



40 New Suites & Warehouse

9207 Emmott, Houston, TX 77040

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Front door

40 New Suites & Warehouse

\$0.50 /SF/Month

100% Air-conditioned office, showroom and warehouse. TOTAL 3 units, 37000 sq ft. available...Suite 105 is 14,570 sq ft, 40 New suites, new carpet, new paint, will be available July 1, 2016, ; Suite 120 is 3755 sq ft. 2 Big open A/C office-warehouse, 4 suites, Suite 125 is 16,147 sq ft. 6 restrooms, 3500 sq ft high end finish office and 13000 sq ft. A/C warehouse. Can be divided. Drop-ceiling, 3 Side Gates, Ample parking, Open office space, 16 Grade Level doors. Great open A/C office . Suite 125 (16,147 sq ft) was a Commercial Kitchen before, Cooler/Freezer/Kitchen walls and grease traps stay. Former USDA Floor Drain Space. The whole building (37100 sf) is also for sale, See Attached For Sale Flyer.

Total Space Available:	34,472 SF
Rental Rate:	\$0.50 /SF/Month
Min. Divisible:	3,755 SF
Max. Contiguous:	20,000 SF
Property Type:	Industrial
Property Sub-type:	Flex Space
Building Size:	37,100 SF
Lot Size:	2.60 AC



Space 1

Space Available	16,147 SF
Rental Rate	\$0.50 /SF/Month
Space / Lot Type	Office Showroom
Min. Divisible	3,755 SF
Max. Contiguous	20,000 SF
Lease Type	NNN
Lease Term	12 Months
No. Parking Spaces	40
Office SF	3500 SF
No. Drive In / Grade-Level Doors	2
Clear Ceiling Height	14 ft.
Pct. Procurement Fee	3.00%

Former Commercial Kitchen, USDA Floor Drain space, Existing Kitchen & Cooler Wall, floors, changed to 100% A/C office/ warehouse, high end finish office (3000 sf), Big open warehouse-all A/C.

1

Space 120

Space Available	3,755 SF
Rental Rate	\$0.50 /SF/Month
Space / Lot Type	Office Showroom
Lease Type	NNN
Date Available	Jun 2016
Lease Term	12 Months
No. Parking Spaces	5
Office SF	1000 SF
No. Drive In / Grade-Level Doors	2
Clear Ceiling Height	14 ft.

2 Big open area, 100% A/C office/warehouse, 4 small offices

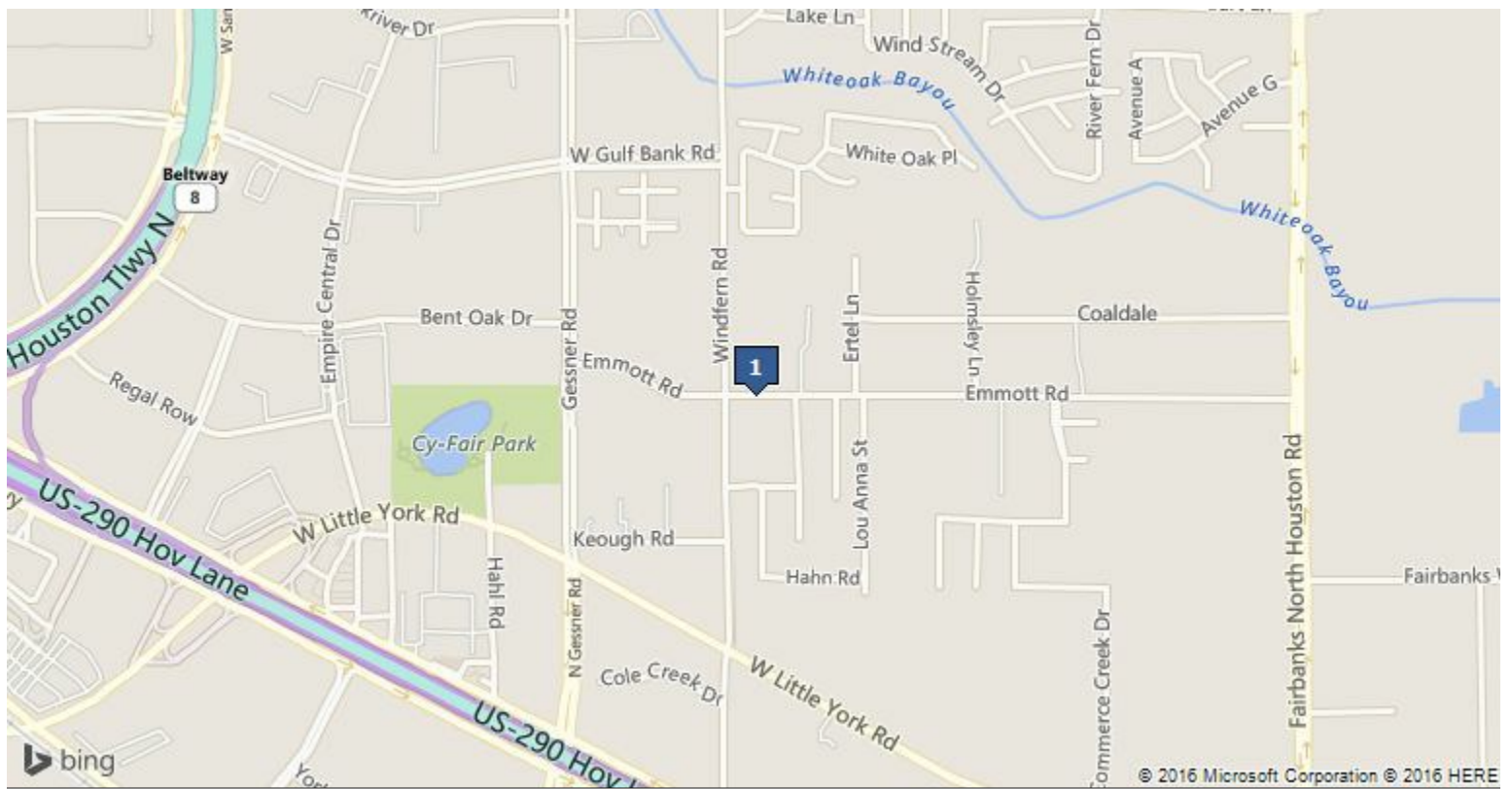
2

Space 105

Space Available	14,570 SF
Rental Rate	\$0.50 /SF/Month
Space / Lot Type	Office Showroom
Min. Divisible	5,000 SF
Lease Type	NNN
Date Available	Aug 2016
Lease Term	12 Months
Office SF	10000 SF
No. Drive In / Grade-Level Doors	5
Clear Ceiling Height	10 ft.

40 New suites--new carpet, new paint. 5 Restrooms. 10,000 sq ft office, 4000 sf warehouse. Break room, Conference room, training room.

3



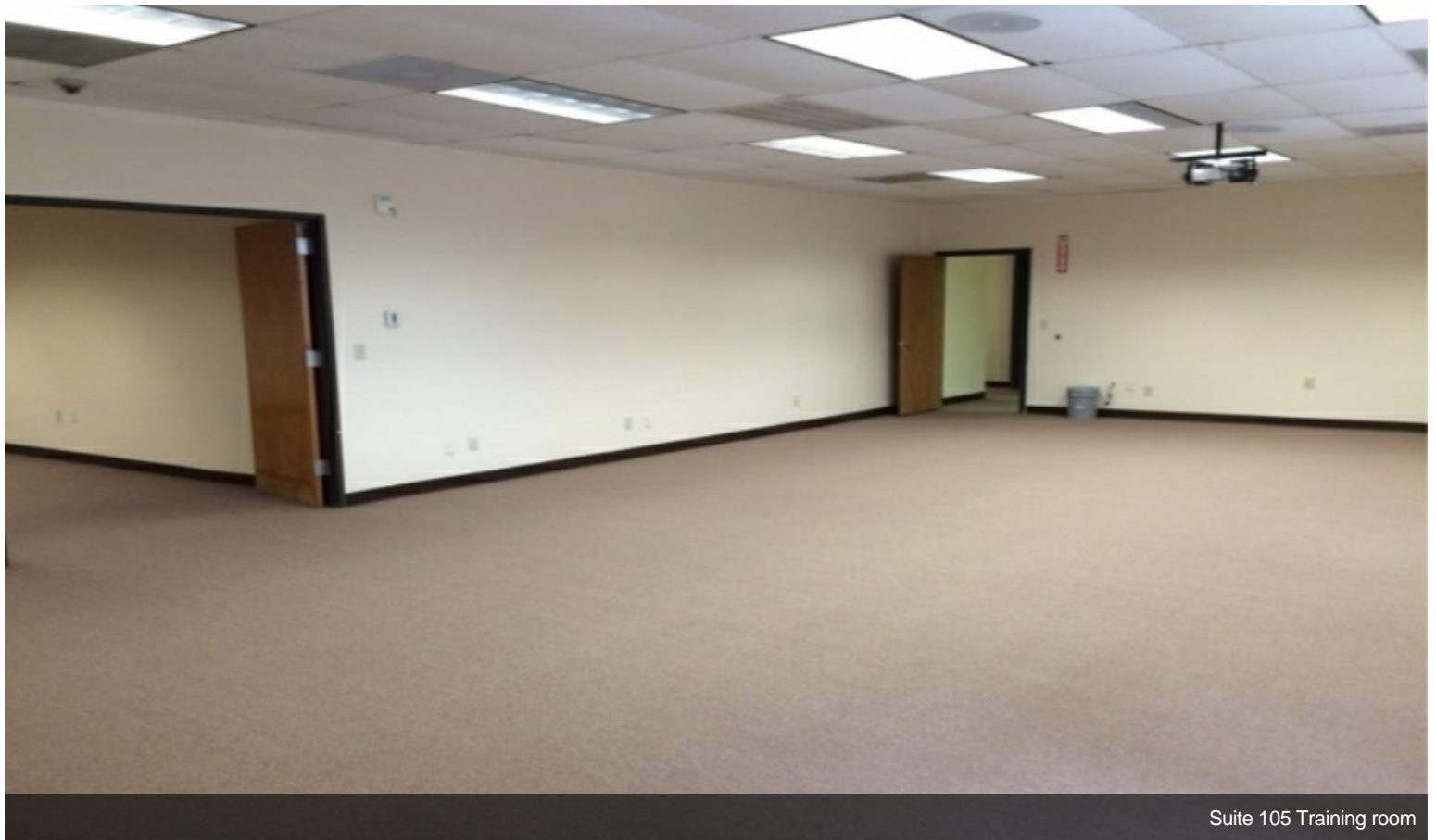
9207 Emmott, Houston, TX 77040

Near Gessner/Hwy 290/Beltway 8. Easy access to major streets in NW Houston. Quiet, Neat office/showroom/warehouse.

Property Photos

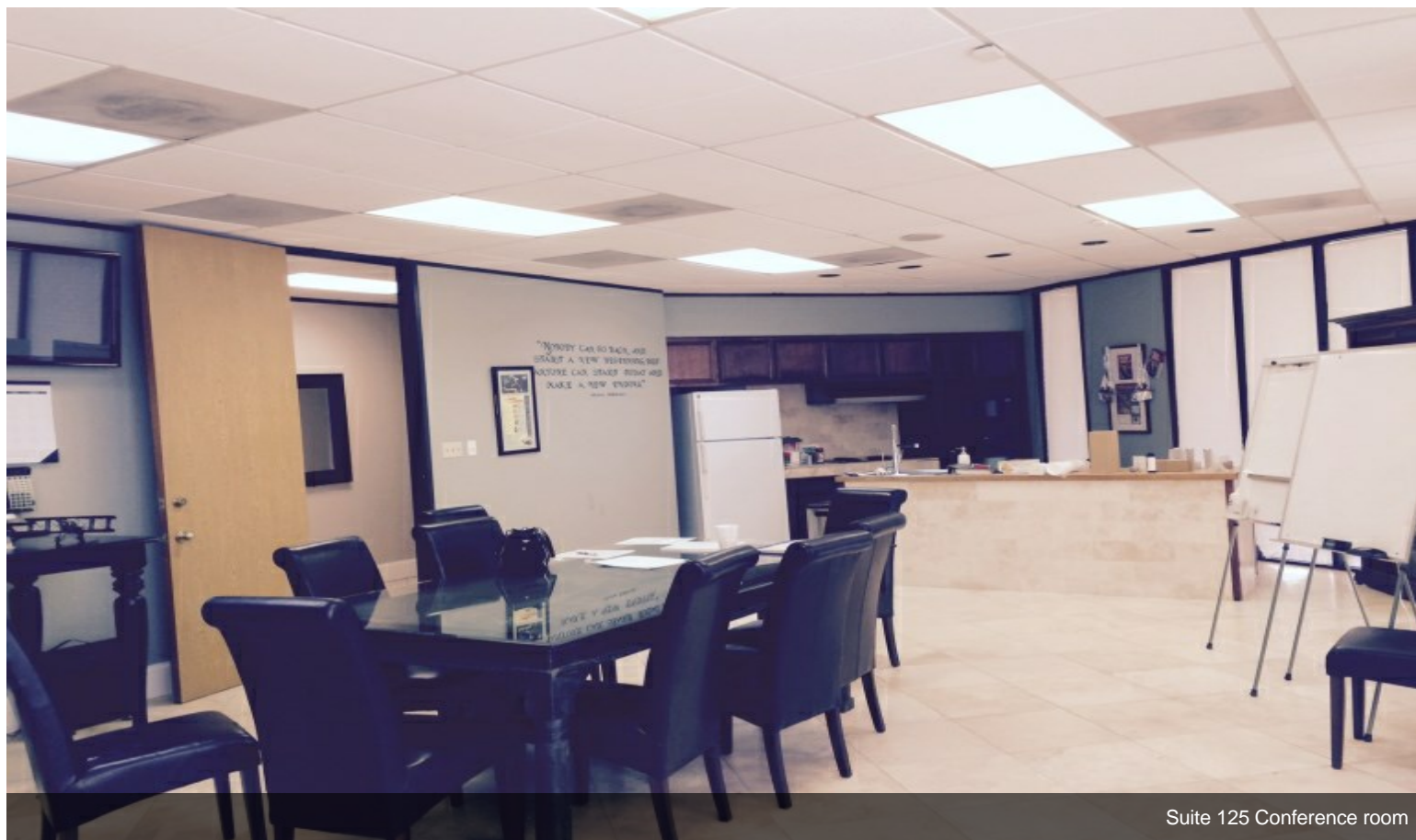


Suite 105 Reception area

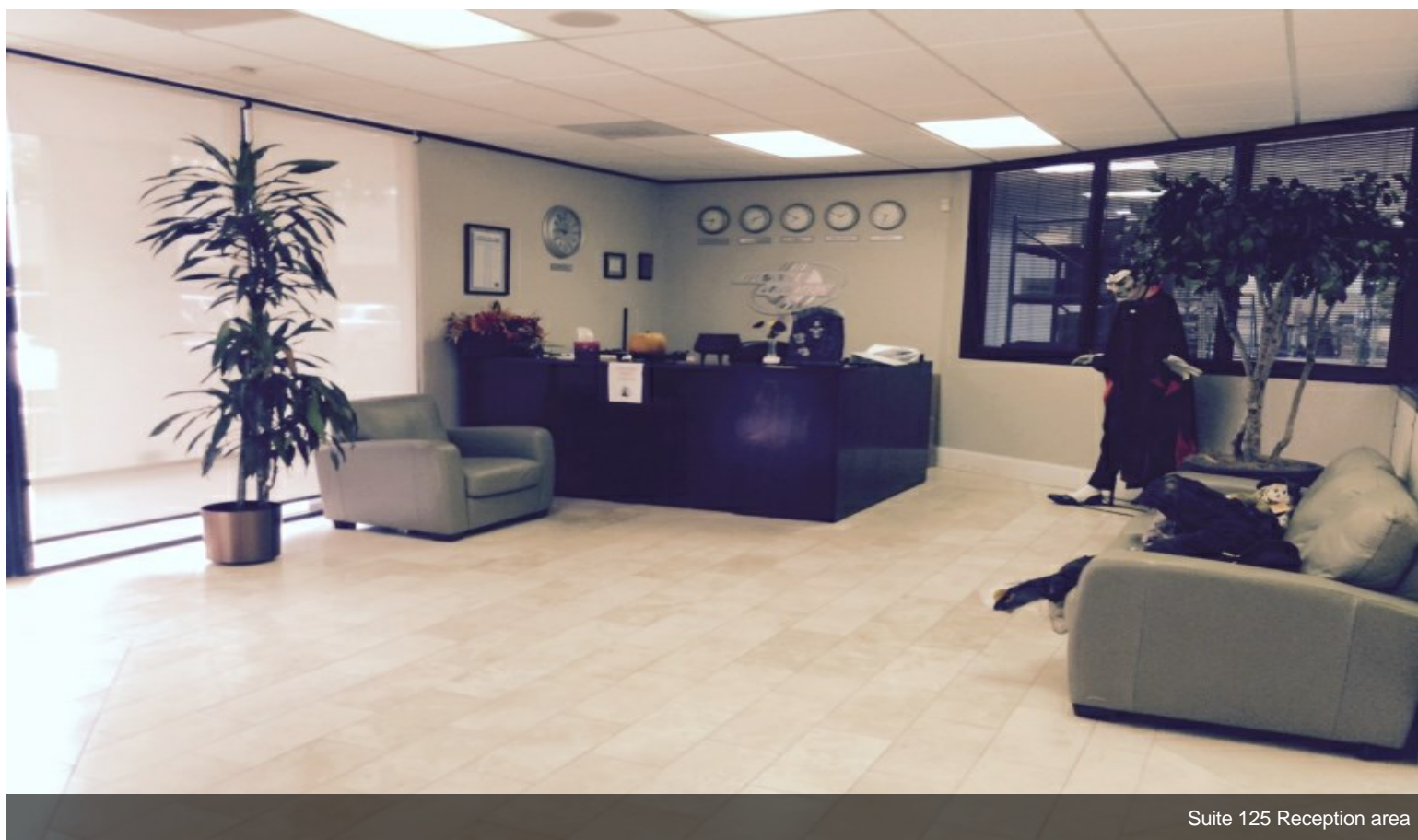


Suite 105 Training room

Property Photos



Suite 125 Conference room

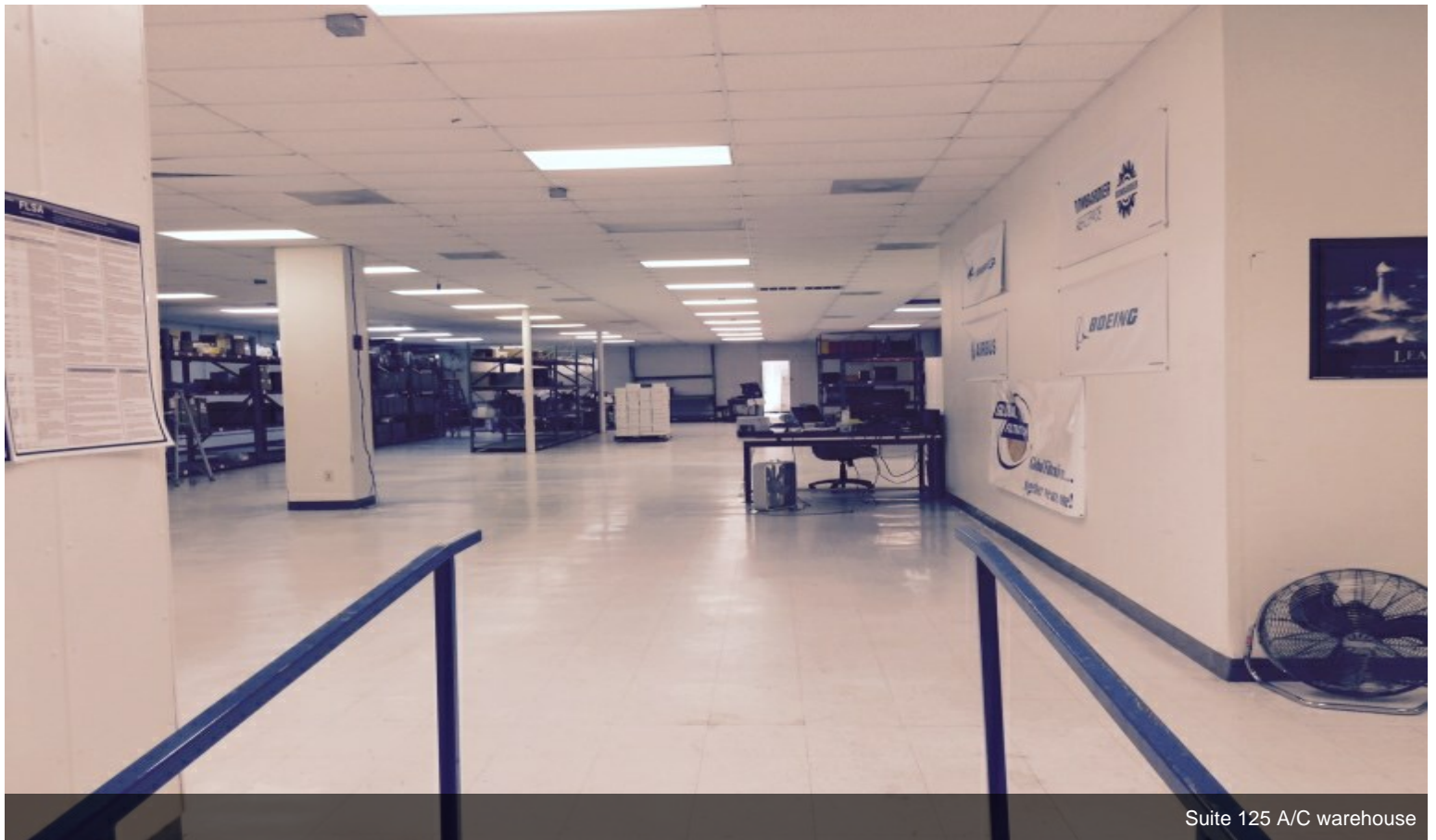


Suite 125 Reception area

Property Photos



Suite 125 Office area



Suite 125 A/C warehouse

Property Photos



Suite 125 Break Room

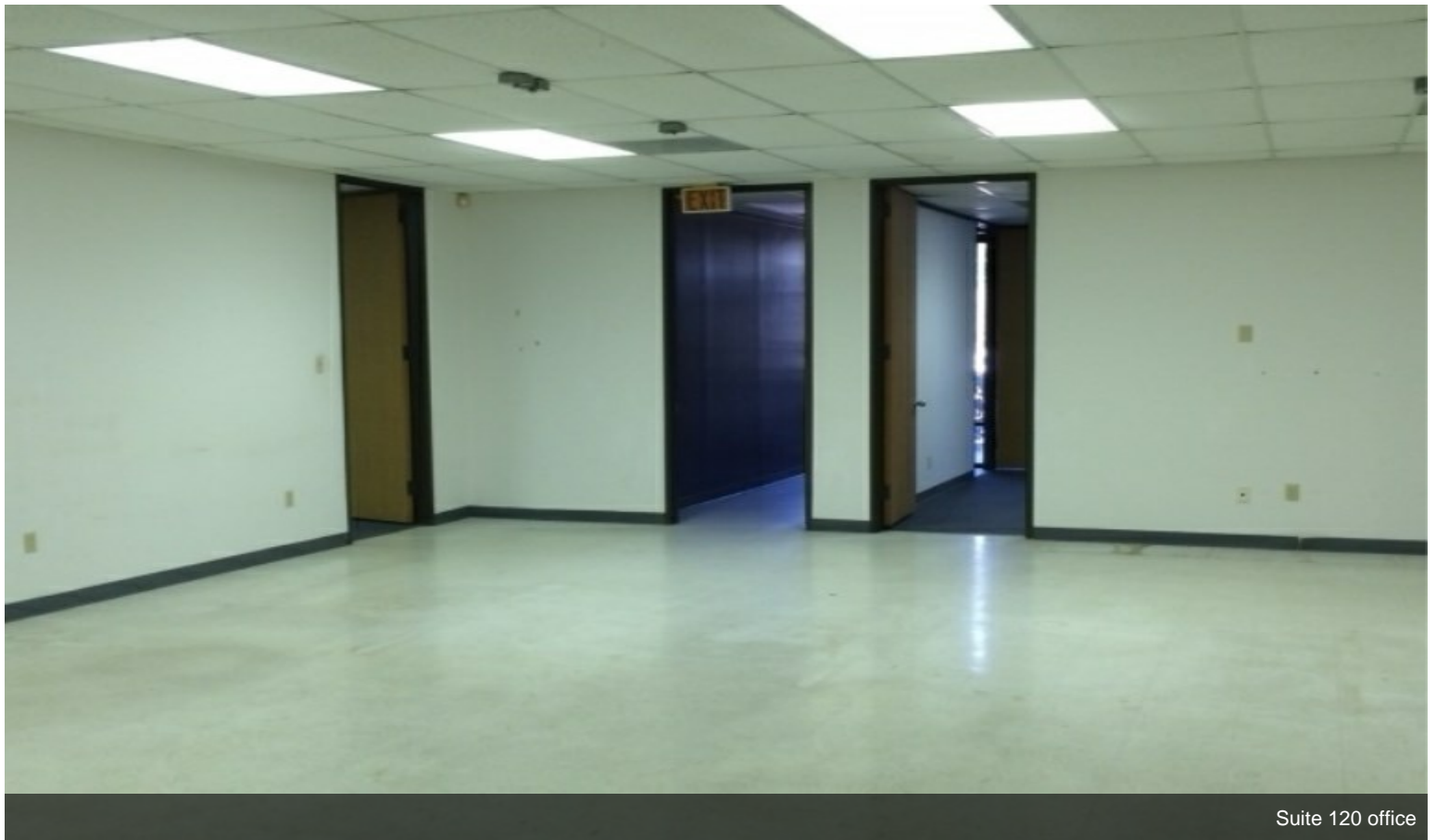


back doors

Property Photos



Back door



Suite 120 office

Property Photos



Suite 125 open warehouse



Suite 125 open warehouse

Property Photos



Suite 125 open warehouse



Suite 125 open warehouse

Property Photos



Front door 1



Front door 2

Property Photos



Back door 1



Back Door 2

Property Photos



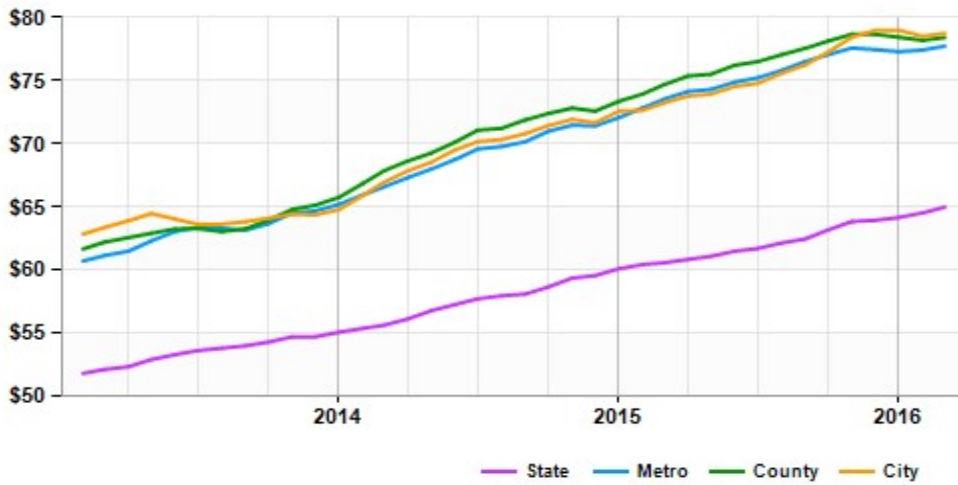
Side Gate Door



Side Parking Area

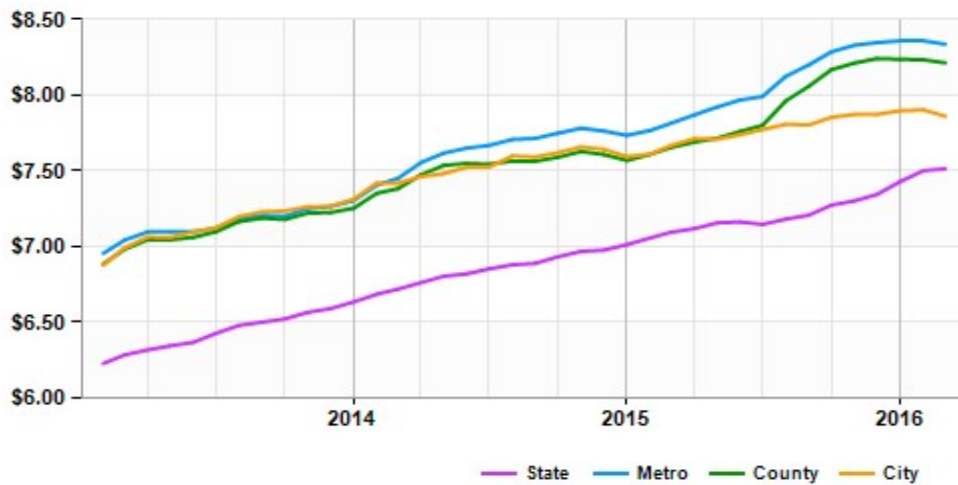
Market Trends

Asking Prices Industrial for Sale Houston, TX (\$/SF)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$65	+1.6%	+7.3%
Metro	\$78	+0.3%	+5.7%
City	\$79	-0.3%	+7.5%
County	\$78	-0.3%	+5.0%

Asking Rent Industrial for Lease Houston, TX (\$/SF/Year)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$7.51	+2.3%	+5.9%
Metro	\$8.34	-0.1%	+6.7%
City	\$7.86	-0.2%	+2.5%
County	\$8.21	-0.3%	+7.3%