



Accelerating success.



# For Lease ± 8,100 SF Flex Space

Westborough Business Park  
20302 Park Row, Suite 1200, Katy, TX 77449

**Judd Harrison**

Vice President  
+1 713 830 2196  
judd.harrison@colliers.com

**Christopher S. Klein**

Principal  
+1 713 830 2141  
chris.klein@colliers.com

**Colliers**

1233 W. Loop South, Suite 900  
Houston, TX 77027  
colliers.com

Westborough Business Park offers a strategic location within the Energy Corridor.

Westborough Business Park is a Class A office/warehouse with approximately 8,100 square feet available for lease located in Katy along Park Row just west of Fry Road. The building has convenient access to Interstate 10 and is located within a deed restricted business park.

## Park Amenities



Flex Office Space



Great Access/Visibility



Parking Ratio  
5/1,000



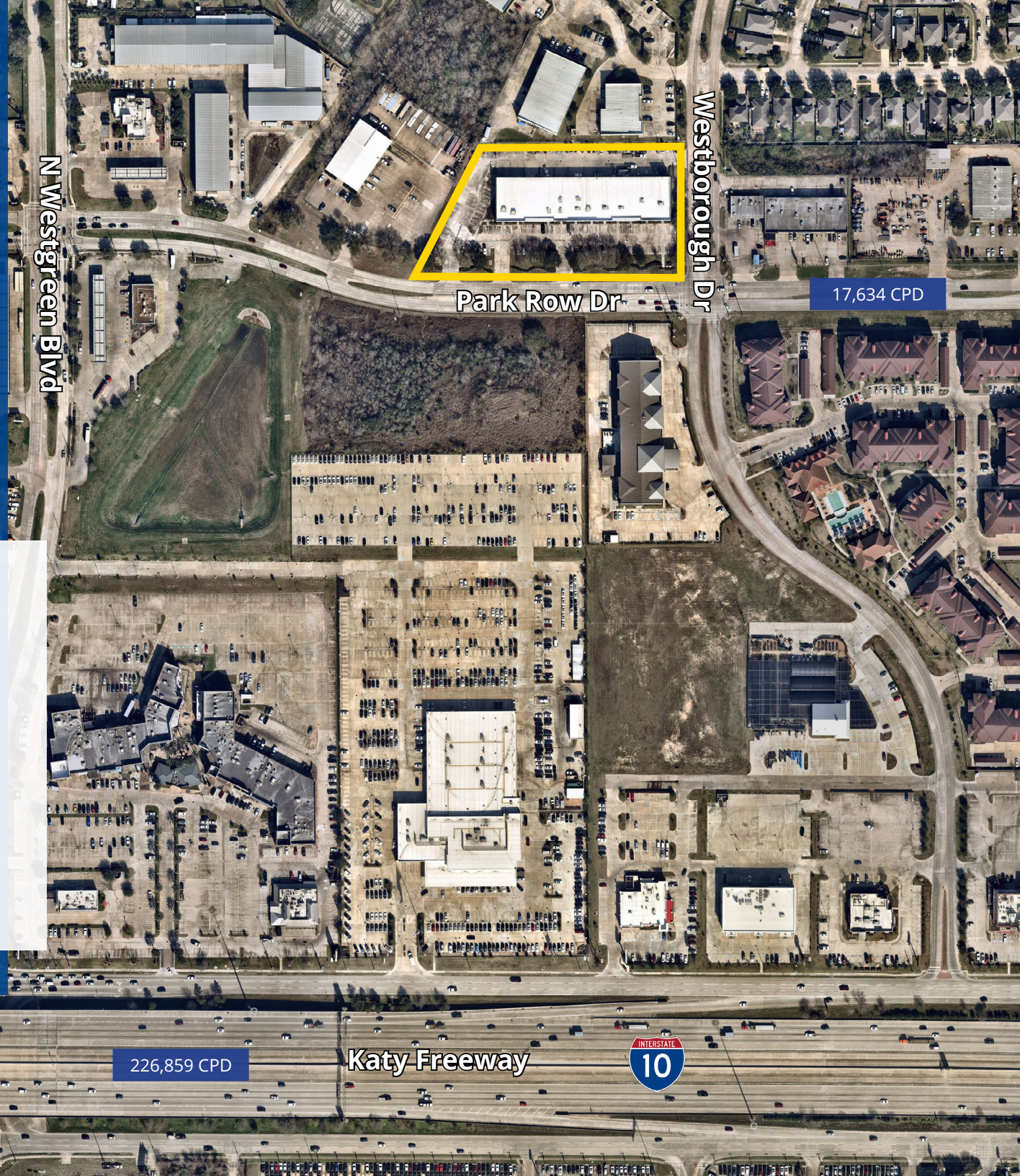
Rear Load Configuration



Grade Level OH Doors



18' Clear Height



N Westgreen Blvd

Park Row Dr

Westborough Dr

17,634 CPD

226,859 CPD

Katy Freeway



# Suite 1200 Highlights

- 8,100 SF end cap available
- 5,600 SF office / 2,500 SF warehouse
- 18' Clear height
- Comcast Business Internet available to space
- Excessive parking ratio: 5/1,000
- Negotiable build-out allowance
- Lease Rate: \$1.15 PSF/Month NNN
- Opex estimated at \$0.48 PSF/Month





The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text is a horizontal bar with a color gradient from blue to red.

1233 W. Loop South, Suite 900  
Houston, TX 77027  
+1 713 222 2111  
colliers.com

**Judd Harrison**

Vice President  
+1 713 830 2196  
judd.harrison@colliers.com

**Christopher S. Klein**

Principal  
+1 713 830 2141  
chris.klein@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.



# 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 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.

Colliers International  
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name  
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales  
Agent/Associate

License No.

Email

Phone

Judd Harrison

627538

judd.harrison@colliers.com

(713) 830 2196

Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date