



FOR SALE OR LEASE

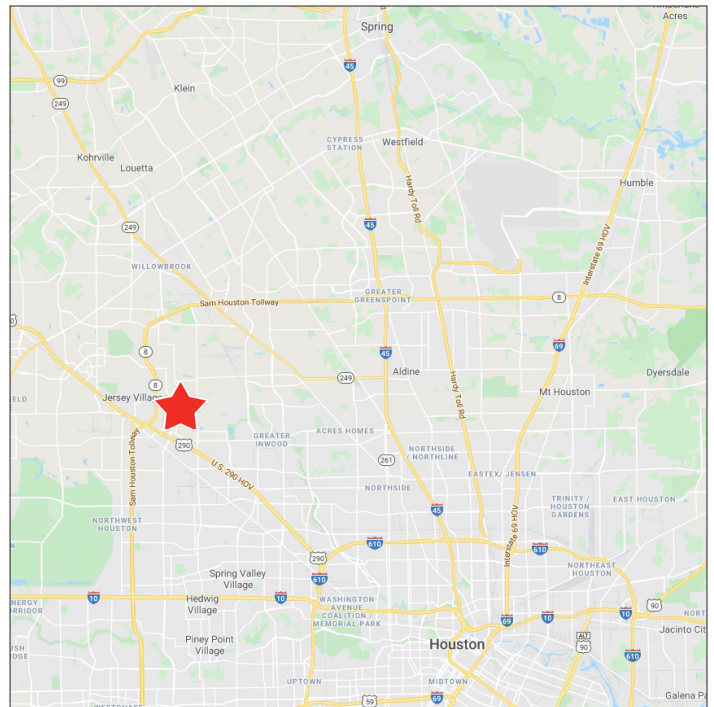
7300 N. Gessner Dr. Houston, TX 77040

**AVISON
YOUNG**



PROPERTY DETAILS

- Size: 32,649 SF (Office: 22,215 SF | Warehouse: 10,434 SF)
- Year Built: 2000
- Acreage: 5.49
- Ceiling Height: 18'
- Loading: Two (2) drive-in ramps with 10' x 15' doors
One (1) recessed dock well with 10' x 10' door
- Rental Rate: \$1.15/SF/Month NNN
- Sales Price: CONTACT BROKER



PROPERTY HIGHLIGHTS

- > NNN Lease in Place Through July 5th, 2023
- > Fully Fenced Property
- > Ample Parking
- > Option to decrease office space and increase warehouse square footage

Thomas Monaghan

Senior Associate

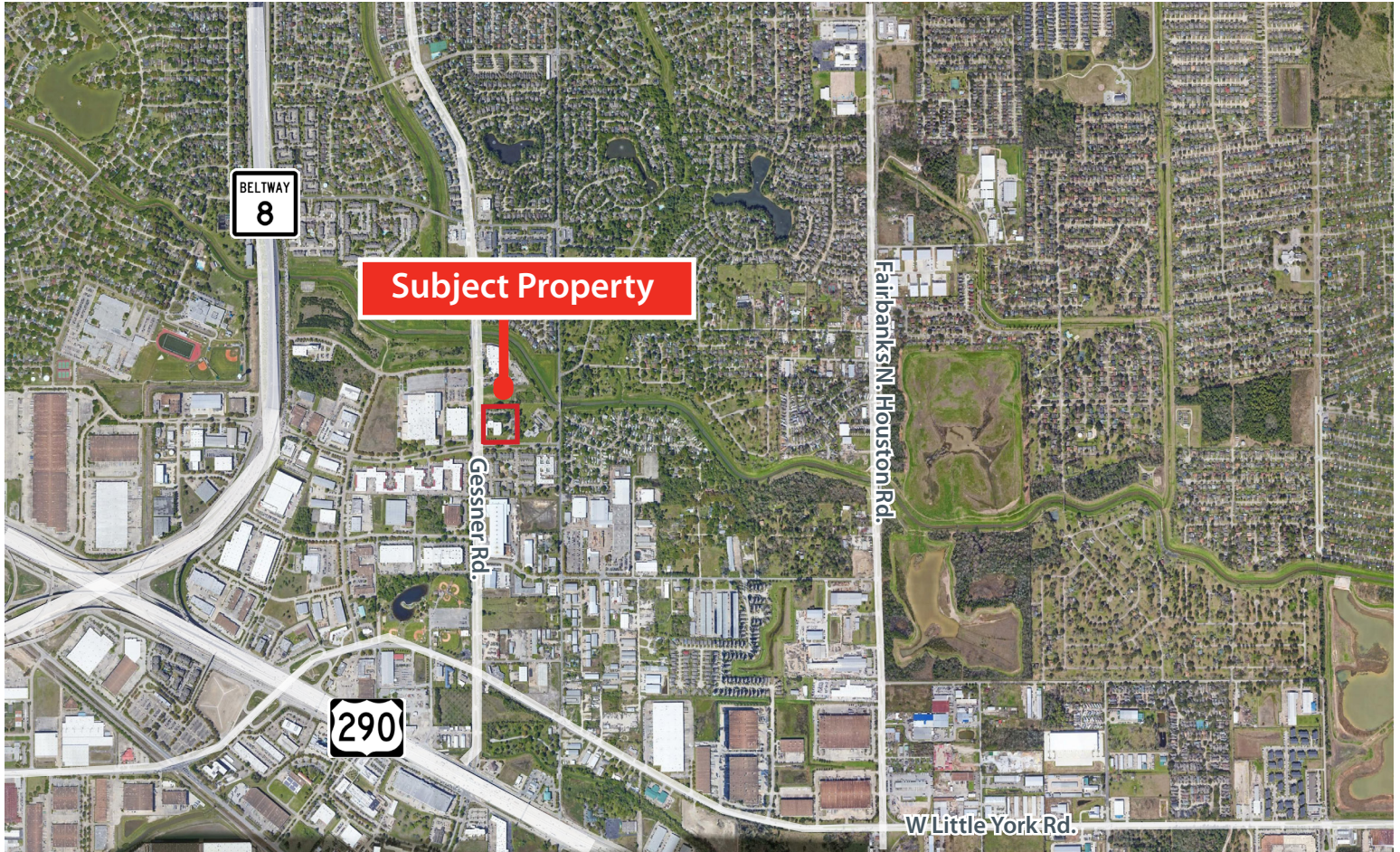
713.993.7136

thomas.monaghan@avisonyoung.com



7300 N. Gessner Dr.

Houston, TX 77040



DEMOGRAPHICS

POPULATION	0-1 MILE	0-3 MILE	0-5 MILE
Est. (2019)	7,943	79,583	293,662
5-Yr Est. Population Growth	0.7%	0.5%	0.6%
Est. Average Household Income	\$109,530	\$89,986	\$78,918

TRAFFIC COUNTS

Gessner Rd. South of W. Gulf Bank Rd.	17,006 CPD
W. Little York Rd. South of Brent Oak Dr.	21,725 CPD
Hwy 290 east of Beltway 8	85,792 CPD
Beltway 8 north of Hwy 290	21,305 CPD



7300 N. Gessner Dr.
Houston, TX 77040

**AVISON
YOUNG**

FLOORPLAN

32,649 SF

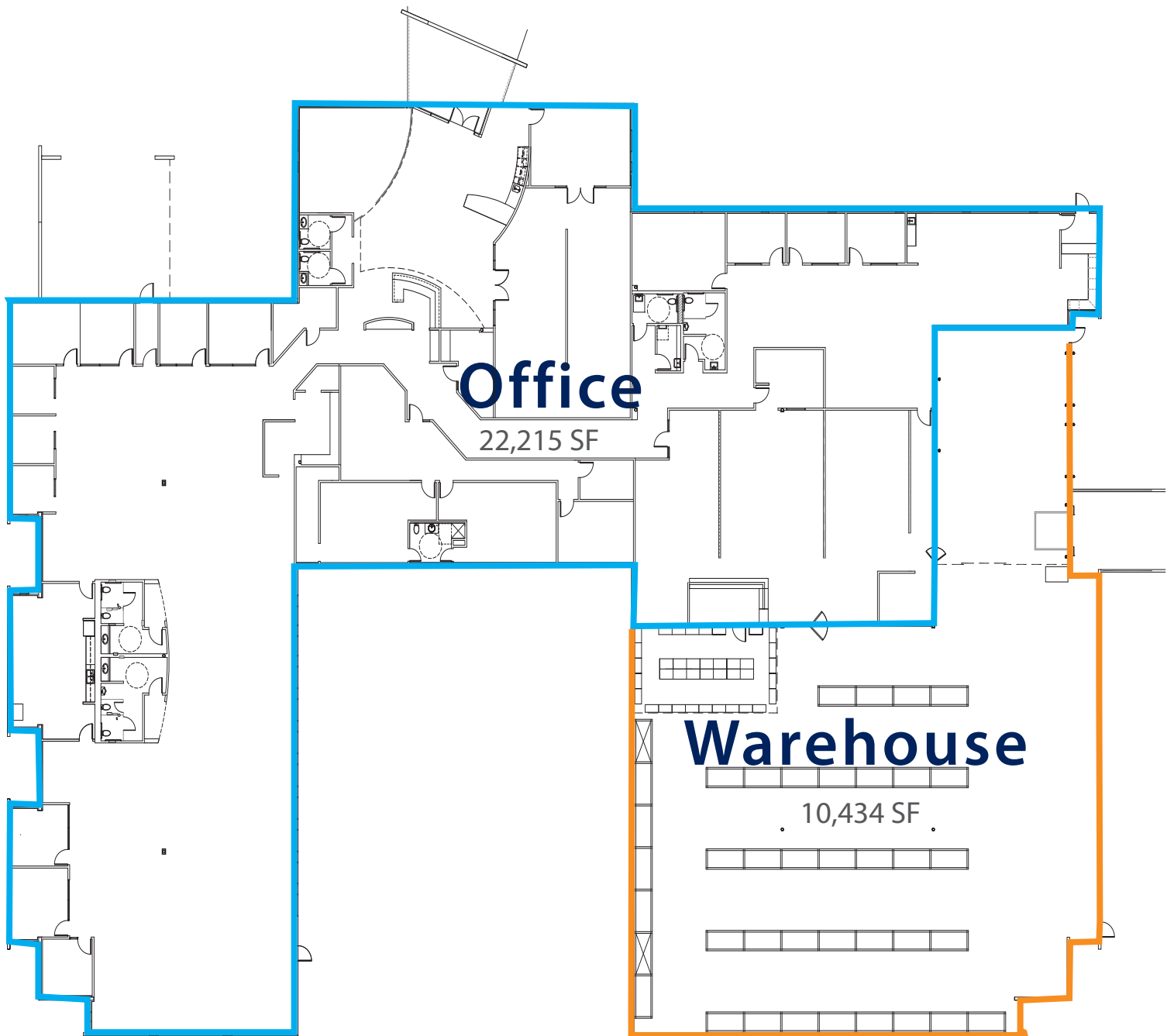
Total

10,434 SF

Warehouse

22,215 SF

Office





INTERIOR PHOTOS

& Legend

- A** Reception Area
- B** Cubicles / Open Office Area
- C** Training Area
- D** Break Room / Cafeteria
- E** Executive Office





EXTERIOR PHOTOS

& Legend

- A** Overhead Doors / Dock
- B** Automatic Gate
- C** Front of Building
- D** Parking
- E** Green Space
- F** Fully Fenced (View from corner of N. Gessner & W. Gulf Bank)





7300 N. Gessner Dr.
Houston, TX 77040

**AVISON
YOUNG**

PROPERTY OVERVIEW



FOR MORE INFORMATION CONTACT:

Thomas Monaghan

Senior Associate

713.993.7136

thomas.monaghan@avisonyoung.com

This information contained herein was obtained from sources believed to be reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



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.

Avison Young - Texas, LLC	606048	rand.stephens@avisonyoung.com	713-993-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713-993-7810
Designated Broker of Firm	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713-993-7810
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Monaghan	654137	thomas.monaghan@avisonyoung.com	713-993-7136
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date