



Three-Story Office Building at 15000 Northwest Freeway – plus additional land

Houston, Texas 77070

BUILDING FOR SALE



- Cushman & Wakefield is pleased to offer For Sale this ± 34,776 square foot building which sits on ±5.77 acres of land (per survey).
- Built in 1981 and renovated in 2017, the three-story clean building offers executive and private offices, conference rooms and break rooms and large grade-level shipping and receiving door.
- Located in the master planned Brookhollow West Business Park, the building is 100% occupied and is highly visible from Northwest Freeway (US 290). The area offers myriad amenities and is less than one-half mile to West Beltway 8.

Price: Motivated Seller – Make Offer

For more information, please contact:

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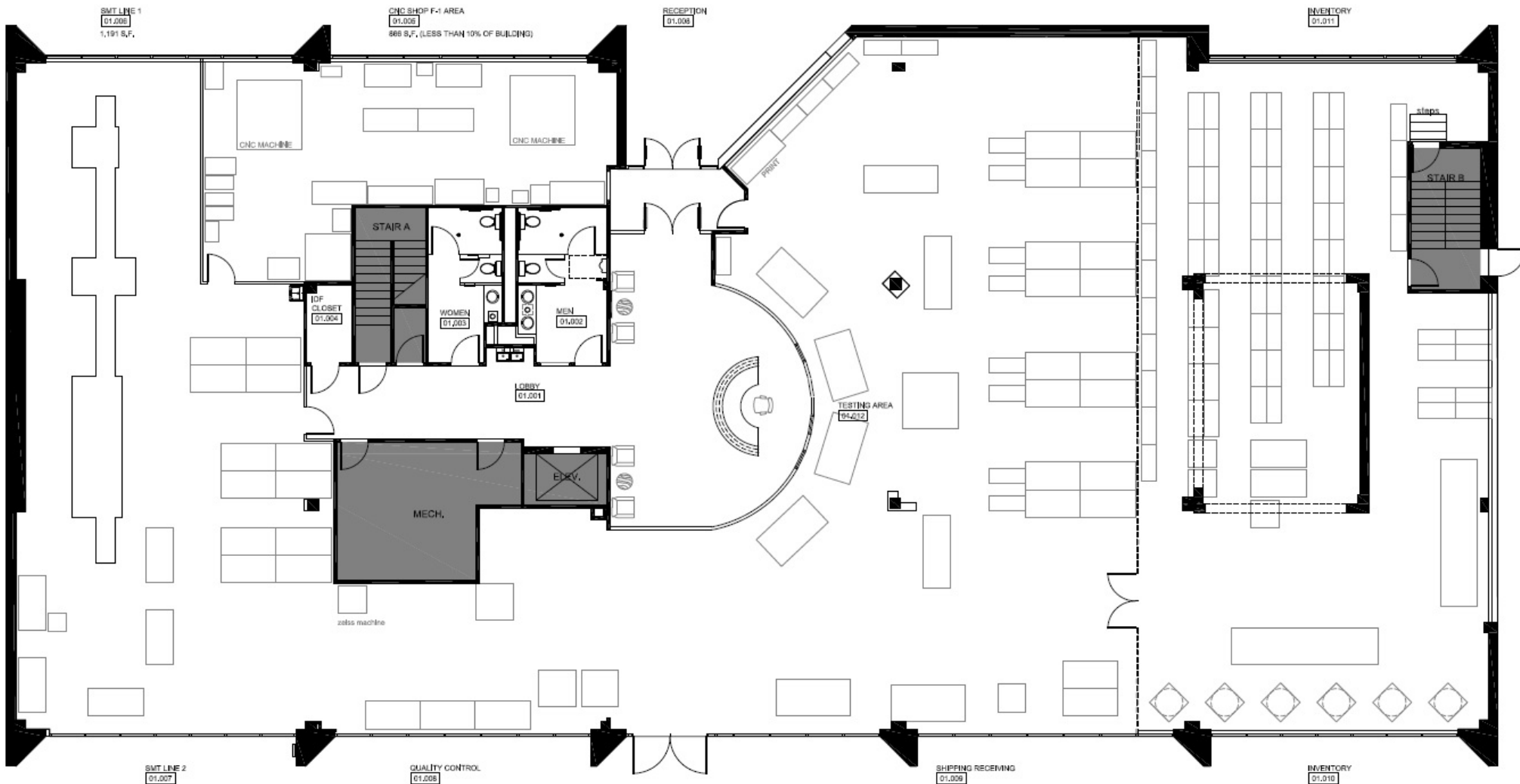
1330 Post Oak Blvd., Suite 2700
Houston, Texas 77056
phone: +1 713.877.1700



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FIRST FLOOR

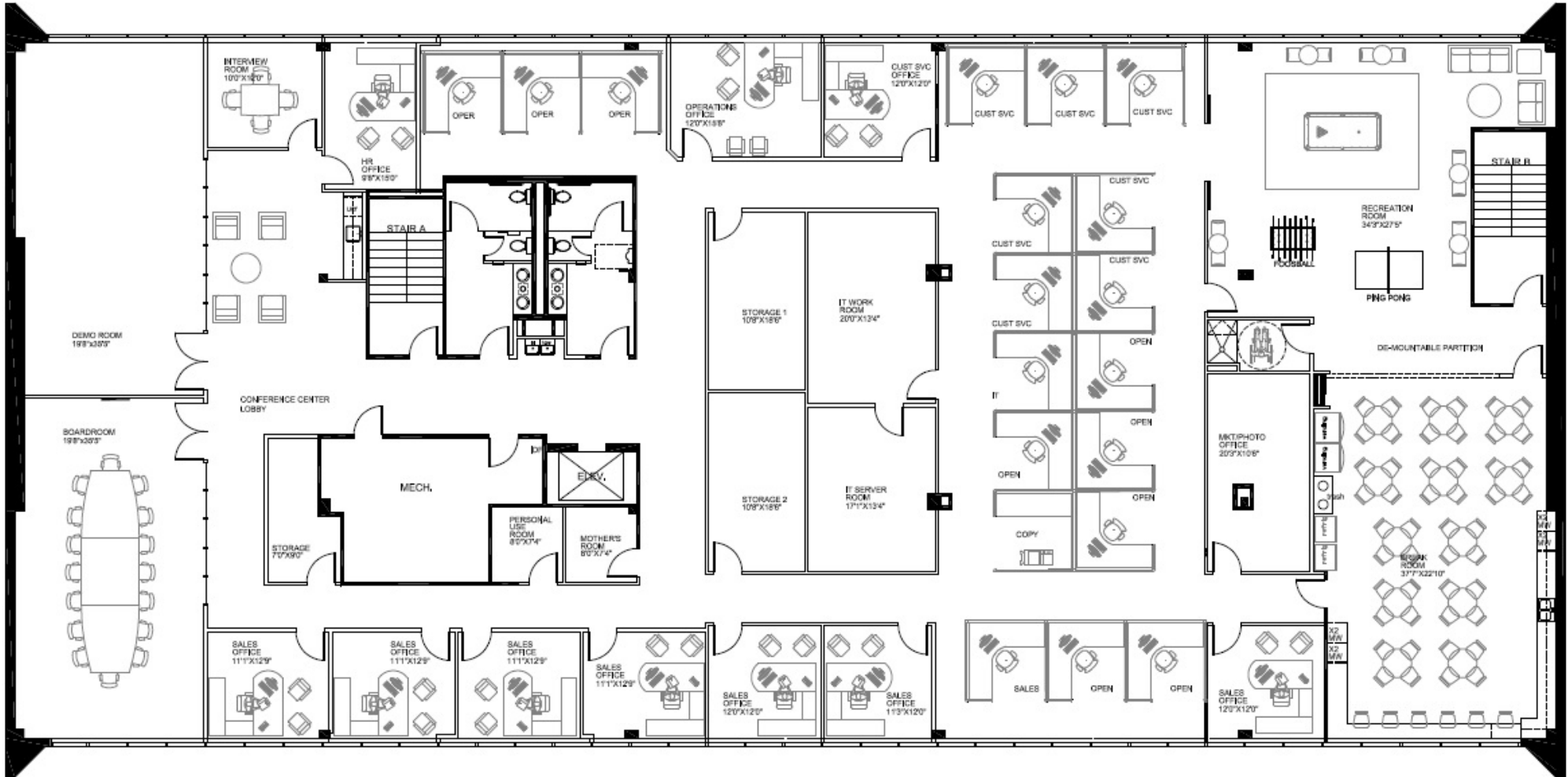


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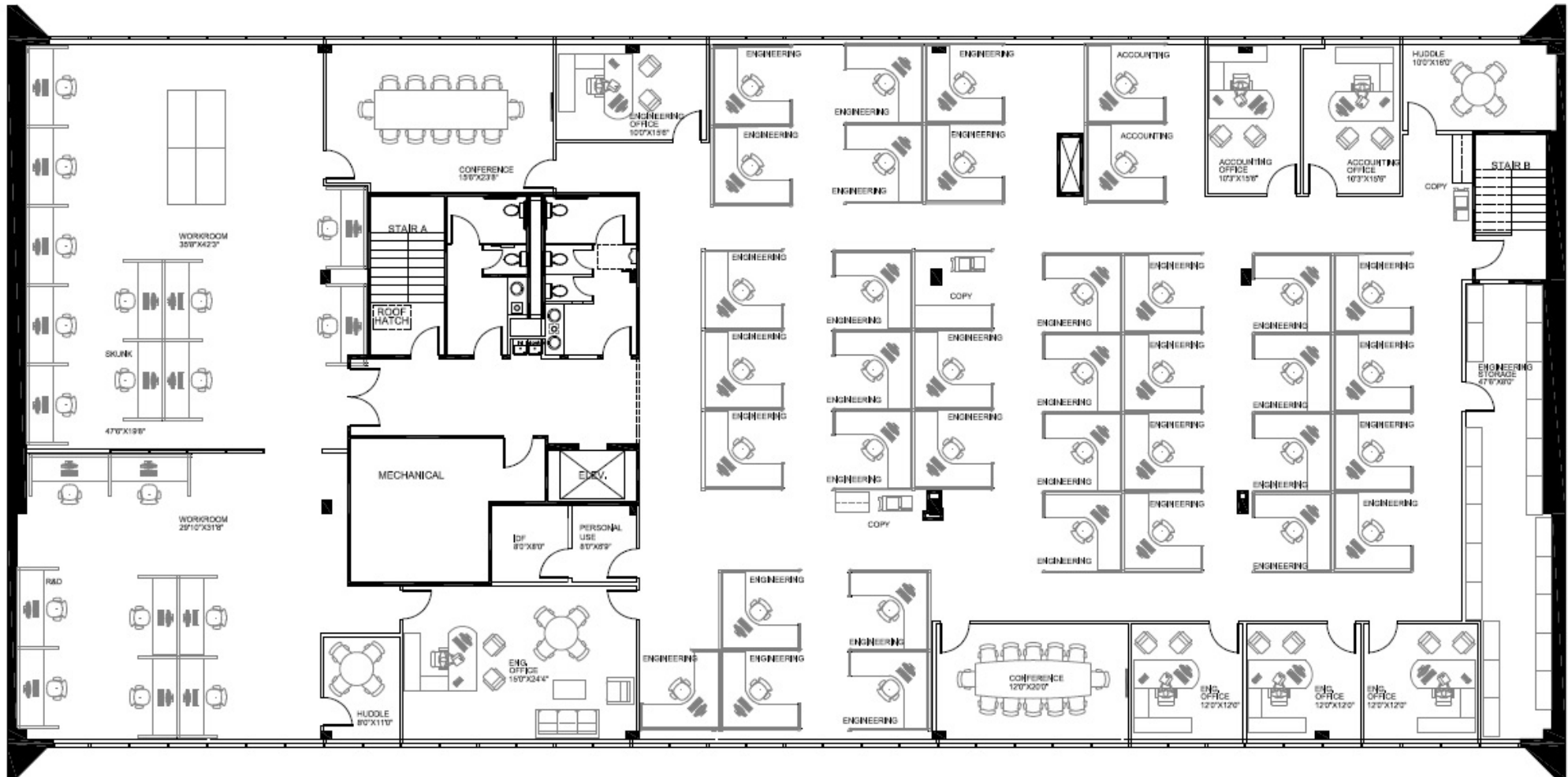


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SURVEY

RECORD LEGAL DESCRIPTION

TRACT 1:
A tract of land containing 2.84 acres out of and part of Restricted Reserve "C" of Brookhollow West, Section Five, as shown in Harris County, Texas according to the map or plat filed and recorded in Volume 336, Page 101 of the Map Records of Harris County, Texas.

TRACT 2:
A ceded 2.73 acre tract conveyed to Jersey Village Bank as per an instrument recorded under Harris County Clerk's File No. C37046, O.P.R.R.P.A.C.T.

STATEMENT OF ENCROACHMENTS

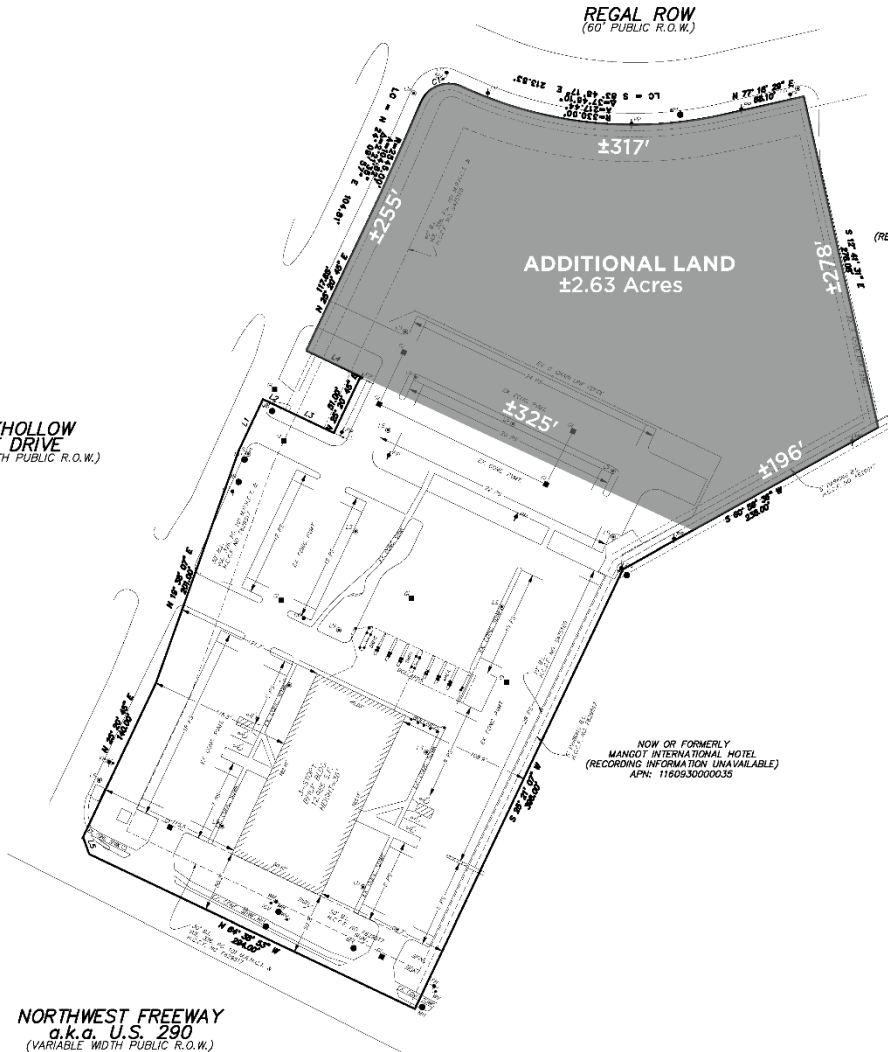
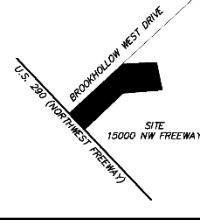
At the time of this survey there appears to be no apparent encroachments.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

There are no notes for this section as no commitment has been provided.

TAX ID 042187000014

HARRIS COUNTY, TEXAS
BROOKHOLLOW WEST, SECTION 5



MISCELLANEOUS NOTES

- The Surveyor has not abstracted the subject property.
- See Flood Zone Data note.
- This surveyor has not been provided with a Commitment For Title Insurance for this survey.
- The Existing Utility Lines shown hereon and referencing this note were not located in the field, but are shown at their approximate location based on Houston City Construction plans and private utility company plans.
- Bearings on this survey are based on the Easement 7. There are no visible signs of a cemetery on this tract.
- All utilities shown hereon are based on above ground observation only. For utility marking in the area, call 1-800-DIG-TESS.
- Nothing in this survey is intended to express an opinion regarding ownership or title.
- The word CERTIFY is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief.
- This survey is certified for this transaction only.
- This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction.
- Subject property is located within the City Of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality) it is subject to the terms, conditions, and provisions of City Of Houston Ordinance No. 1999-282 (Chapter 42 of the code of ordinances), pertaining to, among other things, the platting and re-platting of real property and to the establishment of building lines.

SURVEYOR'S CERTIFICATION

To: Parties to be named later:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ASPS, and conforms to the 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on June 17th, 2016.

Robert A. Morse
Robert A. Morse
Registered Professional Land Surveyor
Texas Registration No. 4218



ALTA/ACSM LAND TITLE SURVEY

15,000 NORTHWEST FREEWAY
15,000 NORTHWEST FREEWAY
HOUSTON, TEXAS

REV.	DESCRIPTION	DATE
ISSUED		

ALTA/ACSM LAND TITLE SURVEY OF
3.7772 ACRES OF LAND LOCATED IN THE W.K. HAMAN
SURVEY, ACRES/TRACT NO. 317, HARRIS COUNTY, TEXAS.

SCALE: 1" = 50'
DATE OF SURVEY: 07/28/16

REKHA ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS
2301 Hollister Houston, Texas 77040
713-883-0881 Fax: 713-883-7886
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CONTACT: JOHN ENGLISH 3301 HOLLISTER SUITE 190 HOUSTON, TEXAS 77040

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 23° 20' 45" E	62.00
L2	S 64° 39' 15" E	73.00
L3	S 64° 39' 15" E	69.00
L4	N 64° 39' 15" W	69.00
L5	N 19° 38' 53" W	74.12

CURVE TABLE

CURVE	ANGUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	46.12	11.59	135.92	

ZONING DATA

Local Zoning Code

Zone: There is no zoning in the City of Houston.
Permitted Uses: Per. Deed Restrictions
Setback - Front: 10' or 25' (per City Ord. No. 1999-282)
Side: 0' (per City Ord. No. 1999-282)
Rear: 0' (per City Ord. No. 1999-282)
Max. Building Height: Restricted: None per ordinance
Bulk Density Restriction: NONE
Fighting Requirements: Provisional Facility - 4.0 spaces per 1000 sq. ft. GFA
Planning Authority

Dept: City of Houston Planning & Development Dept.
Address: 811 Walker, 6th Floor
Houston, TX 77002
Phone: 713-557-1700
Contact: Planner of the Day

FLOOD ZONE DATA

If graphic plotting only, this property is located in Zone "X", Zone "A" (Shaded) and Zone "AE" of the Flood Insurance Rate Map, Community Plan No. 480700000M which bears an effective date of June 8, 2014. Zone "X" and Zone "AE" (Shaded) are not in a special flood hazard area. Zone "AE" is in a Special Flood Hazard Area. No field verification was performed to determine these zones and an amended certificate should be issued to verify the determinations of a reference from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 0.2% annual chance floodplain. Zone "AE" (Shaded) is the area of the 0.2% annual chance flood. Zone "A" denotes areas outside the 0.2% annual chance floodplain.

PARKING TABLE

REGULAR PARKING SPACES	= 184
HANDICAP PARKING SPACES	= 8
TOTAL PARKING SPACES	= 192

NORTHWEST FREEWAY
a.k.a. U.S. 290
(VARIABLE WIDTH PUBLIC R.O.W.)



Lobby



Conference Room – 2nd Floor



Break Room – 2nd Floor



Cubicles – 3rd Floor

Information About Brokerage Services

11-2-2015

EQUAL HOUSING
OPPORTUNITY

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.

<u>Cushman & Wakefield of Texas, Inc.</u>	<u>0234174</u>	<u>marjorie.moody@cushwake.com</u>	<u>713-877-1700</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Scott Wegmann</u>	<u>276916</u>	<u>scott.wegmann@cushwake.com</u>	<u>713-877-8261</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov