

FOR SALE OR LEASE

16060 Dillard Drive

Jersey Village, Texas 77040



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16060 Dillard Drive



THE OPPORTUNITY

16060 Dillard Drive is a suburban office building in Jersey Village featuring efficient floor plates and high grade finishes. Located near two major highways, US 290 and Beltway 8, Jersey Village is conveniently situated near master-planned communities, retail, dining, and fitness. 16060 Dillard Drive is ideal for any company looking to be in a work/live suburban environment.

Located in Jersey Village off of Senate and Dillard Drive.

BUILDING FEATURES:

- > Class "A" finishes.
- > Tiltwall construction.
- > Built in 2016.
- > 24,000 SF total building.
- > 64% occupied.

PARKING

- > Approximately 3.5 spaces per 1000 of SF leased.

RENTABLE AREAS (APPROX)

Floor 1	±3,187 SF
Floor 2	± 5,337 SF

SALE PRICE

Please contact broker for pricing

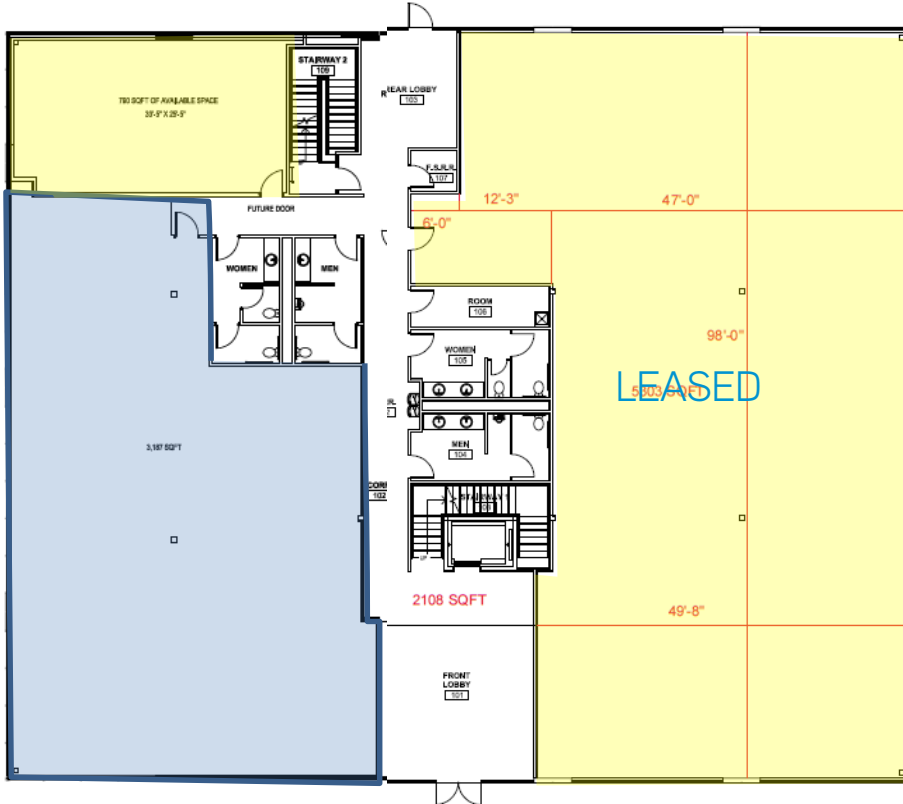
LEASE RATE

Starting at \$20.00 / SF NNN

OPERATING COSTS & TAXES

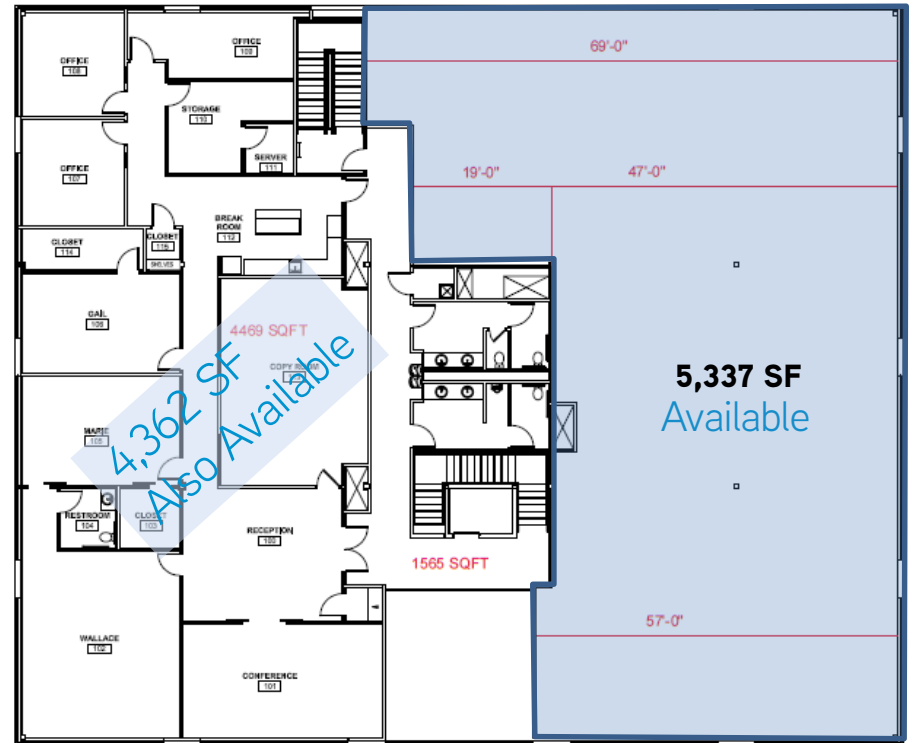
\$ 9.50 PSF 2018 (estimate).

FLOOR PLANS



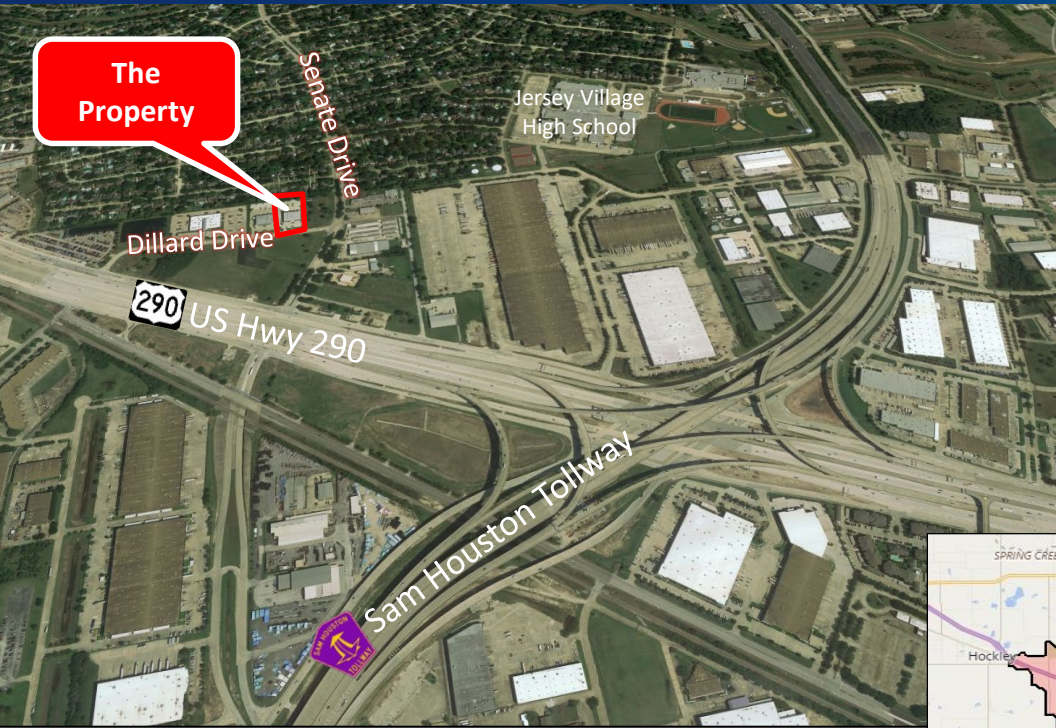
First Floor
±3,187 SF

64% occupied



Second Floor
±5,337 SF

16060 Dillard Drive



NEARBY AMENITIES

FOOD:

- Starbucks
- Fast Food
- Seafood
- Chinese
- Pizza Hut
- Mexican
- Italian

SERVICES:

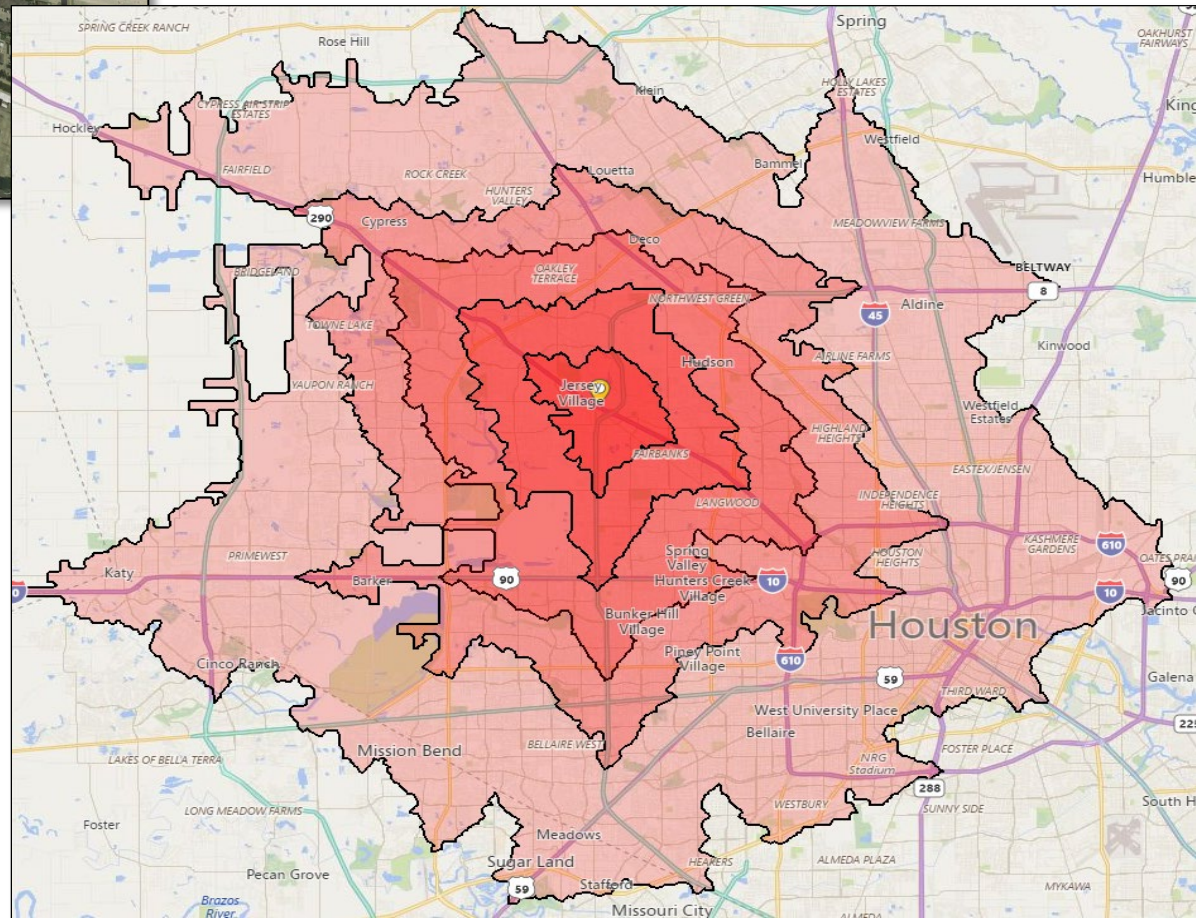
- Car Dealers
- Bakeries
- Hotels
- Park & Ride
- Banks
- Sports Bars

SHOPPING:

- Wal-Mart
- Home Depot
- O'Reilly Auto Parts
- Pharmacies
- Aldi

Drive times:

- 5 minutes to Sam Houston Tollway
- 10 minutes to FM 1960/Hwy 6
- 15 minutes to The Grand Parkway and Beltway 8.
- 20 minutes to Loop 610, I-10 and Cypress.
- 30 minutes to Katy, CBD, I-45 and Sugar Land



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