

INVESTMENT OPPORTUNITY MULTI-TENANT INDUSTRIAL

BROOKHOLLOW WEST BUSINESS PARK
9777 West Gulf Bank, Houston, TX 77040

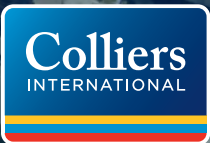
West Gulf Bank

Empire Central Dr

N. Gessner Rd.

PRESENTED BY: **Walter Menuet**
Senior Vice President

Judd Harrison
Vice President



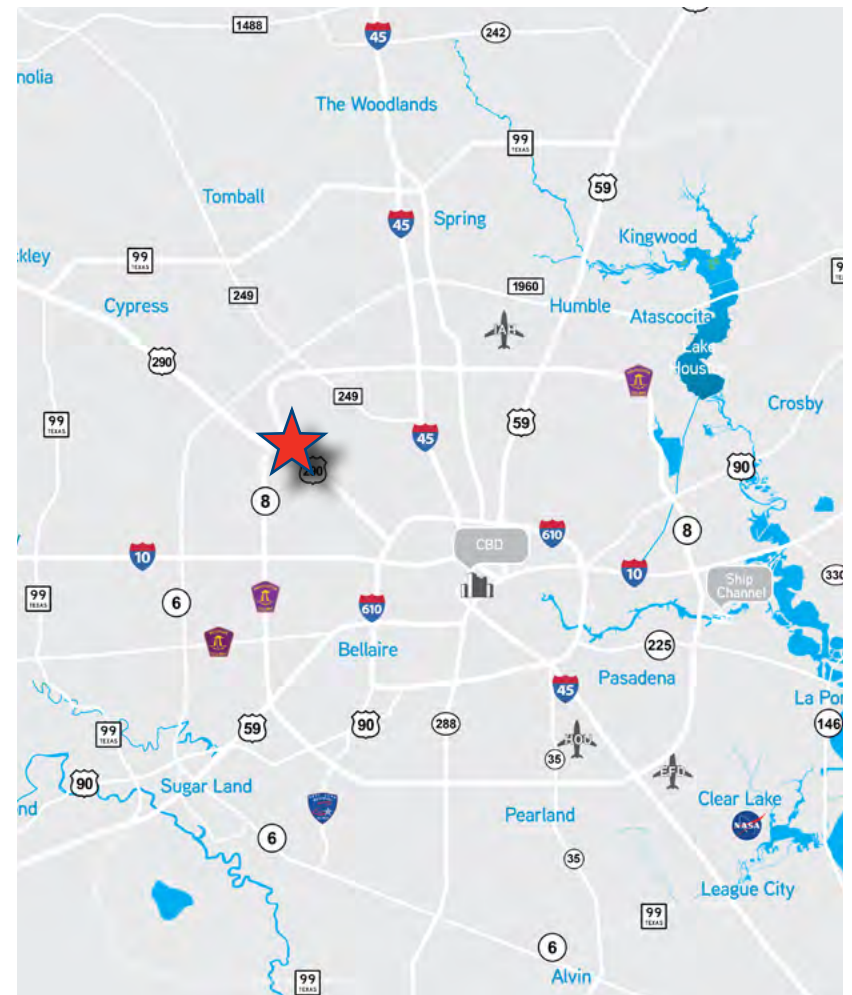
INVESTMENT OVERVIEW

Colliers International is pleased to present the opportunity to acquire Brookhollow West Business Park, located at 9777 W. Gulf Bank, Houston, Texas 77040 in the Northwest submarket of Houston near the intersection of US 290 and Beltway 8. Currently, this property is leased to 16 tenants and is 88% occupied as of September 2018. Brookhollow West Business Park provides an investor the opportunity to purchase a quality facility, in the heart of a strong submarket with a stable and diverse rent roll and the potential for an upside in rental rates and occupancy.



BUILDING HIGHLIGHTS

- ✓ New roof and metal canopies in 2015
- ✓ New pylon signage and exterior LED lighting in 2016
- ✓ Domestic water supply lines replaced throughout building in 2018
- ✓ Quick and easy access to US 290 and Beltway 8 [Construction on the US 290 main lanes is to be completed by late 2018.]
- ✓ Professional business park environment with strong surrounding neighbors
- ✓ Near a growing and skilled workforce
- ✓ Stable cash flow, no deferred maintenance



PROPERTY DESCRIPTION



Total Site Size

15.46 Acres
(673,433 SF)

Total Building Area

251,569 SF

Jurisdiction

Harris County

Building Construction

Tiltwall concrete/glass (1977)

Number of Tenants

16

Occupancy

88% Leased

Telecommunications

Comcast, AT&T

Water/Sewer

West Harris County MUD #1

Natural Gas

Centerpoint

Electric

3 Phase, heavy power to some units

Life Safety

Non fire sprinklered
(except for suite 15 - 16,878 SF)

Air Conditioned Warehouse Space

Six suites (totaling 119,762 SF)

Loading Facilities

Dock-high loading doors
Drive-in loading ramps

Interior Ceiling Height

18' to 20'

Outside Storage

Truck court only

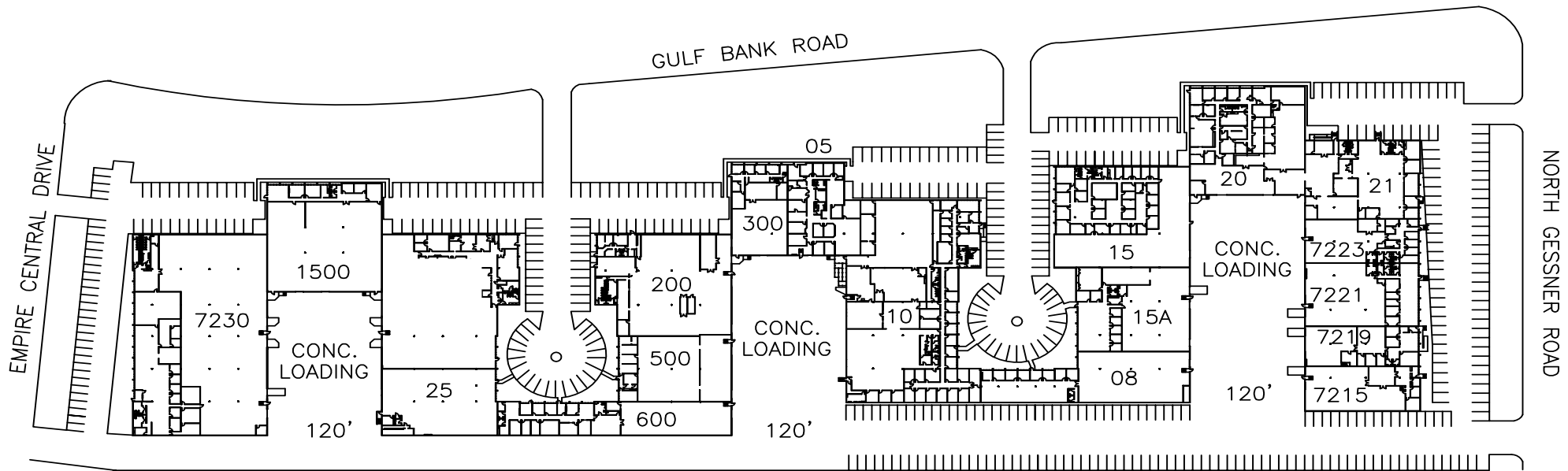
Parking

505 Surface spaces
(2:1,000)

Roof

New single ply roof in 2015
New metal canopies in 2015
Roof warranty through June 2035

SITE PLAN



SPACE SUMMARY

SPACE	TOTAL S.F.	OFFICE S.F.
7230*	33,852	11,335
1500	14,931	2,505
900*	20,772	9,285
25	9,351	621
600	9,746	5,106
500	9,430	1,556

SPACE	TOTAL S.F.	OFFICE S.F.
200*	16,081	3,796
300	6,609	2,636
05	8,016	7,695
10*	29,134	27,994
08*	10,997	3,997
15	16,878	5,877
15A	11,854	4,328

SPACE	TOTAL S.F.	OFFICE S.F.
20	15,349	12,349
21	11,343	9,843
7221*	8,926	2,991
7223	6,238	1,975
7219	5,528	3,057
7215	6,534	1,804

251,569 S.F. TOTAL / 112,532 S.F. OFFICE AREA

*Denotes 100% HVAC (warehouse included)



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL OVERVIEW



Four Seasons Business Park

Port Northwest

Northwest Distribution Center

Bondesen Business Park

Prologis Park Jersey Village

West by Northwest Industrial Park

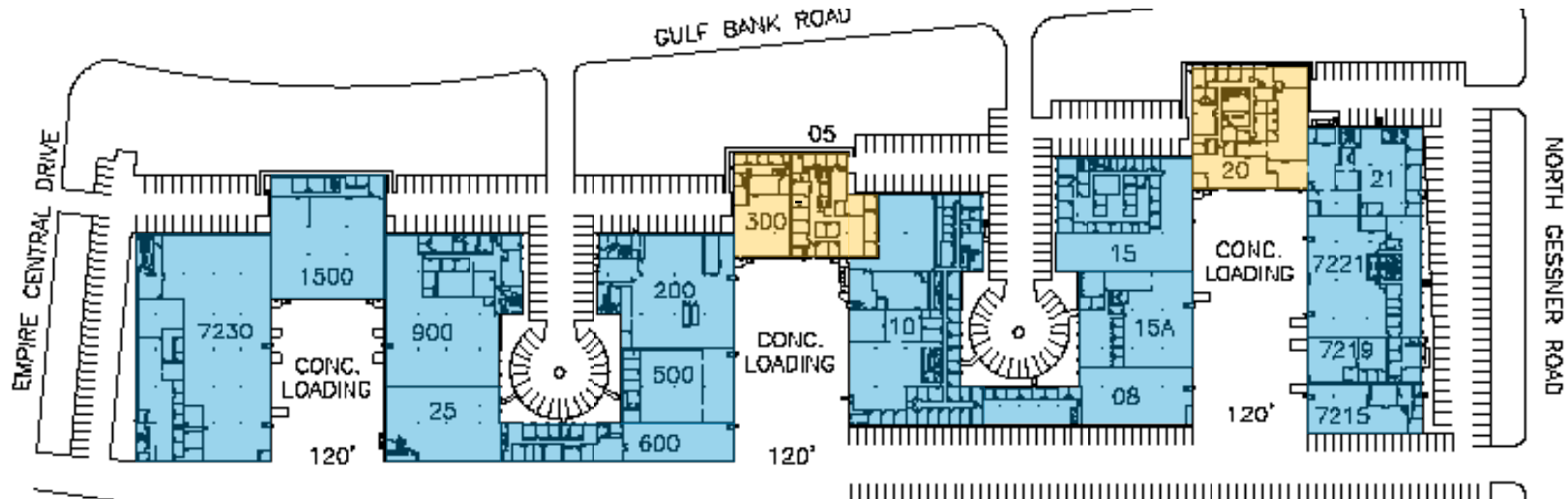
Beltway/290 Business Park

SITE

Cole Creek Business Park

TENANT INFORMATION

● Occupied > 221,595 SF
● Vacant > 29,974 SF

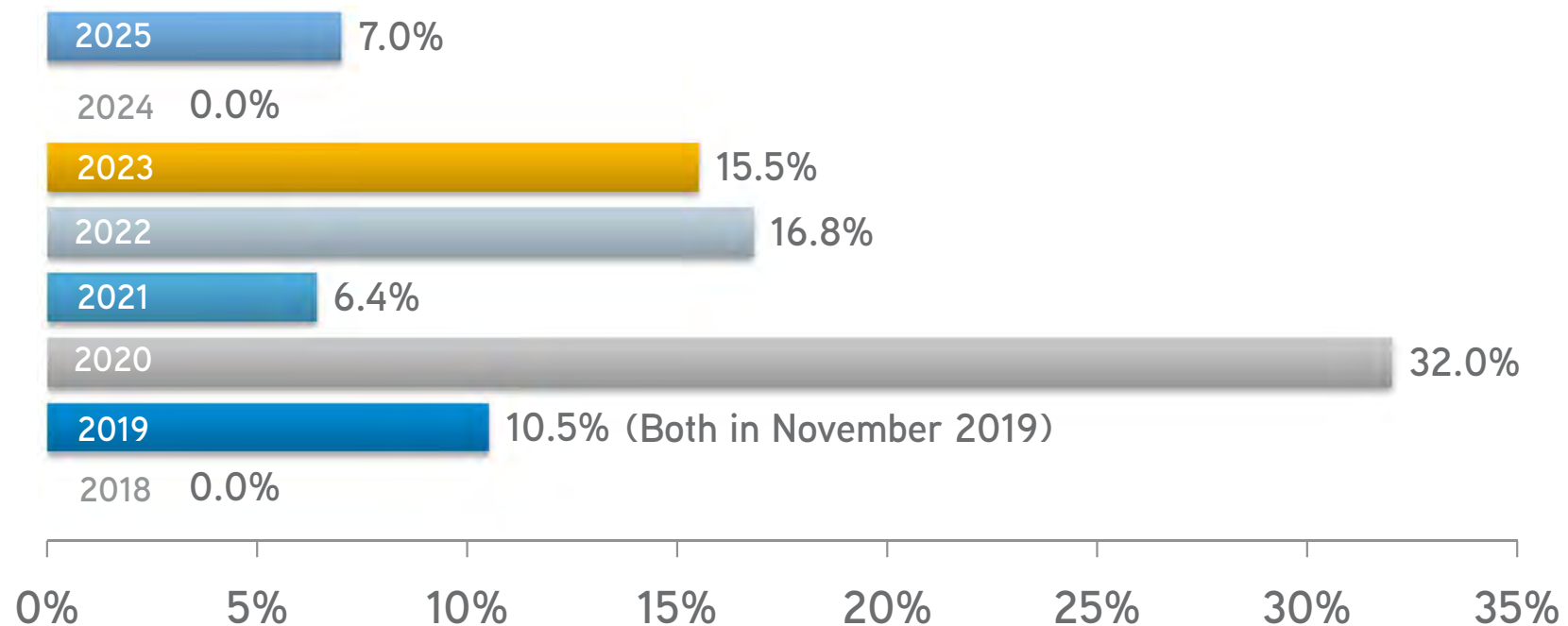


TENANT	INDUSTRY	SUITE	WAREHOUSE SF	OFFICE SF	TOTAL SF
ABC Assembly, LLC	Electronics Manufacturer	7230	22,517	11,335	33,852
Houston Copier Wholesale, Ltd.	Equipment Wholesaler	1500	12,426	2,505	14,931
Prestige Embossing, Inc.	Embossing / Print Finishing	900	18,334	2,438	20,772
AM Delivery & Trucking, Inc.	Transportation	25	8,730	621	9,351
Armadillo Photo Supply, Inc.	Photography Sales & Service	600	4,640	5,106	9,746
Cinch Kit, LLC	Cabinetry Supplier	500	7,874	1,556	9,430
Helios Digital Packaging, Inc.	Packaging Products Manufacturer	200	12,285	3,796	16,081
Vacant	* (Typical Flex Space)	300	3,973	2,636	6,609
Vacant	* (Low Cost Office Space)	05	321	7,695	8,016
Educare Community Living Corp.	Medical/Supervision Service	10	1,140	27,994	29,134
Stone Quarry, Inc.	Stone Tile Supplier	08	7,000	3,997	10,997
U.S. Remodelers, Inc.	Residential Cabinet Contractor (Home Depot)	15A	7,526	4,328	11,854
Versaflex Incorporated	Protective Coatings	15	11,001	5,877	16,878
Vacant	* (Typical Flex Space)	20	3,000	12,349	15,349
Sears Carpet & Airduct Cleaning	Carpet & Air Duct Cleaning	21	1,500	9,843	11,343
Building Specialties, Inc.	Insulation Distributor	7223	3,620	2,618	6,238
First Person Shooter	Professional Training	7221	5,949	2,977	8,926
Broadcast Technical Services, Inc.	Audio/Visual Film Production Services	7219	2,471	3,057	5,528
Arrow Magnolia International, Inc.	Industrial Cleaning Supplier	7215	4,730	1,804	6,534
TOTAL			139,037 (55%)	112,532 (45%)	251,569 (100%)

*Space Description

LEASE EXPIRATIONS BY YEAR

Percentage of Lease Expirations by square footage per year
(as of September 1, 2018)





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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Brookhollow West Business Park



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