

40 New Suites & Warehouse

9207 Emmott Rd, Houston, TX 77040



Richard Chen

AEC Investments

6901 Corporate Dr, Houston, TX 770365101

richentx@hotmail.com

(713) 392-3808

40 New Suites & Warehouse

\$6.00 /SF/Yr

100% Air-conditioned office, showroom and warehouse. TOTAL 3 units, 33000 sq ft. available... Suite 105 is 14,570 sq ft, 40 New suites/showroom, new carpet, new paint, ; Suite 120 is 3755 sq ft. 2 Big open A/C office-warehouse, 4 suites, Suite 125 is 16,147 sq ft Former commercial kitchen converted to Big/Open office/Showroom/Conference, raised floor, floor drainage/grease trap,.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 .. The whole building (37100 sf) is also for sale, See Attached For Sale Flyer. Near Gessner/Hwy 290/Beltway 8. Easy access to major streets in NW Houston. Quiet, Neat office/showroom/warehouse.



- Big/open Office/showroom , 40 New offices
- All Air-conditioned office/warehouse
- Former Commercial Kitchen w/Floor drainage/Grease trap
- Former Security Co. space w/Cable lines/T-1 lines thru-out
- All fenced w/ 3 Gates, big parking lot

Rental Rate:	\$6.00 /SF/Yr
Property Type:	Industrial
Rentable Building Area:	37,109 SF
Year Built:	1984
Rental Rate Mo:	\$0.50 USD/SF/Mo



1st Floor Ste 125

Space Available	16,147 SF
Rental Rate	\$6.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Office Size	3,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 Years

Description Floor Drain Space, former kitchen/cooler walls, floors stay. Floor drain, grease drain available. Big Paved parking space. All fenced with 2 gates. 3000 sf high end finish office with kitchen, 13000 sf all A/C wide-open warehouse. All utilities (Gas, water, electricity) available. Near Hwy 290/Beltway 8 and Gessner. Easy access to major freeway around Houston, College Station, Katy, Woodland, IAH, Sugarland.

1

1st Floor Ste 105

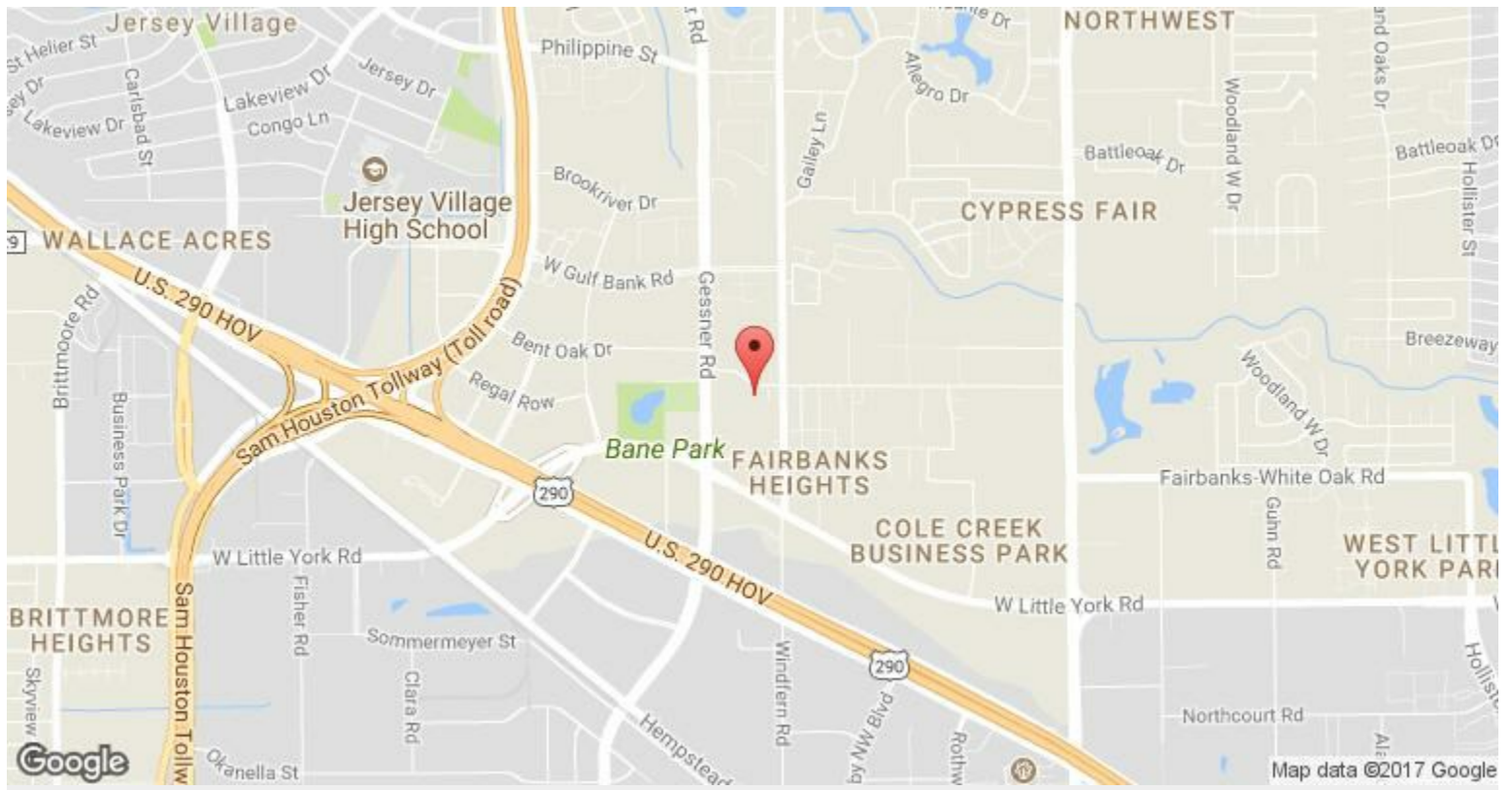
Space Available	14,570 SF
Rental Rate	\$6.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Office Size	3,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 Years

2

1st Floor Ste 100

Space Available	2,550 SF
Rental Rate	\$6.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 3 Years

3

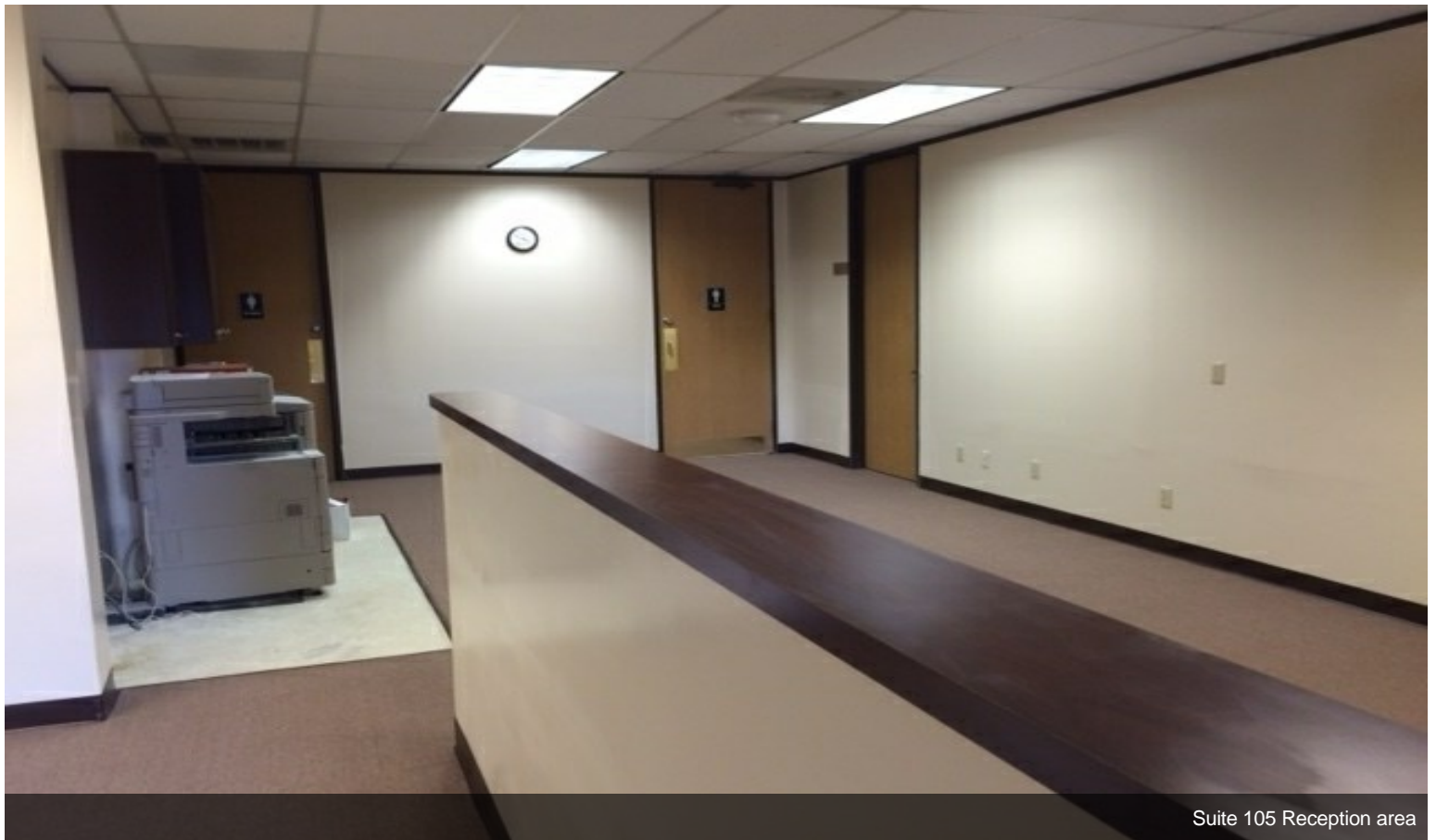


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Property Photos



Suite 105 Break room

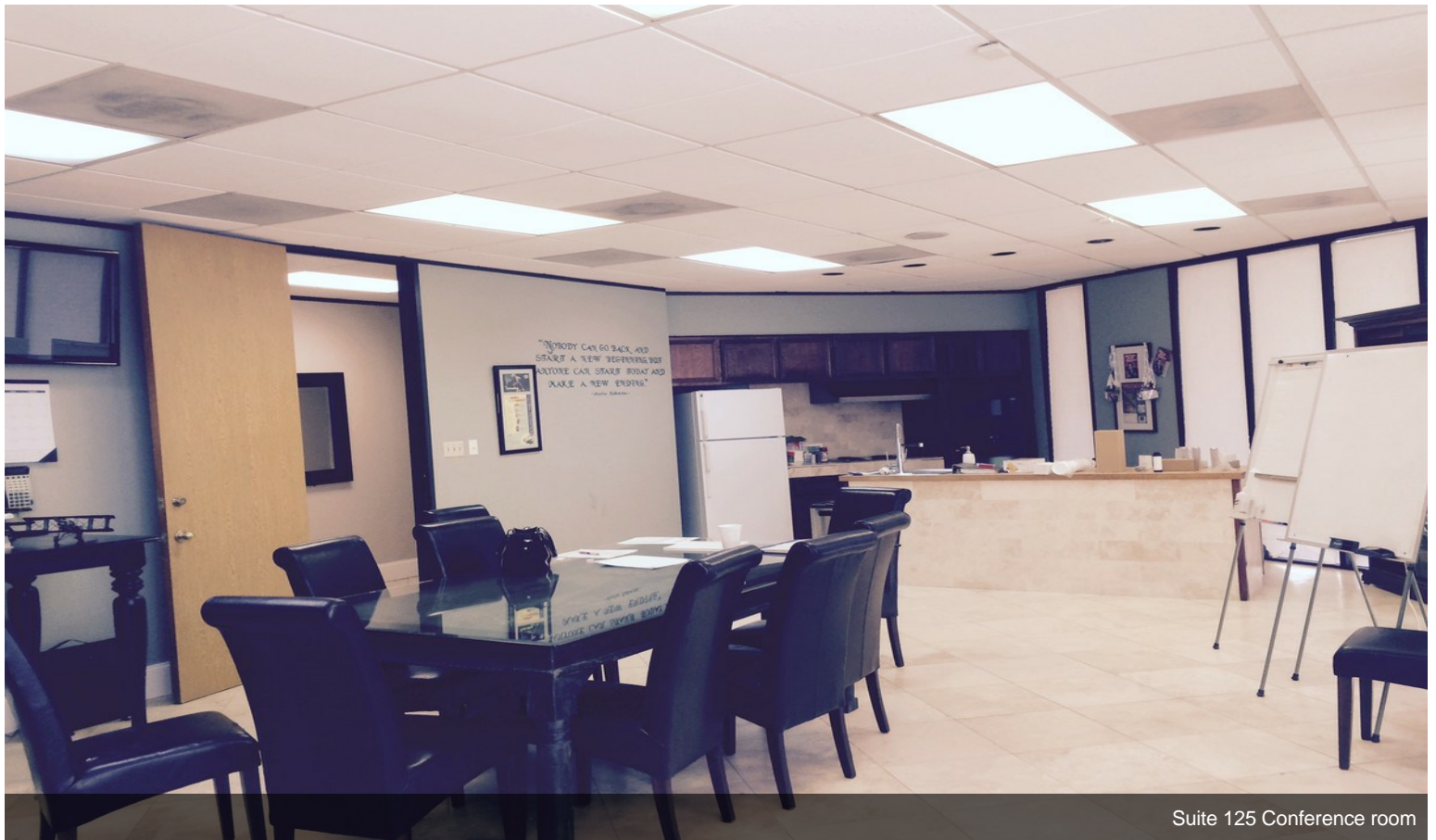


Suite 105 Reception area

Property Photos



Suite 105 Training room

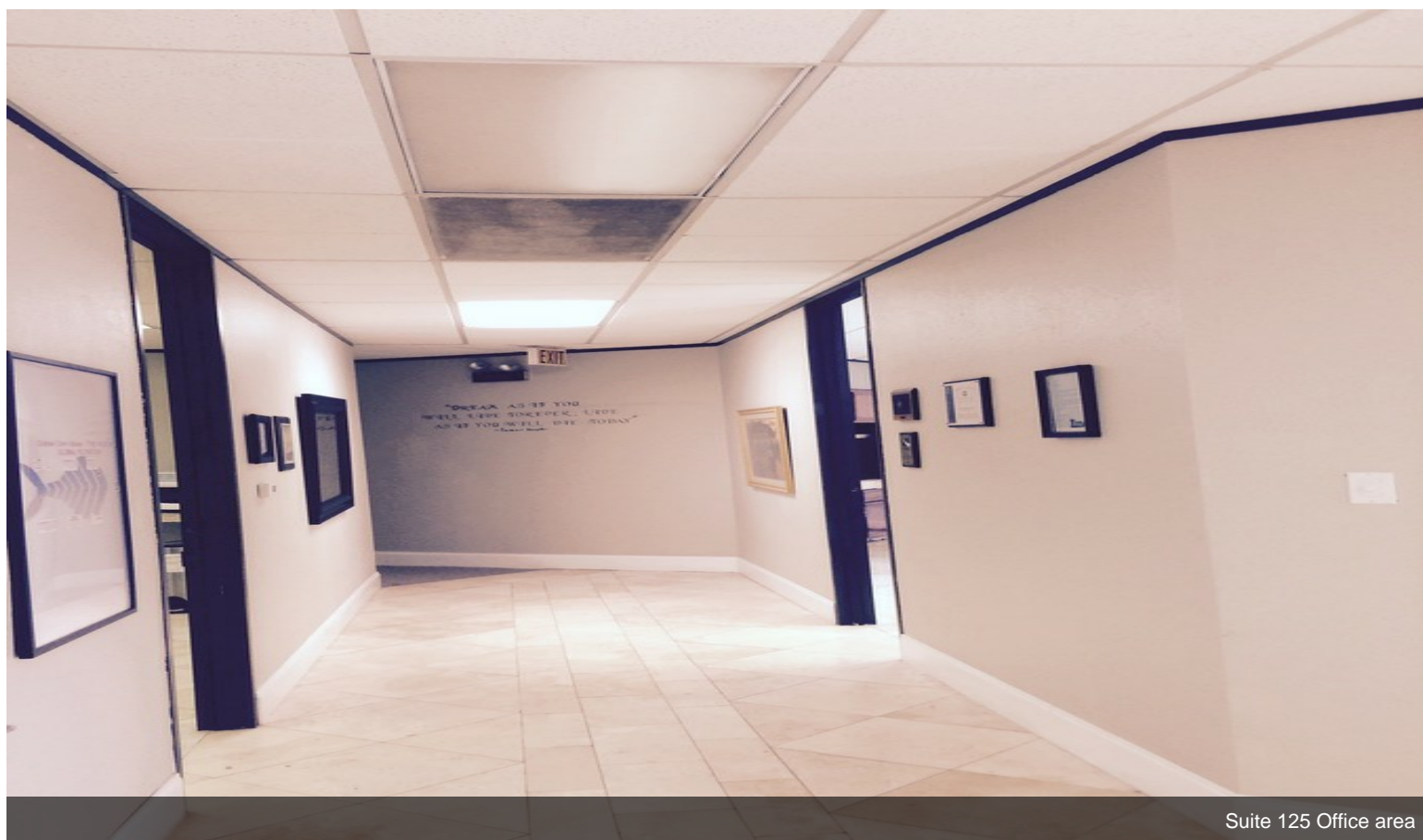


Suite 125 Conference room

Property Photos



Suite 125 Reception area



Suite 125 Office area

Property Photos



Suite 125 A/C warehouse



Suite 125 Break Room

Property Photos



back doors



Back door

Property Photos



Suite 120 office



Suite 125 open warehouse

Property Photos



Suite 125 open warehouse



Suite 125 open warehouse

Property Photos



Suite 125 open warehouse



Front door 1

Property Photos



Front door 2



Side Gate Door

Property Photos



Side Parking Area