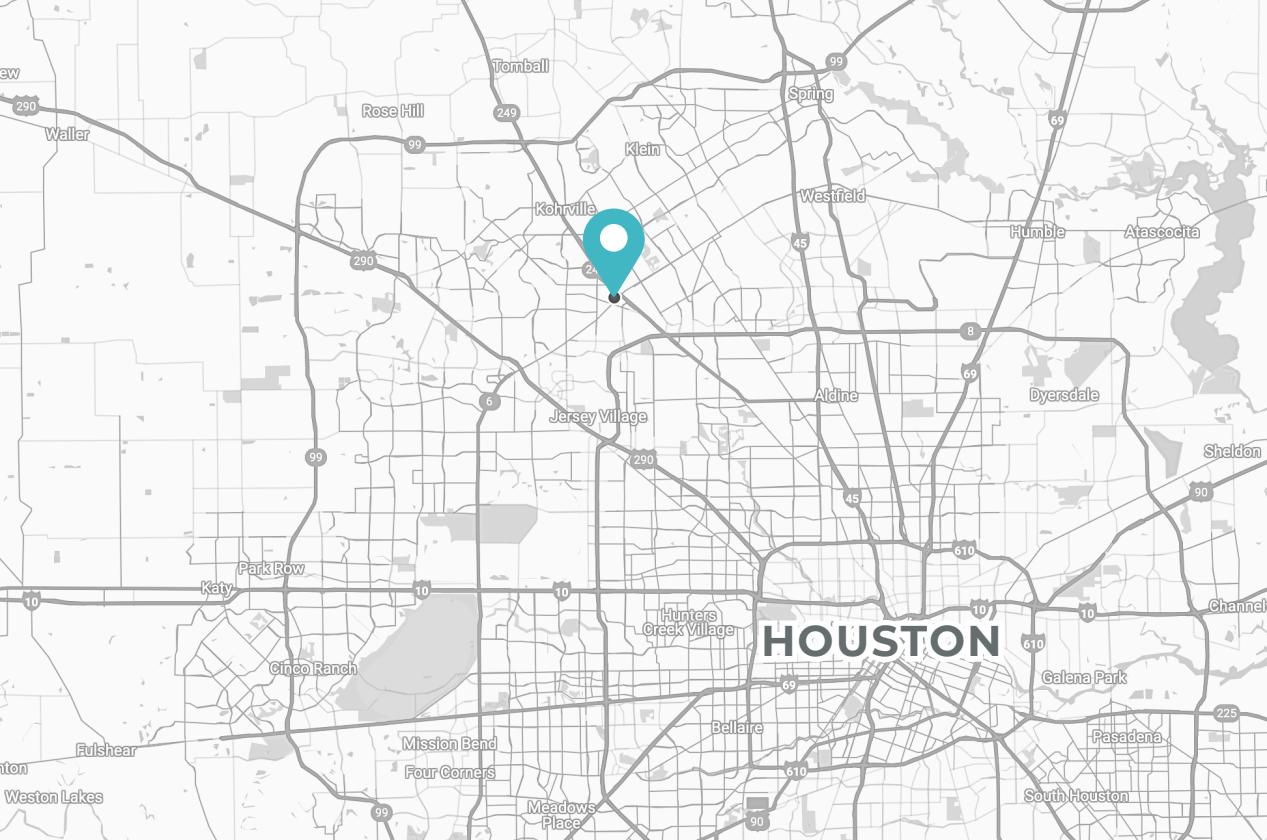




**FOR LEASE |  $\pm$  554 - 41,710 SF**

**WILLOWCHASE CROSSING | WILLOWBROOK OFFICE**

 8203 S Willow Place Drive, Houston, TX 77070



## AMENITIES

- **Newly Renovated Exterior** and **Common Areas**
- **Shared Conference Room** at No Additional Expense
- **Overnight Fedex** and **Mail Drop Boxes Onsite**
- **Move-In Ready Suites** Available for Immediate Occupancy

# LOCATION

## NORTHWEST HOUSTON HUB

LOCATED IN THE HEART OF A GROWING BUSINESS CORRIDOR NEAR FM 1960 AND HWY 249

## CONVENIENT CONNECTIVITY

QUICK ACCESS TO MAJOR THOROUGHFARES AND THE GRAND PARKWAY, IDEAL FOR SUBURBAN COMMUTERS

## AMPLE NEARBY AMENITIES

MINUTES FROM WILLOWBROOK MALL, RESTAURANTS, AND HOTELS—GREAT FOR EMPLOYEES AND CLIENT VISITS



**DZMI**  
DAVID Z. MAFRIGE INTERESTS

**FOR LEASE** | 8203 S Willow Place Drive, Houston, TX 77070

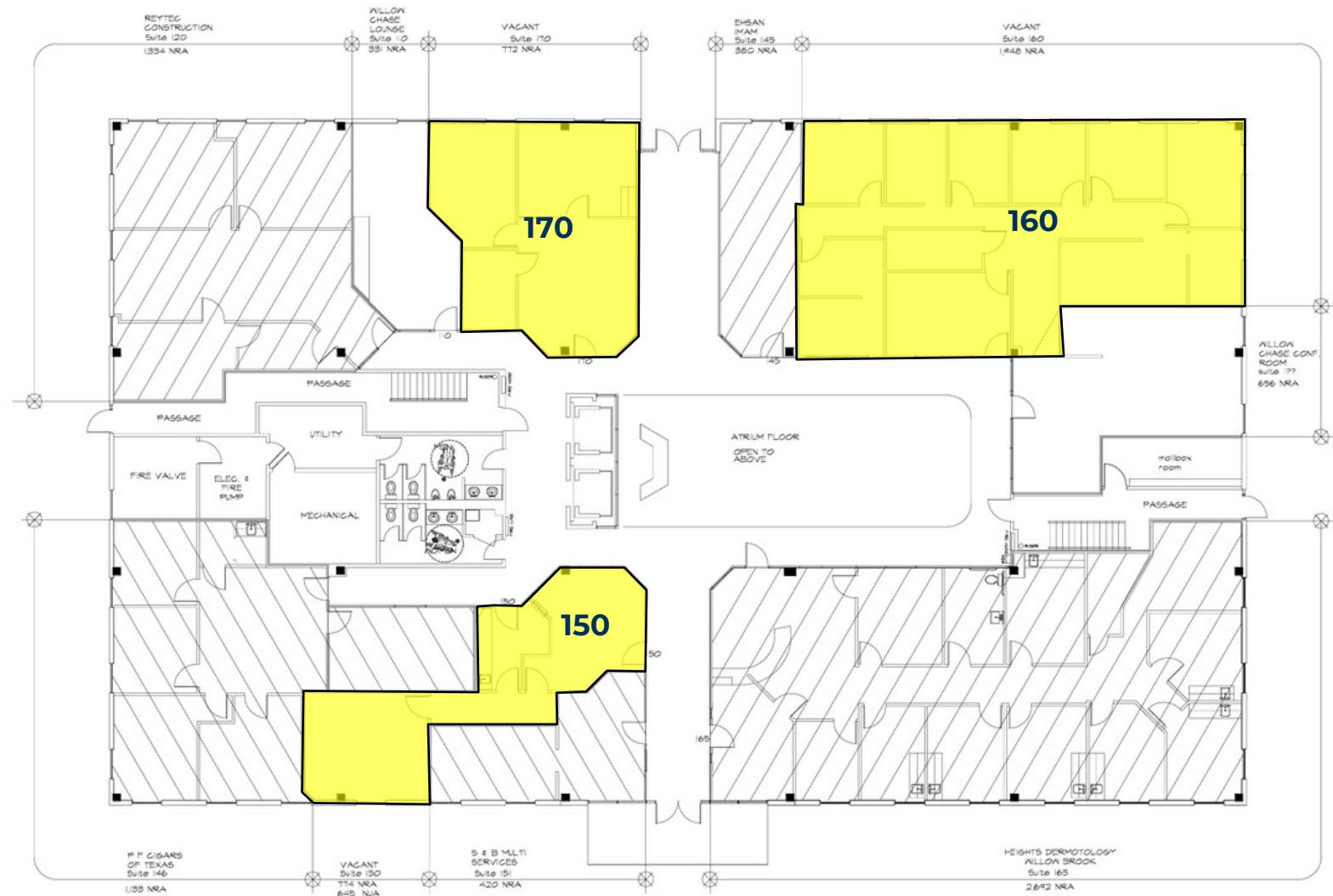
**SUITES FOR LEASE:**

**150 – 774 SF**

**160 – 1,948 SF**

**170 – 772 SF**

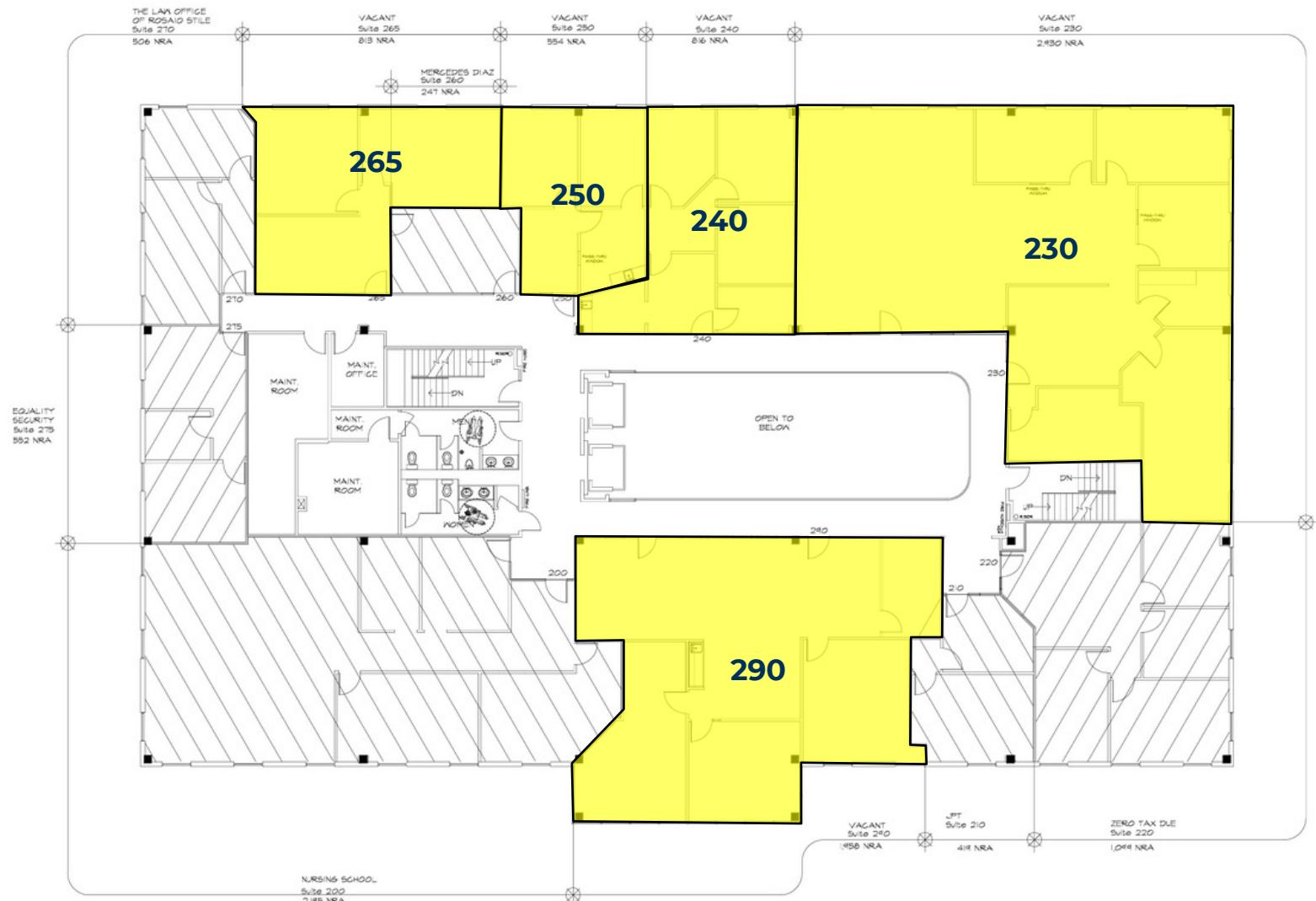
**1ST FLOOR**



## SUITES FOR LEASE:

**230** – 2,930 SF    **240** – 816 SF    **290** – 1,958 SF  
**250** – 554 SF    **265** – 813 SF

# 2ND FLOOR



# DZMI

DAVID Z. MAFRIGE INTERESTS

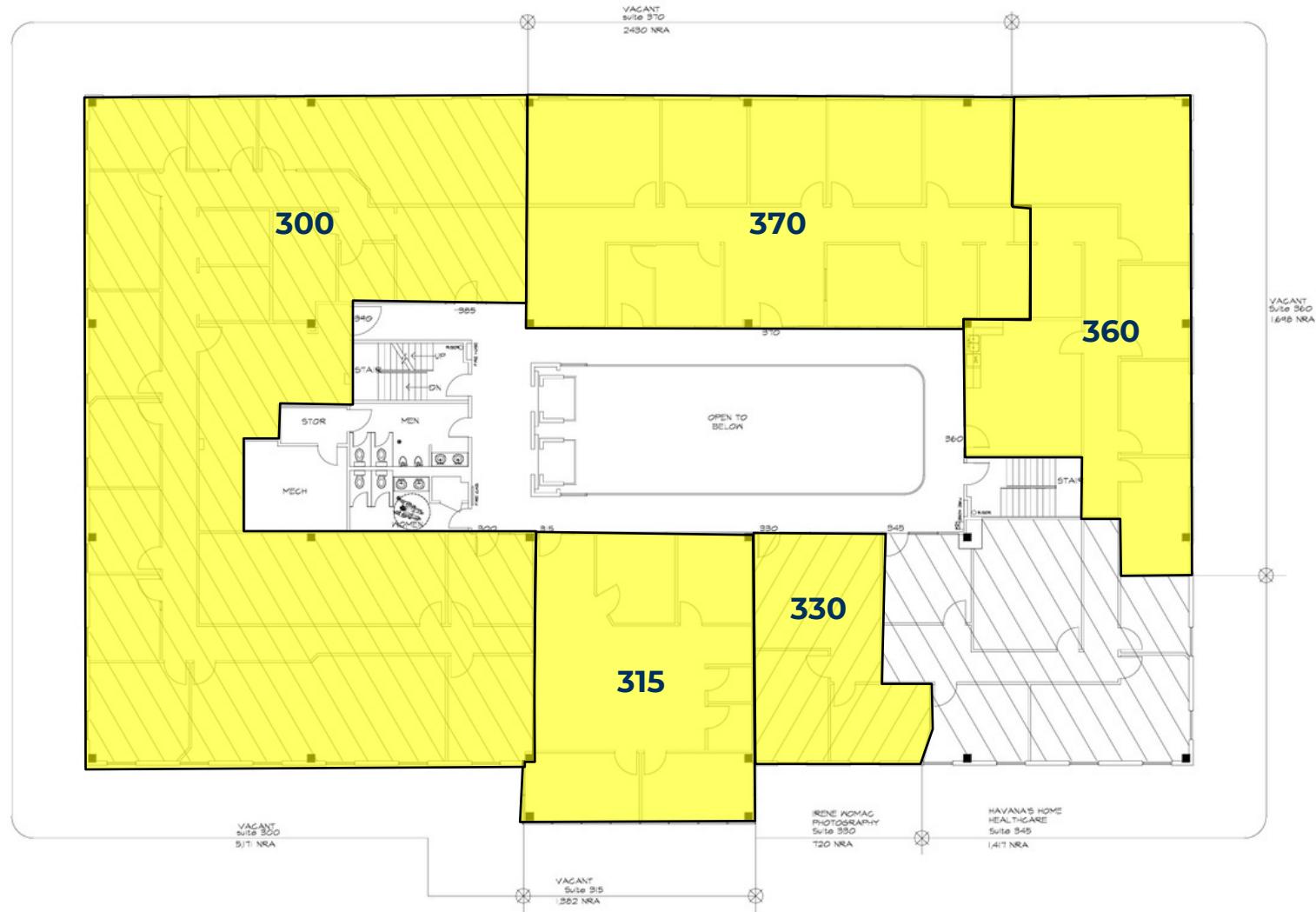
**FOR LEASE** | 8203 S Willow Place Drive, Houston, TX 77070

**SUITES FOR LEASE:**

**300** – 5,191 SF   **315** – 1,382 SF   **330** – 720 SF

**360** – 1,698 SF   **370** – 2,430 SF

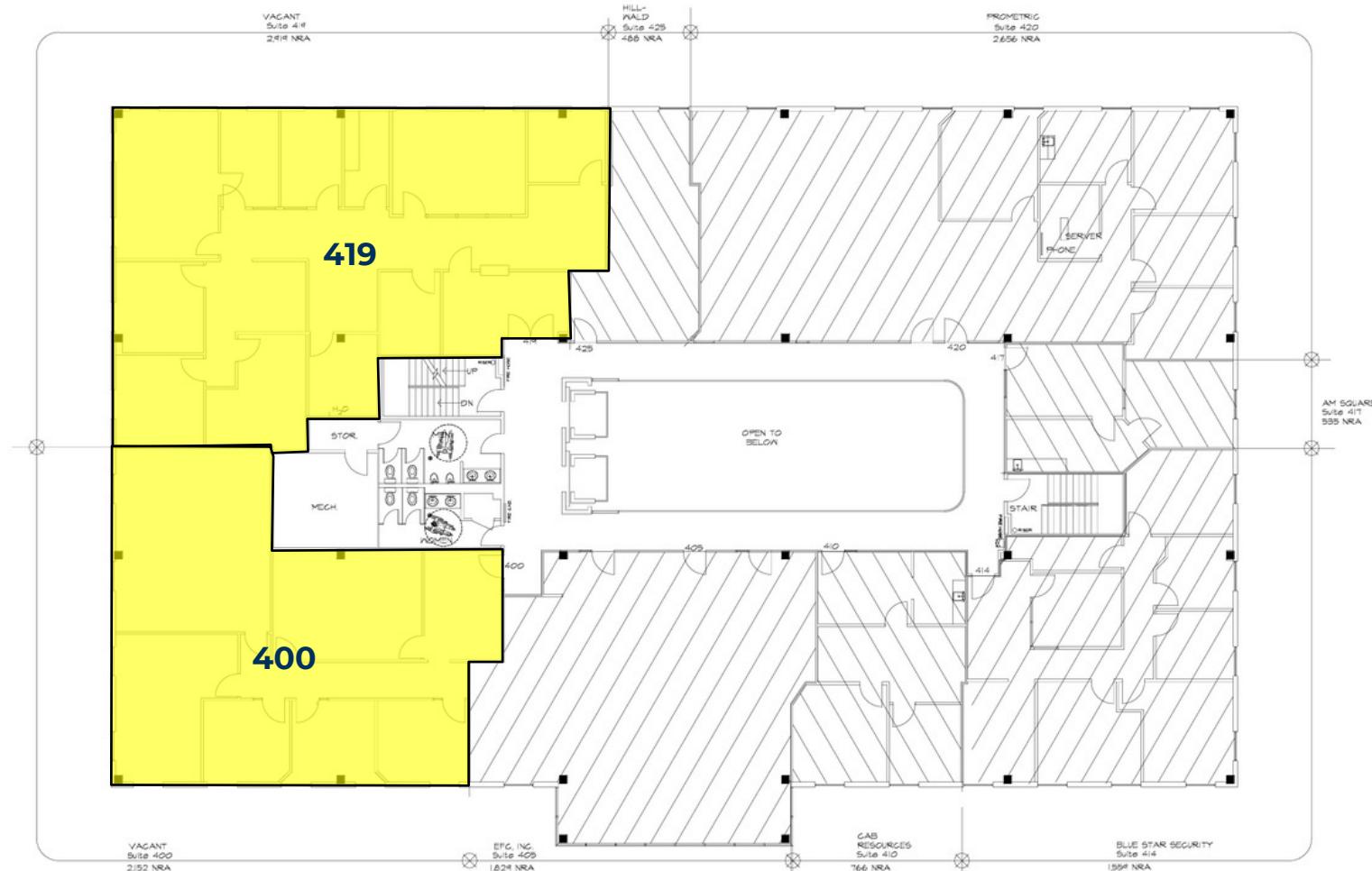
**3RD FLOOR**



**SUITES FOR LEASE:**

**400** – 2,152 SF    **419** – 2,919 SF

**4TH FLOOR**

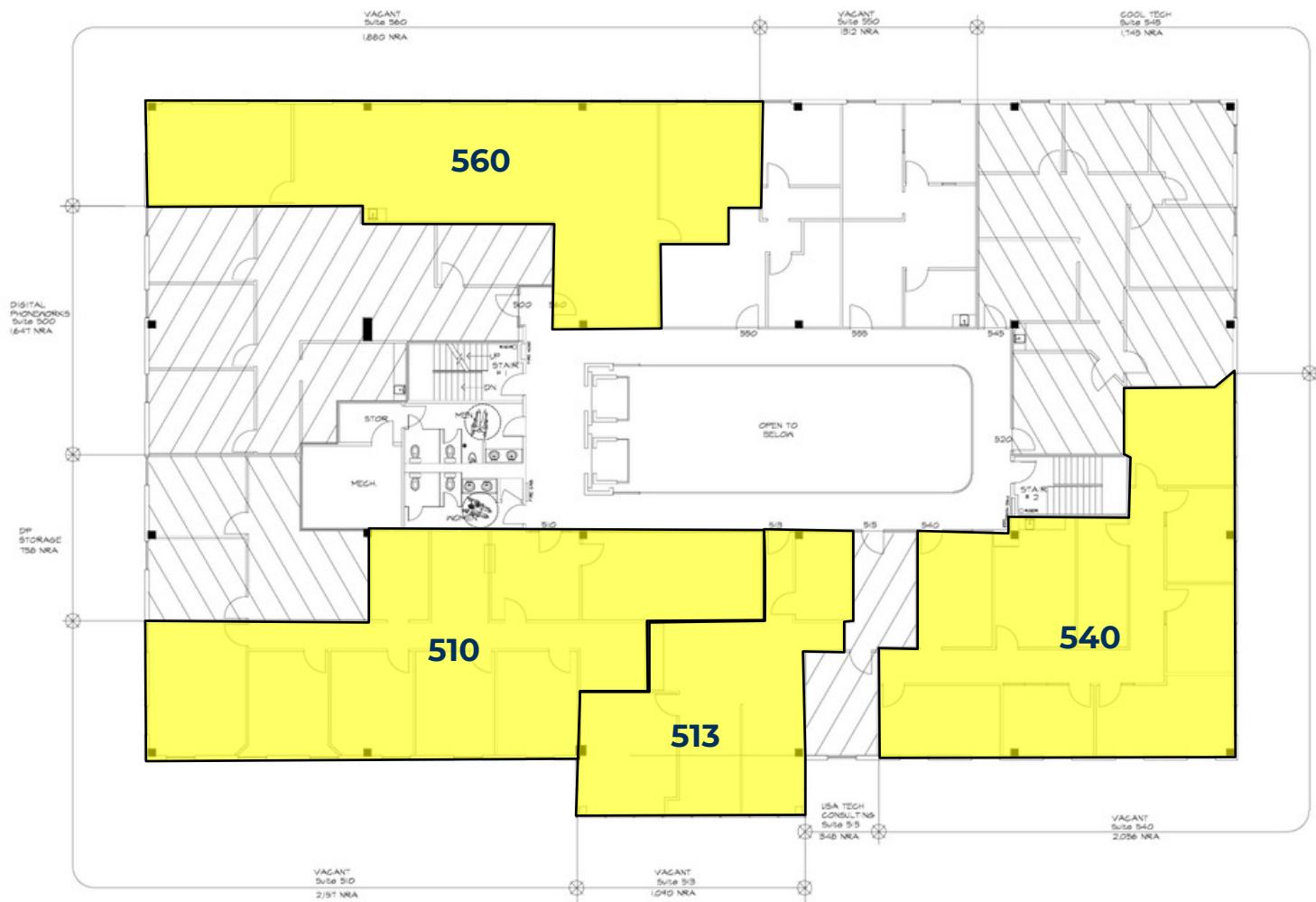


## SUITES FOR LEASE:

**510** – 2,157 SF      **513** – 1,090 SF

**540** – 2,056 SF      **560** – 1,880 SF

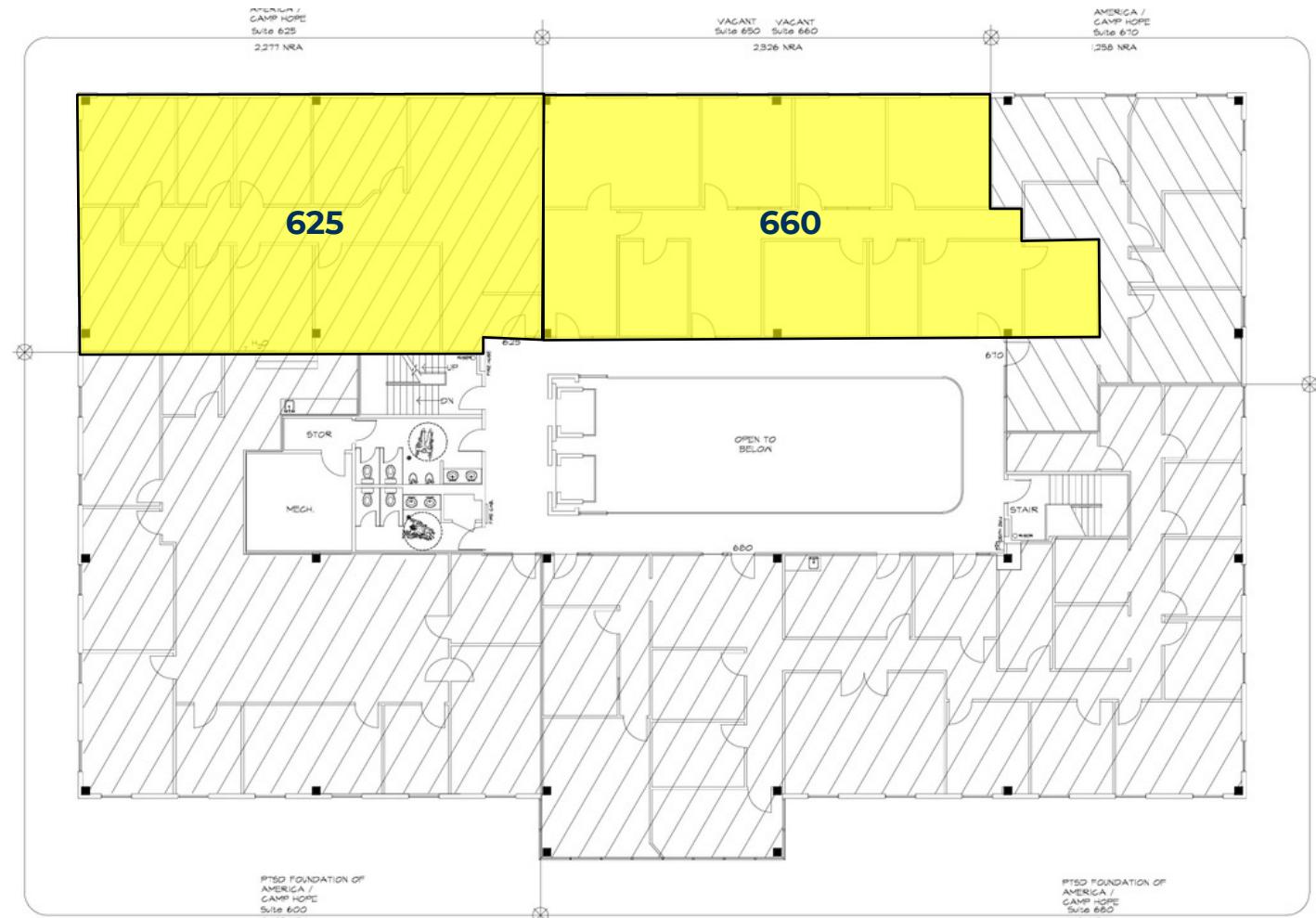
# 5TH FLOOR



**SUITES FOR LEASE:**

**625** – 2,277 SF    **650** – 2,326 SF

# 6TH FLOOR





**Shared Conference Room**  
at No Additional Expense

**24/7 Keyless, Touchless  
Entry with OpenPath  
System and New LED  
Fixtures** Throughout  
Common Areas





# LEASE RATE

**\$17.00 /SF/YR**

## FLOOR 1

150 – 774 SF

160 – 1,948 SF

## FLOOR 4

400 – 2,152 SF

419 – 2,919 SF

## FLOOR 2

230 – 2,930 SF

240 – 816 SF

250 – 554 SF

265 – 813 SF

290 – 1,958 SF

## FLOOR 5

510 – 2,157 SF

513 – 1,090–5,651 SF

540 – 2,056 SF

560 – 1,977 SF

## FLOOR 3

300 – 5,191 SF

315 – 1,382 SF

330 – 720 SF

360 – 1,698 SF

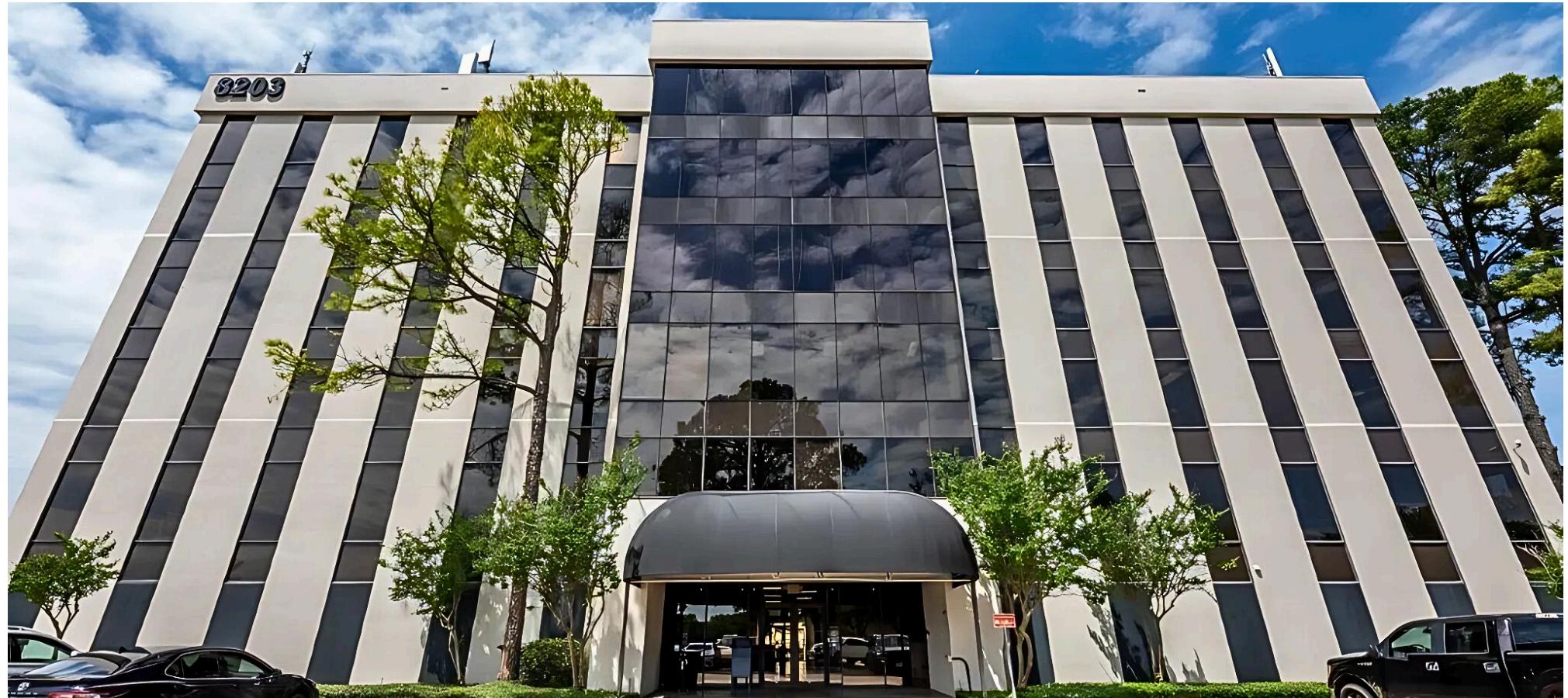
370 – 2,430 SF

## FLOOR 6

650 – 2,326–3,584 SF

**DZMI**  
DAVID Z. MAFRIGE INTERESTS

**FOR LEASE** | 8203 S Willow Place Drive, Houston, TX 77070



**FOR LEASE** | 8203 S Willow Place Drive, Houston, TX 77070

# CONTACT INFO

## SYDNEY MAFRIGE KERNS | VICE PRESIDENT

**E:** sydney@dzmi.net

## ZACH MAFRIGE | CHIEF OPERATING OFFICER

**M:** 713-854-4906 | **E:** zach@dzmi.net



**FOR LEASE** | 8203 S Willow Place Drive, Houston, TX 77070