

For Sale | Value-Add
Investment Opportunity



WESTWOOD GREEN

9494 Southwest Freeway

Houston, Texas 77074



WESTWOOD GREEN | INVESTMENT SALE



Westwood Green - 9494 Southwest Freeway is a class B, eight (8) story office building with approximately 139,787 SF of net rentable area situated on approximately 3.59 acres at the intersection of Highway 59 and Club Creek. The building is 28% leased to a diverse tenant base, some of which have been in the building 15 years.

Westwood Green office building is complimented with a four (4) story parking garage with 463 spaces, an additional 52 surface parking spaces yielding to a 3.69/1,000 SF parking ratio. A covered walkway connects the garage and building.

PROPERTY HIGHLIGHTS

- Eight-story, 139,787 SF, multi-tenant, class B office building on 3.59 acres, which includes a motor bank
- Parking - Structured parking garage and surface parking totaling 515 spaces
- Parking Ratio: 3.69/1,000
- Occupancy: 28%
- Connected covered walkway from building to parking
- Convenient ingress / egress access via US Hwy 59 frontage road
- Lobby renovation completed
- Opportunity to increase value by mark to market rental rates on existing leases and leasing available space



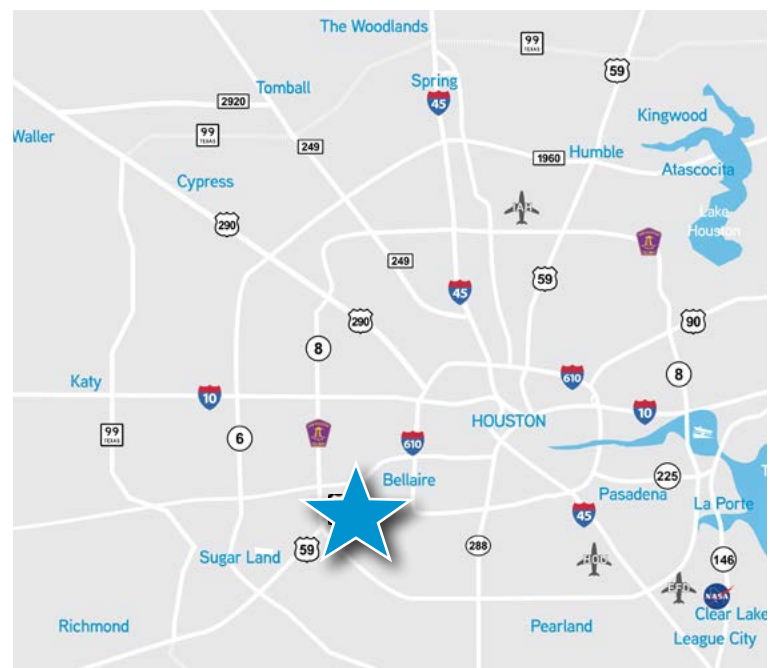


OFFERING HIGHLIGHTS

- Opportunity to acquire well located, highly visible eight (8)-story office building
- Excellent user/owner opportunity
- Value-add opportunity to increase occupancy above the current 28%
- Increased NOI through contractual rental increases and leasing of vacant spaces
- Conveniently located with freeway frontage and direct access to U.S. Highway 59 (Southwest Freeway)
- Structured parking garage and surface parking creating 515 spaces for a 3.69/1,000 parking ratio
- Signage opportunity on one of Houston's most heavily traveled freeways
- Traffic counts: 282,000 cpd on Southwest Fwy
36,240 CPD on Service Road
6,700 CPD on Club Creek Drive

OPPORTUNITY

To acquire a well located office building with high visibility on a major freeway in the expanding Houston market. Westwood Green is located in the Southwest Beltway 8 Submarket that is conveniently situated between the Texas Medical Center and Sugar Land, providing a lower-cost alternative to tenants. The property is within 2 miles of Memorial Hermann Southwest Hospital complex and minutes away from Uptown-Galleria/West Loop Area.





FOR MORE INFORMATION:

DAVID L. CARTER, CCIM, SIOB

713 830 2135

david.carter@colliers.com

IVONNE GONZALEZ

713 830 2161

ivonne.gonzalez@colliers.com

Colliers International

1233 West Loop S. | Suite 900

Houston, Texas 77027



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 others, including the broker's own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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, MCR	604308	patrick.duffy@colliers.com	(713) 830-2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David L. Carter	364568	david.carter@colliers.com	(713) 830-2135
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date