORE
86,088 SF AVAILABLE





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.

11-2-2015



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 others, including the broker's own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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.

<hr/> <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Designated Broker of Firm</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Licensed Supervisor of Sales Agent/ Associate</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
Gray Gilbert	408873	gray.gilbert@naipartners.com	713-629-0500
<hr/> <small>Sales Agent/Associate's Name</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date