

FOR SALE | LEASE

colliers.com/Houston  VIEW ONLINE

INVESTMENT OFFICE BUILDING

1220

Augusta Drive

HOUSTON | TX 77057

Prominent Location
Galleria Area

112,867 SF Renovated
Corporate Headquarter building
available for sale or lease



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Located just west of the Galleria/Uptown District area

Convenient access to Loop 610 and I-10

2.2 miles to the Galleria, one of the country's largest retail developments

Some of Houston's most prestigious neighborhoods are within 3 - 5 miles of the property



Wheelchair Accessible



Parking 3.5/1,000



Fibre-Optic Enabled



Bike Storage



Walk Score™ 65



On-Site Gym



24-Hour Security



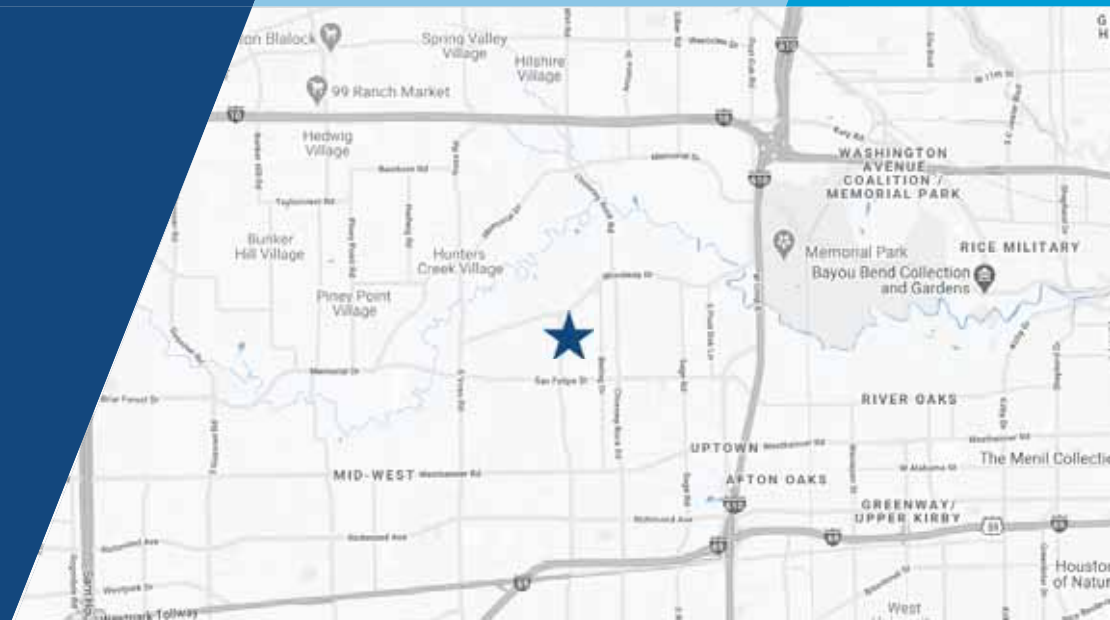
Showers On Site



IAH Airport 37 min. Drive



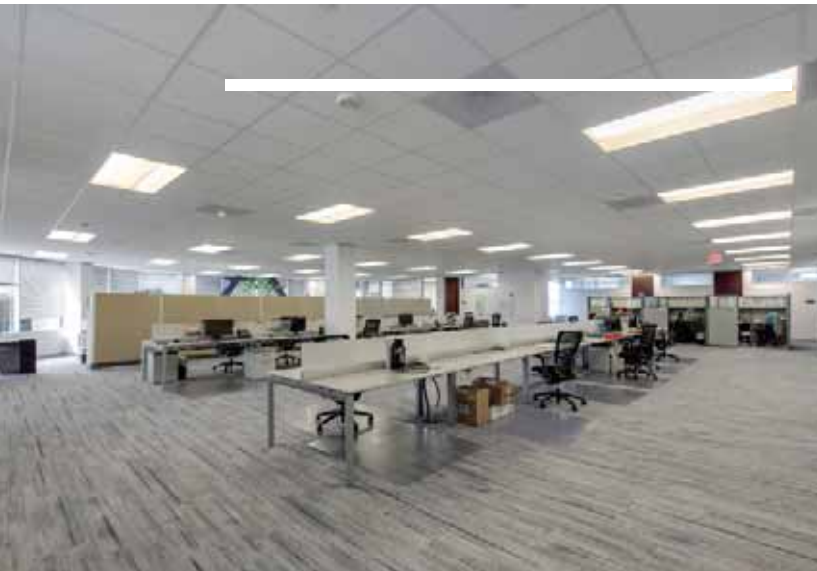
Hobby Airport 31 min. Drive



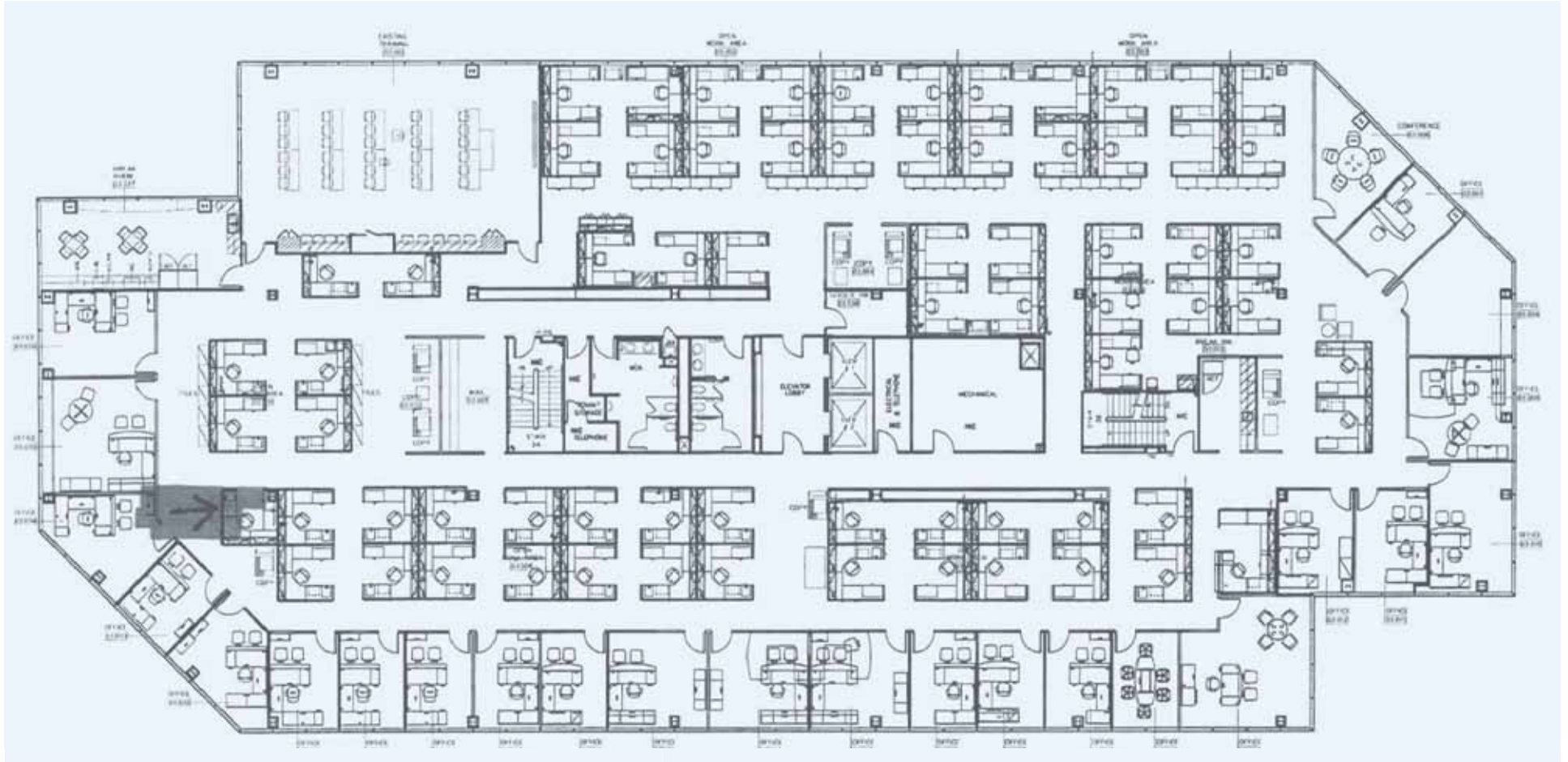




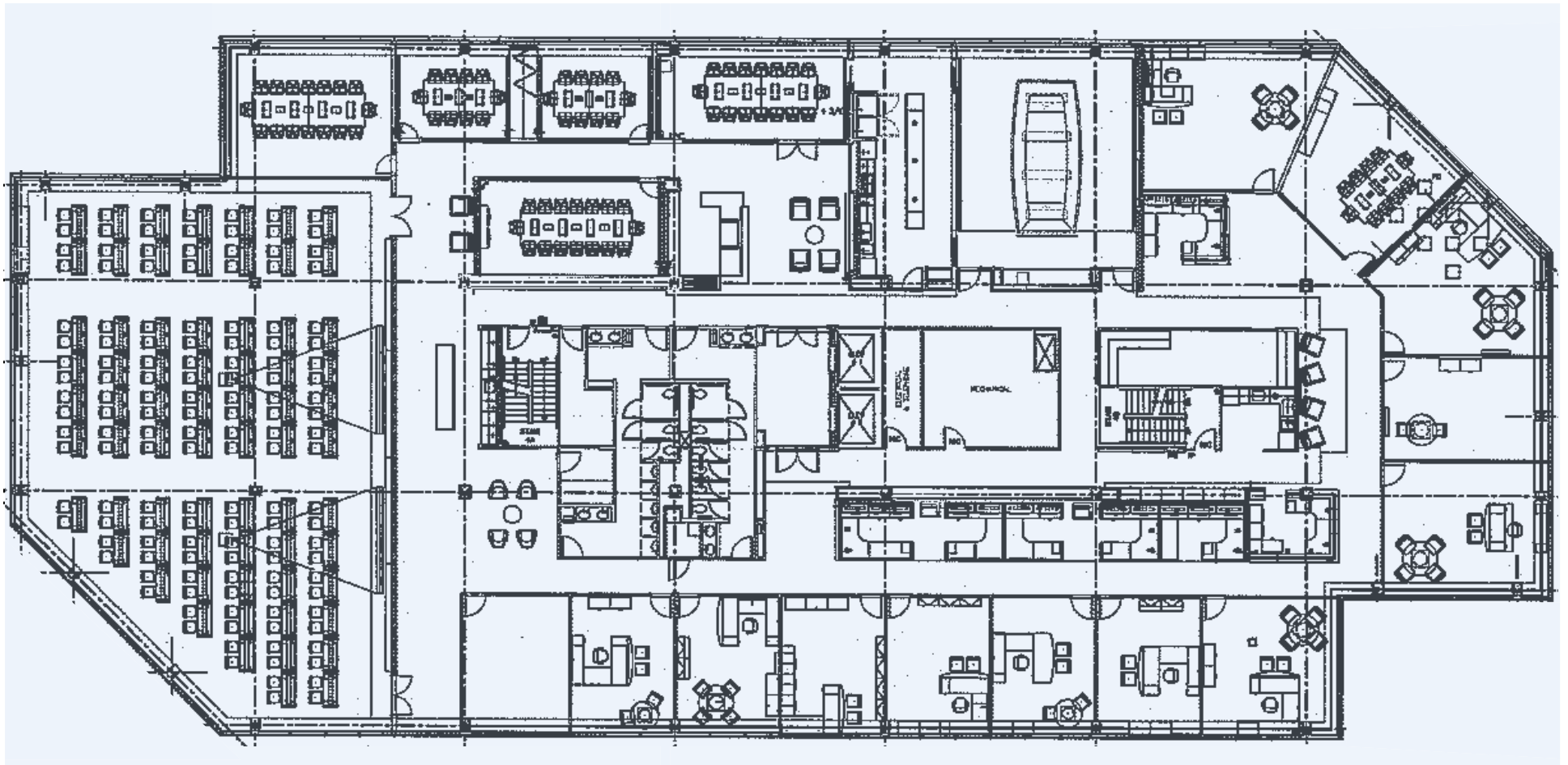




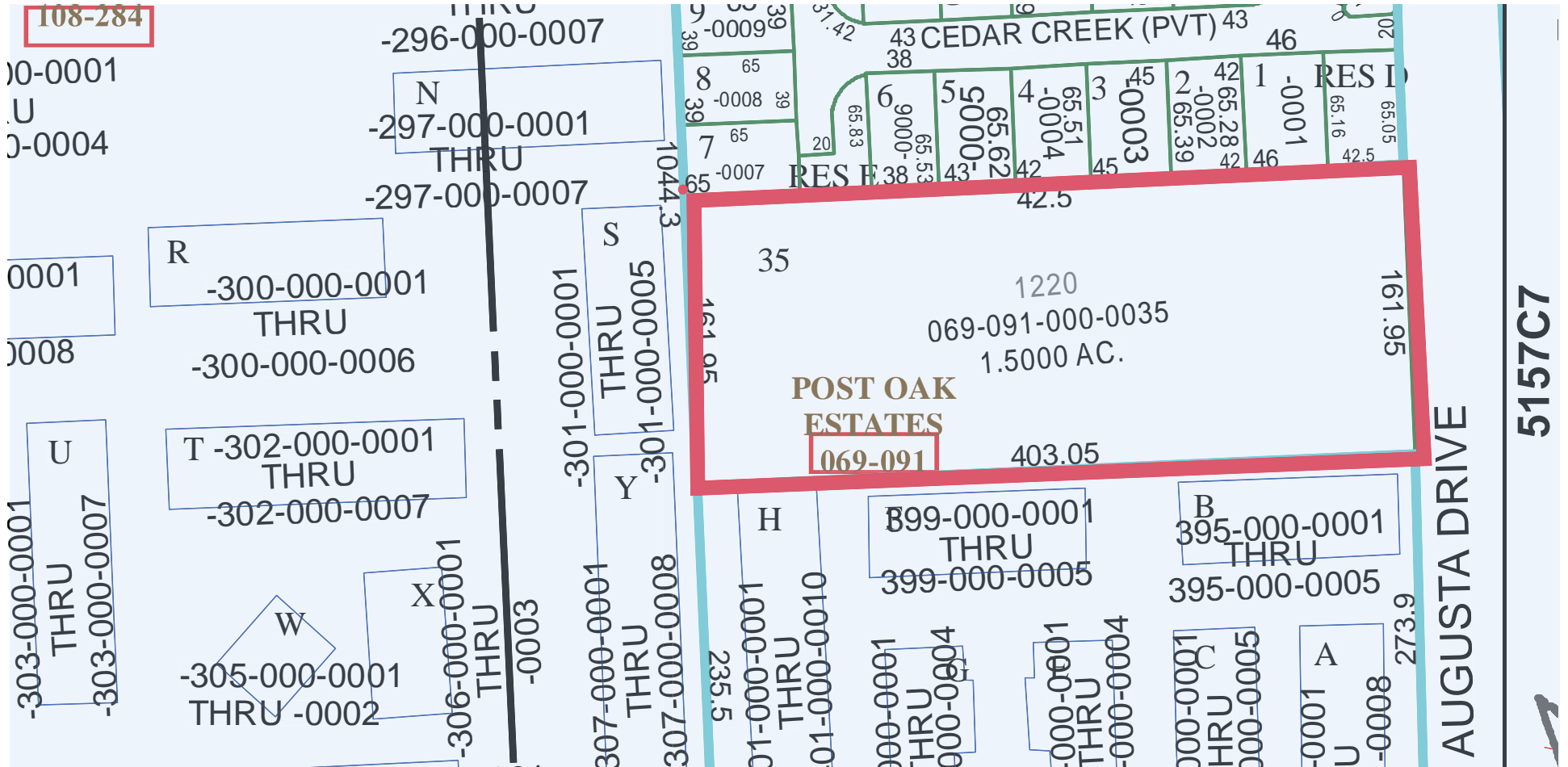
TYPICAL FLOOR PLAN - LEVEL THREE



EXECUTIVE FLOOR PLAN - LEVEL SIX



HCAD MAP





THE BUILDING

Highly improved, this corporate headquarters facility includes an on-site gym, outside green space and event location, covered parking and total building security system. Nearby amenities include: retail, residential, restaurants, entertainment and retirement communities.

Located across the street from the Trotter Family YMCA and Post Oak Little League.

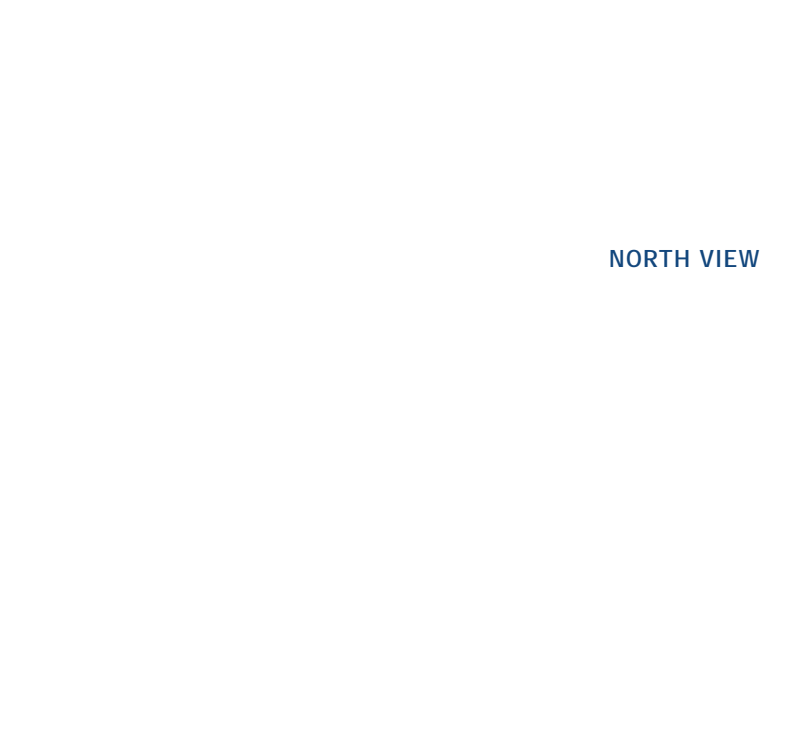
SAN FELIPE/VOSS SUBMARKET

Located just west of Galleria/Uptown the San Felipe/Voss Submarket is a smaller office submarket with a premier location offering a viable, lower price point alternative to neighboring premier submarkets. Although this is a smaller submarket, it contains a diverse mix of traditional office users similar to those in neighboring submarkets like Galleria/Uptown.

Finance, insurance, professional and business services, and energy-related tenants all occupy space here. Some of these larger tenants include EnSCO International (energy), Raymond James (finance), the Houston Housing Authority (government), and Wood Mackenzie (consulting).



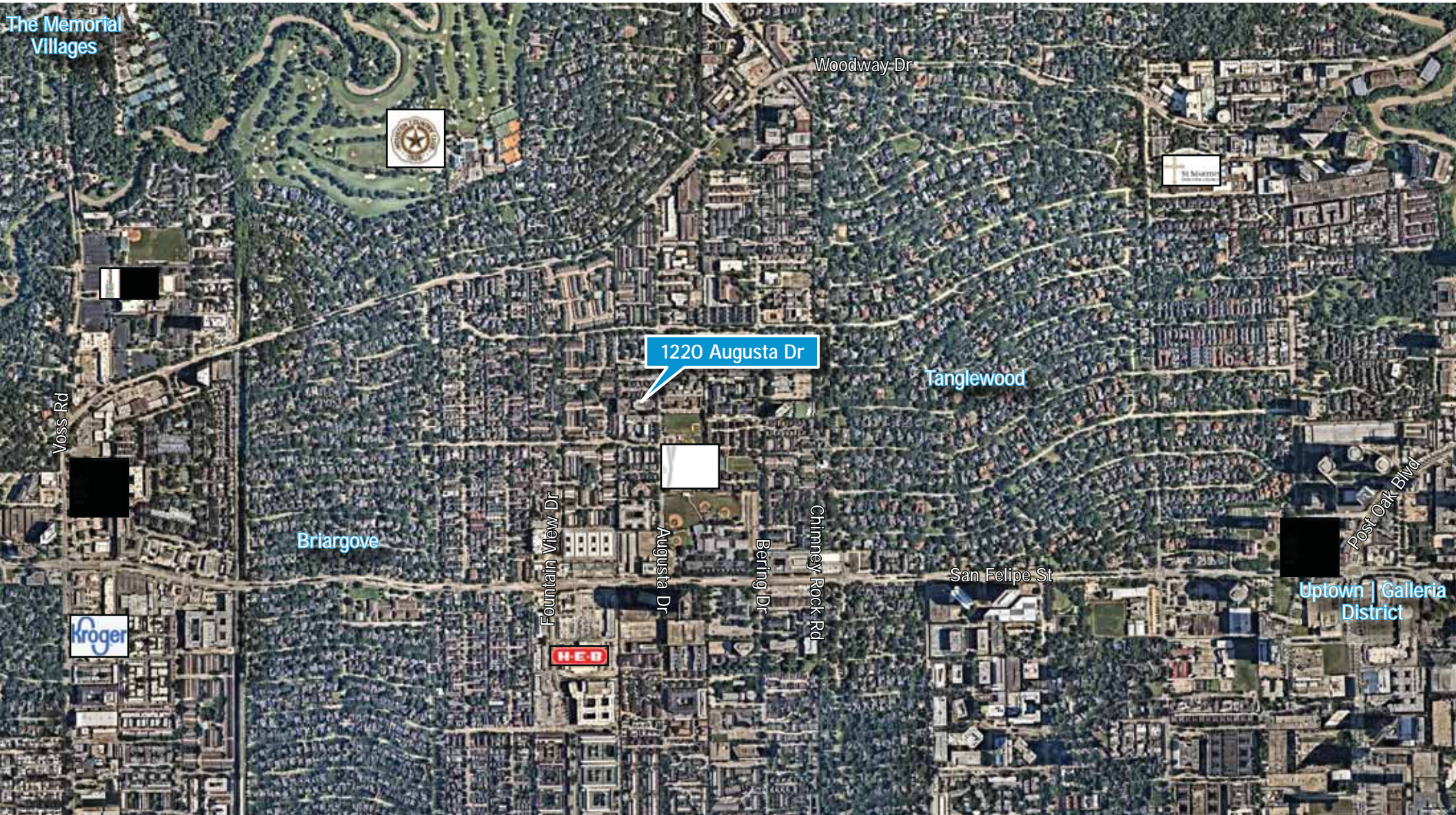
EAST VIEW



NORTH VIEW



LOCAL MAP



AREA DEMOGRAPHICS - 1 MILE



Estimated Population
(2020)
22,114



Projected Population
(2025)
22,729



Average Household
Income
(2020)
\$155,190



Projected Average
Household Income
(2025)
\$174,842



Unemployment Rate
(2020)
1.3%



Housing Units
Vacant
(2020)
4.5%



Education Attainment
Highschool Diploma : 7.8%
College Education : 89.7%
College Degree: 73.7%

BUILDING SPECIFICATIONS

Civic Address	1220 Augusta Drive, Houston, TX 77057
Legal Description	TR 35 - Post Oak Estates
Building Size	± 112,867 SF
Levels	Six (6) floors
Floor Size	± 18,666 SF
Elevator Banks	Two (2) 1st to 6th floors
Site Area	± 65,340 SF (1.50 Acres)
Location	The Property is located on Augusta Drive, approximately one half mile south of Woodway Drive in the San Felipe/Voss submarket
HCAD	0690910000035
Year Built	1983
Renovated	2013 - 2017
Flood Plain	Out of 500 year flood plain. Did not flood during Hurricane Harvey
Occupancy	100% occupied - Owner relocating, new tenant spaces available June 2021
Security	Total building security system
Parking Ratio	3.5/1000
Parking Spaces	356 covered spaces - seven (7) level parking garage

INVESTMENT HIGHLIGHTS

- Opportunity to purchase a highly improved, well maintained office building
- Nearby amenities include: retail, residential, restaurants, entertainment and retirement communities
- First class fitness center built in 2012
- Outside green space and event location
- Across from Post Oak YMCA and Little league facilities, TH Rogers School
- Acquire for your firms headquarters, lease remaining office space for investment income
- Building available for anchor Tenant
- Structure and surface parking available

PRICING:

Contact Advisor

OFFER PROCESS

Please submit a non-binding letter of intent outlining:

1. Purchase price
2. Due diligence period
3. Closing Date
4. Earnest money deposit
5. Debt structure (if applicable)
6. Qualifications to close



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Information About Brokerage Services

11-2-2015

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 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.

Colliers International

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Sales Agent/Associate's Name	License No.	Email	Phone

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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