

**FOR SUBLEASE**  
**10,818 SF**

**Beltway Service Center**  
**10515 Harwin Drive**  
**Houston, Texas 77018**

**Industrial/flex business**  
**park with dock high truck**  
**wells**

**WALTER MENUET**  
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Sam Houston Tollway



Westpark Tollway

Harwin Dr

Site

Corporate Dr



# FOR SUBLEASE

## Beltway Service Center

10515 Harwin Drive, Houston, Texas 77036

### LOCATION

Beltway Service Center offers a good location within the sought after Harwin Business District at the southwest corner of Harwin and Corporate surrounded by numerous discount retailers/wholesalers with easy access to the Sam Houston Tollway, Westpark Tollway, I-10, and I-69.

### PARK AMENITIES

- > 77,000 ± SF Total
- > Semi dock loading with dock high truck wells and drive in ramps
- > Harwin Business District location
- > Easy access to major freeways
- > Opportunity for synergetic business opportunities within the park environment

### HIGHLIGHTS

- > Traffic Count: 24,000 vpd - Harwin at Corporate
- > Population: 29,680
- > Total Businesses: 2,066
- > Total Employees: 27,384

\*Demographics based on a 1-mile radius from the subject.  
Source: SitesUSA (2017 Estimates)

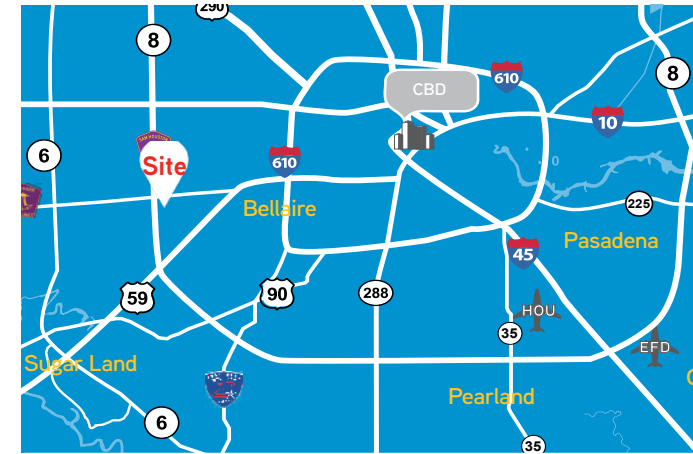
### SPACE PLAN



### AVAILABILITY

Suite	Available Space (SF)	Rate* (per month)
130	10,818±	\$7,000/mo Ind. Gross
138	7,327±	\$5,100/mo Ind. Gross

\* Industrial gross with base year expense stop



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## Beltway Service Center

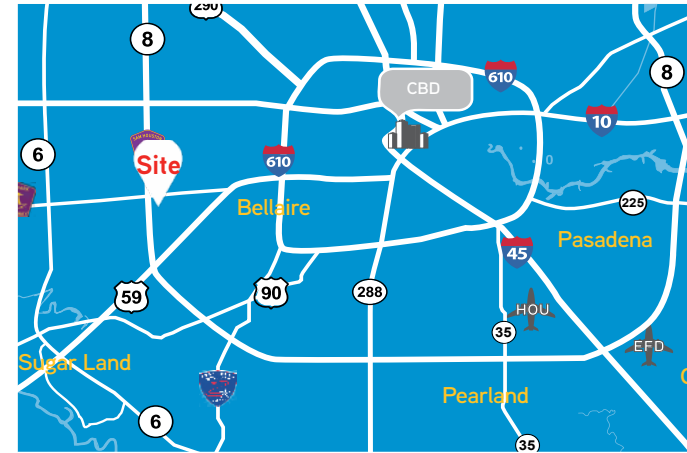
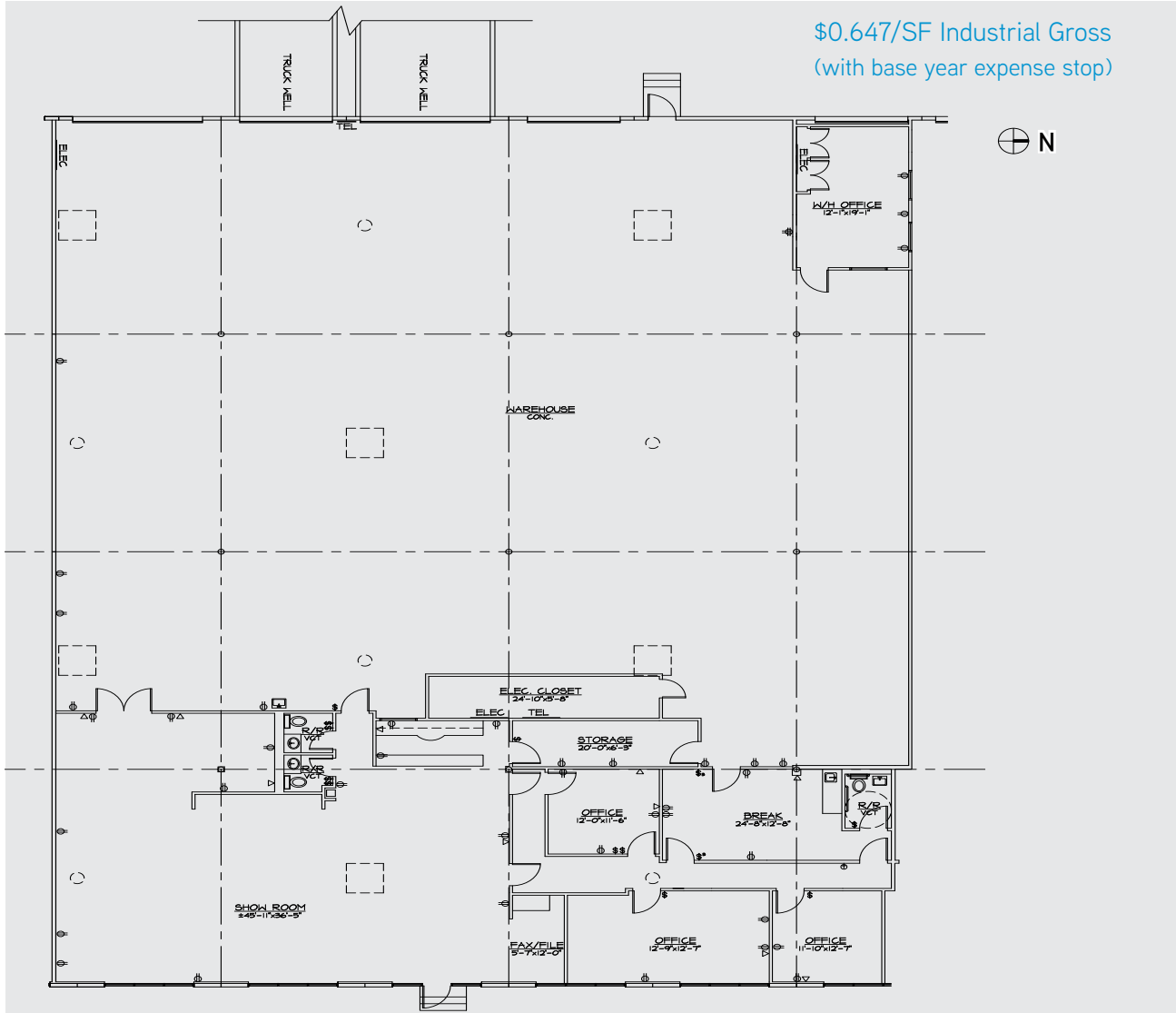
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### SUITE 130 - FLOOR PLAN

10,818± SF Total - 3,286 SF Office | 7,532 SF Warehouse

- 18' Clear height
- Two dock high truck wells
- Three semi-dock loading doors
- Sublease expires 4/30/19
- Direct lease possible

\$0.647/SF Industrial Gross  
(with base year expense stop)



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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 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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date