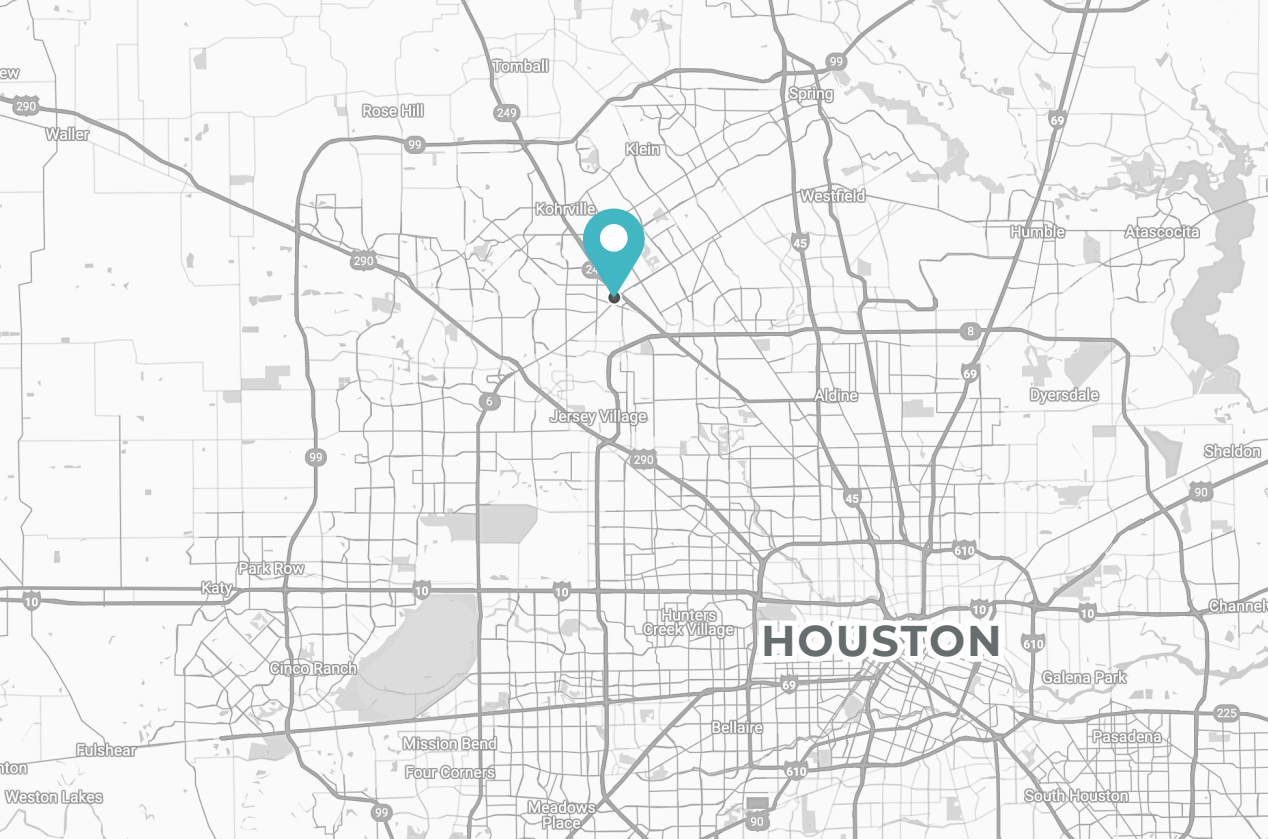




FOR LEASE | ± 554 - 41,710 SF

WILLOWCHASE CROSSING | WILLOWBROOK OFFICE

📍 8203 S Willow Place Drive, Houston, TX 77070



LOCATION

NORTHWEST HOUSTON HUB

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

CONVENIENT CONNECTIVITY

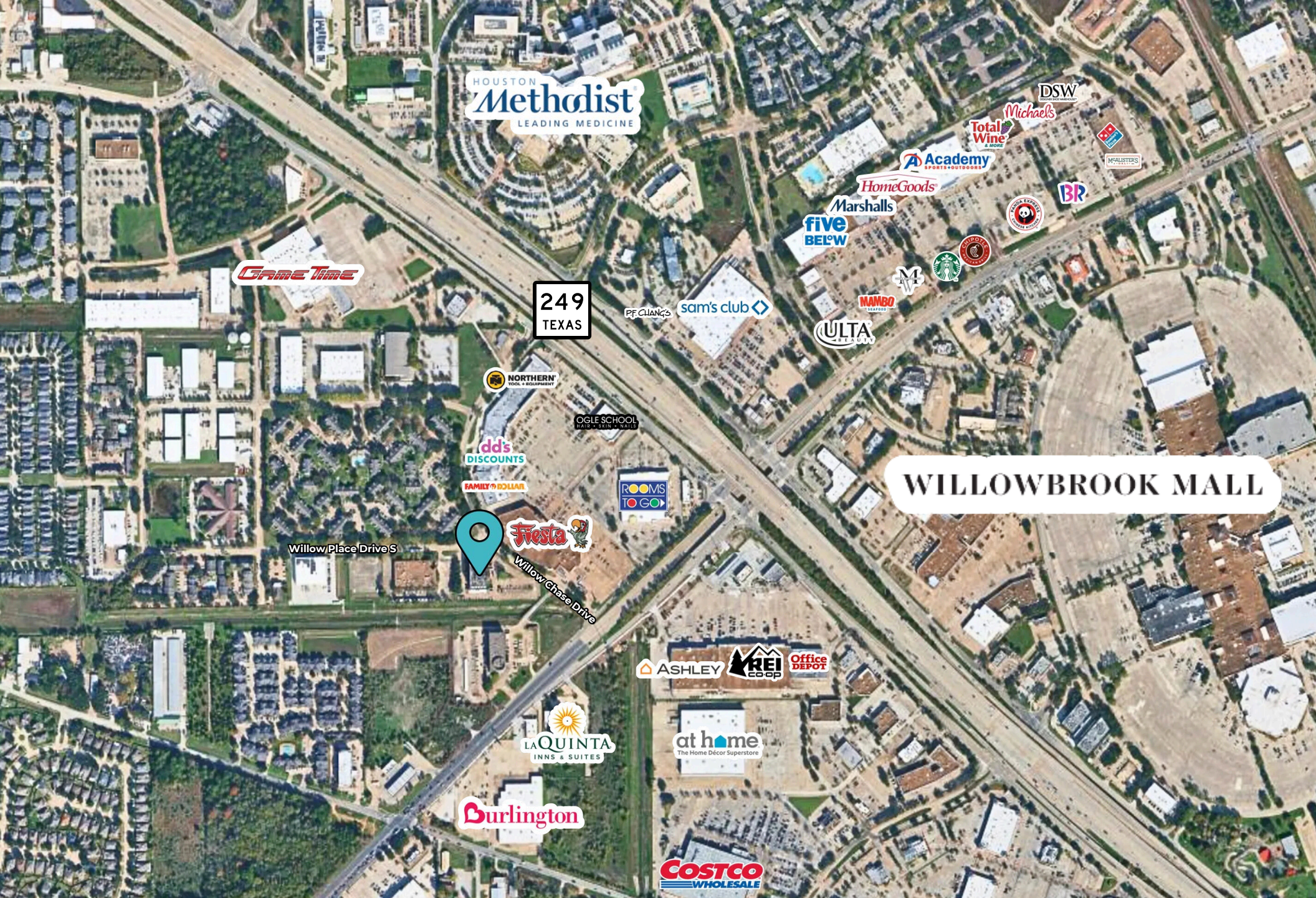
QUICK ACCESS TO MAJOR
THOROUGHFARES AND THE GRAND
PARKWAY, IDEAL FOR SUBURBAN
COMMUTERS

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

AMPLE NEARBY AMENITIES

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



HOUSTON
Methodist
LEADING MEDICINE

DSW

Michaels

Total Wine & More

Academy Sports & Outdoors

HomeGoods

Marshall's

five BELOW

BR

Starbucks

M

MAMBO

ULTA

249
TEXAS

PF Chang's

sam's club

NORTHERN TOOL & EQUIPMENT

Ogle School

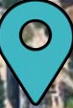
dd's DISCOUNTS

FAMILY DOLLAR

ROOMS TO GO

WILLOWBROOK MALL

Willow Place Drive S



Fiesta

Willow Chase Drive

ASHLEY

REI coop

Office DEPOT

LAQUINTA
INNS & SUITES

at home
The Home Décor Superstore

Burlington

COSTCO
WHOLESALE

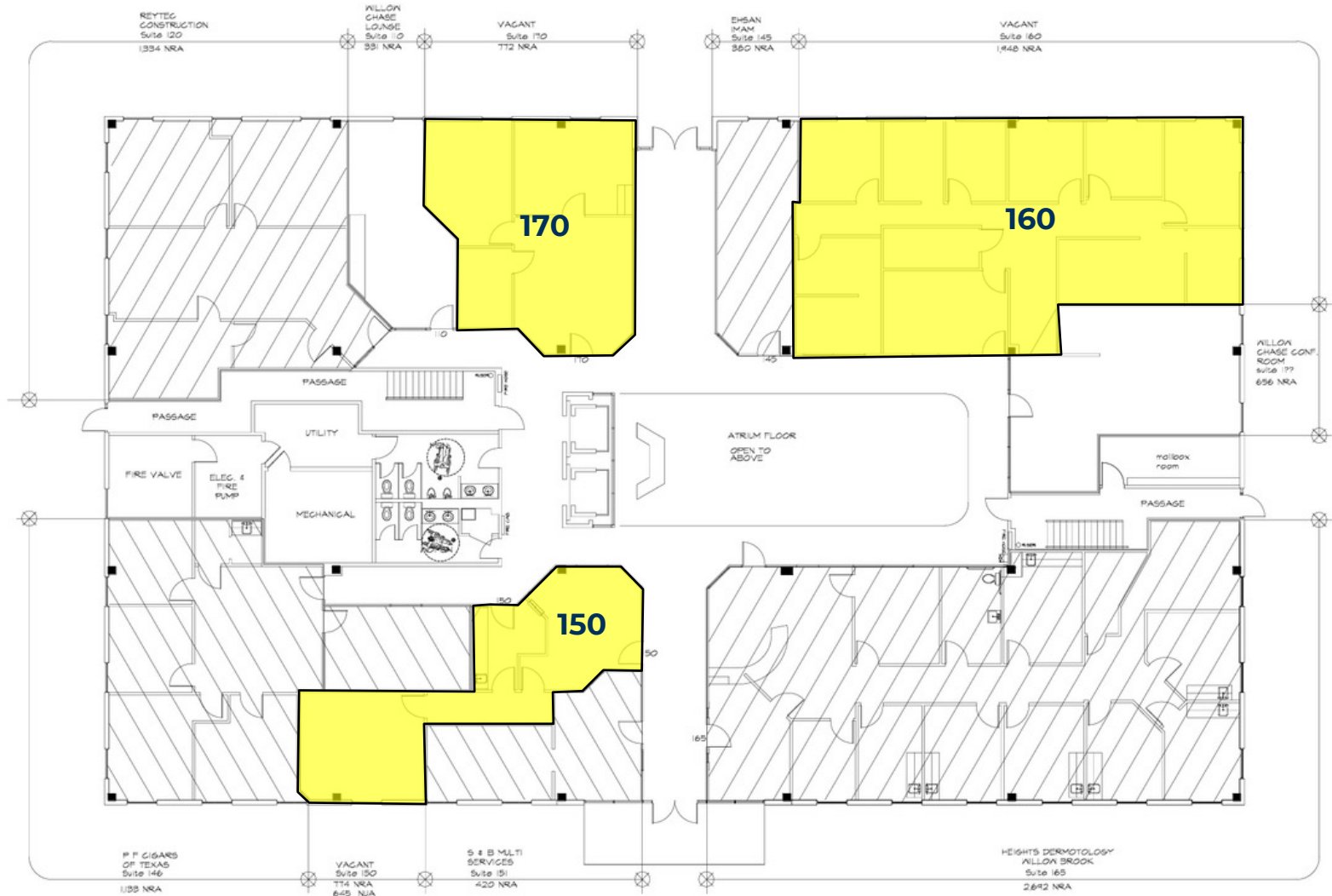
DZMI
DAVID Z. MAFRIGE INTERESTS

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

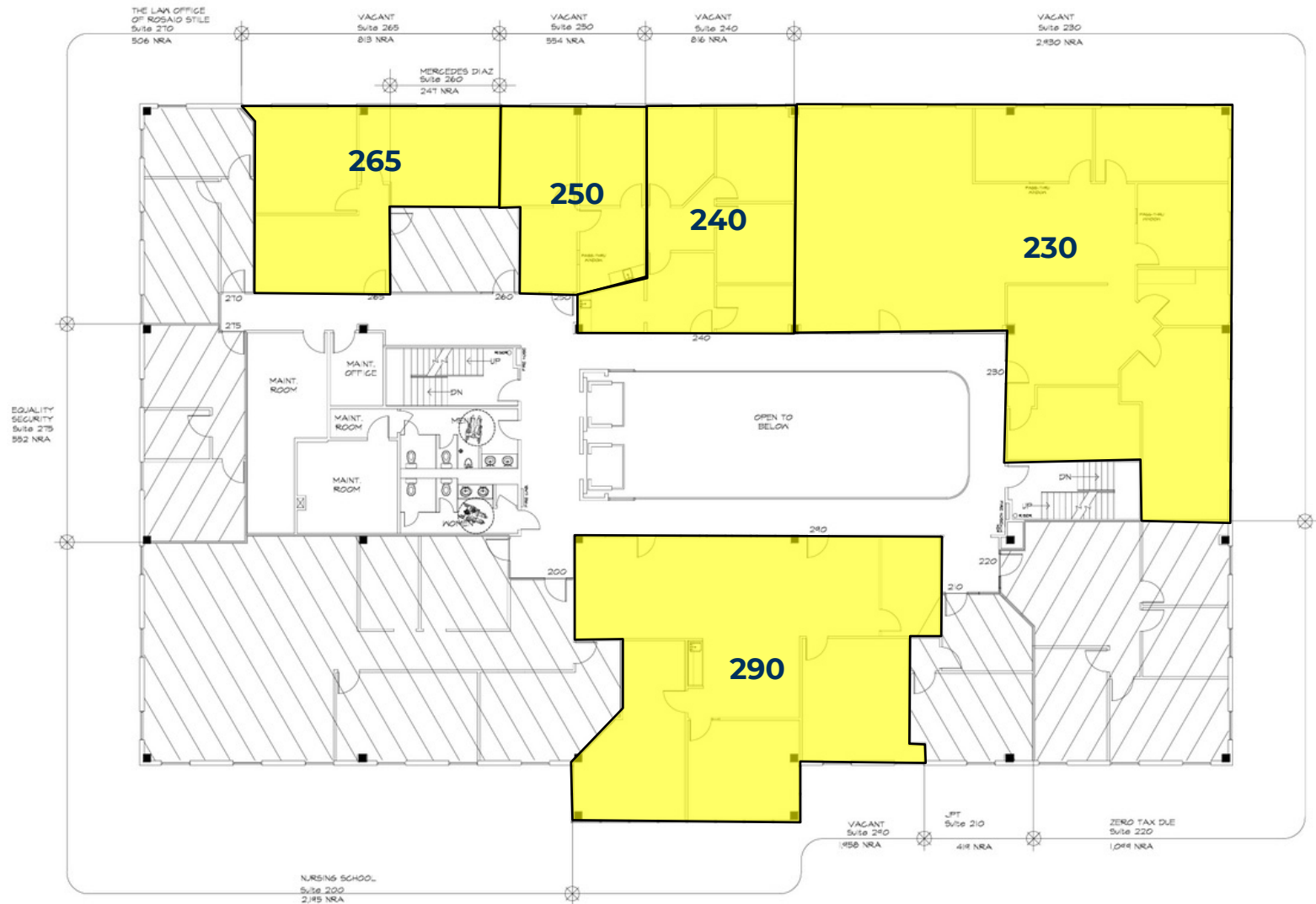


SUITES FOR LEASE:

230 – 2,930 SF **240** – 816 SF **290** – 1,958 SF

250 – 554 SF **265** – 813 SF

2ND FLOOR

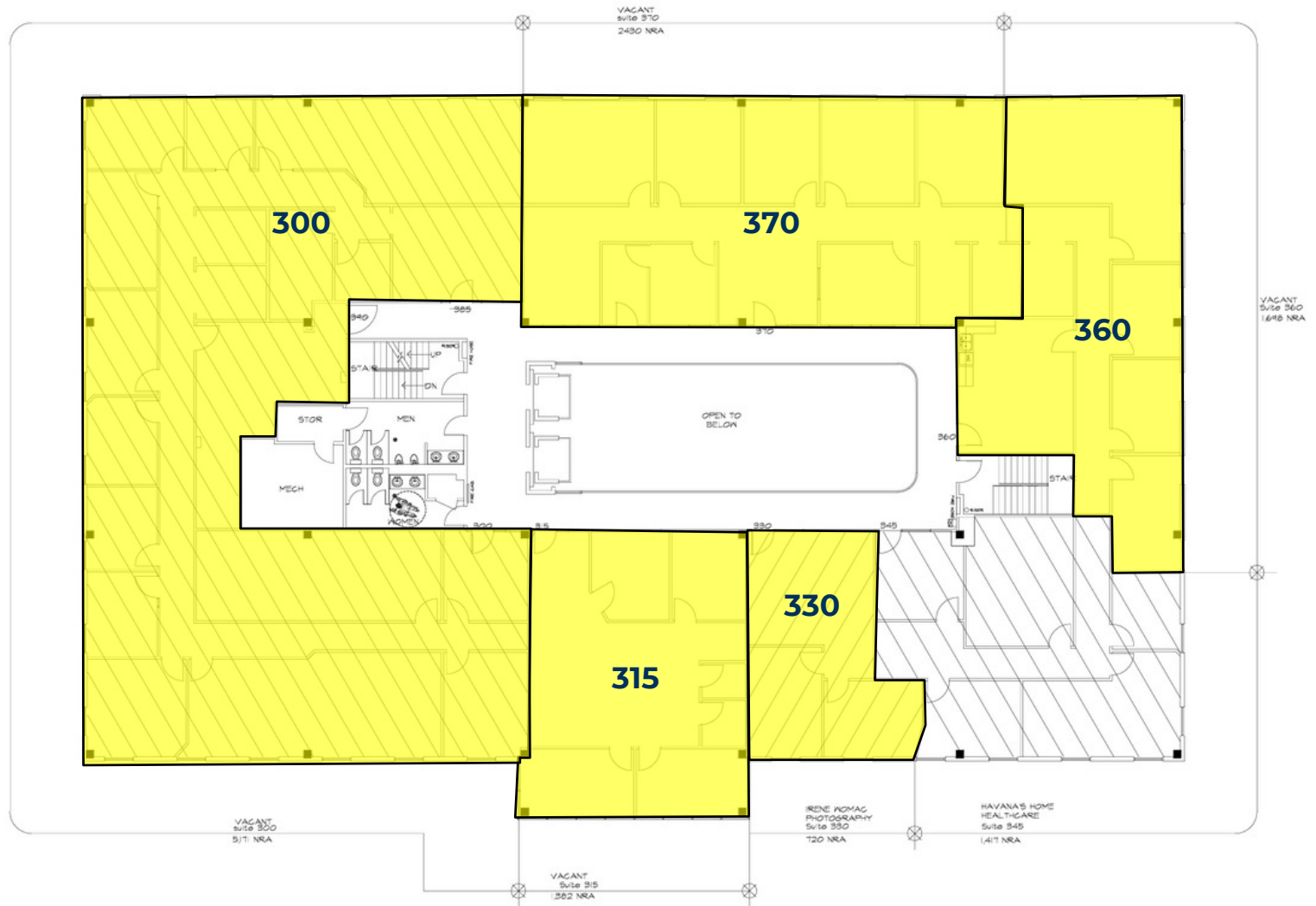


SUITES FOR LEASE:

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

360 – 1,698 SF **370** – 2,430 SF

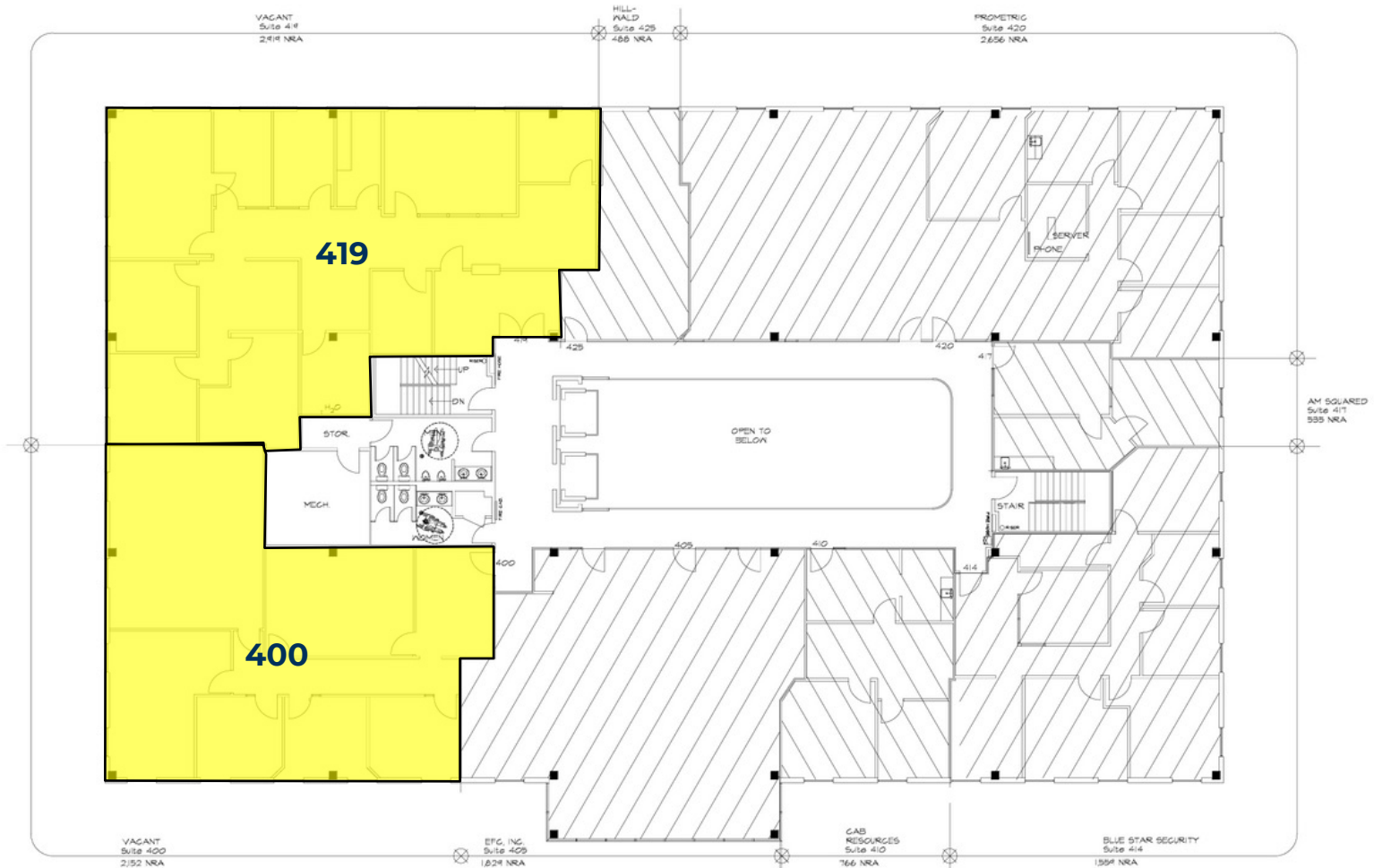
3RD FLOOR



SUITES FOR LEASE:

400 – 2,152 SF **419** – 2,919 SF

4TH FLOOR

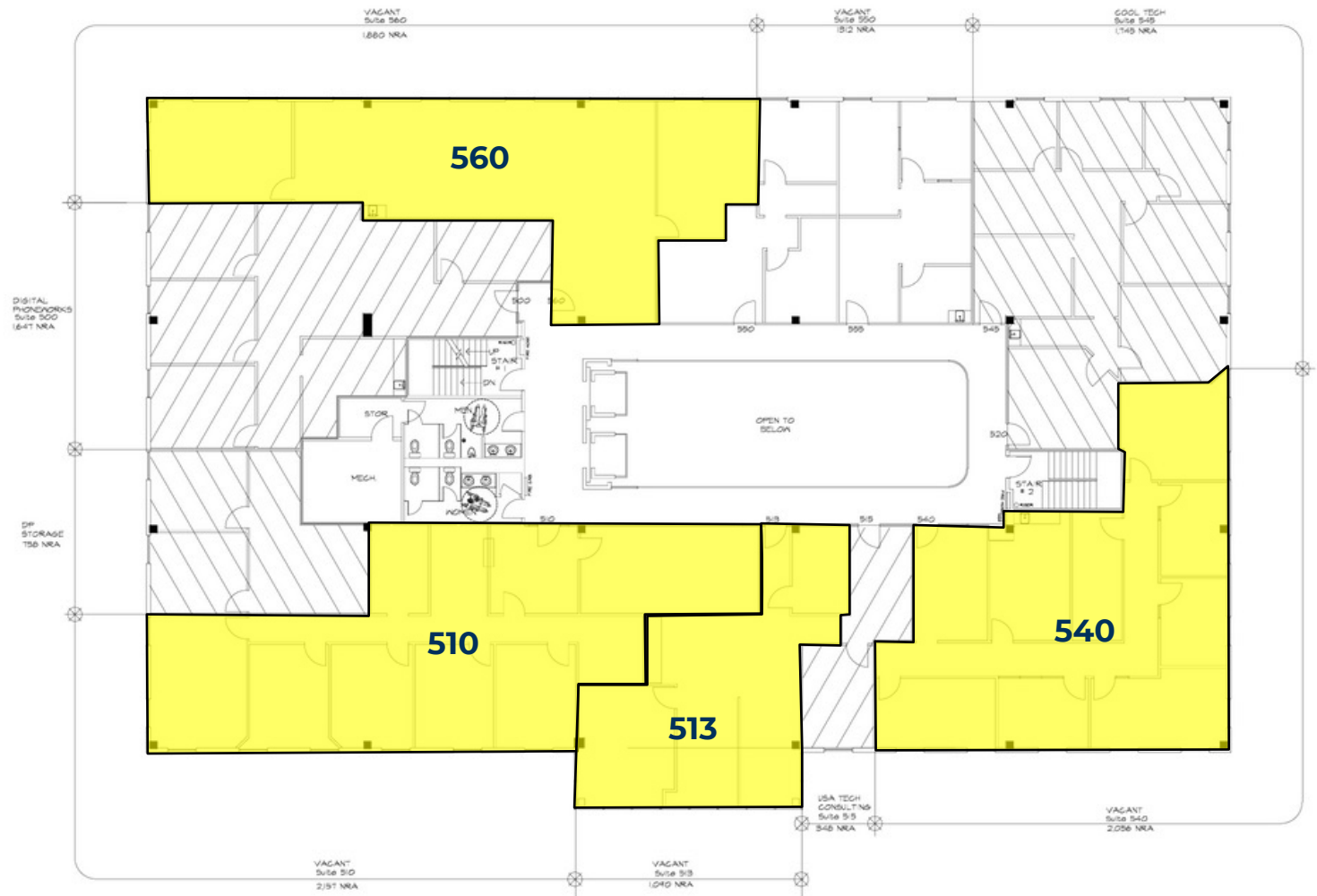


SUITES FOR LEASE:

510 – 2,157 SF **513** – 1,090 SF

540 – 2,056 SF **560** – 1,880 SF

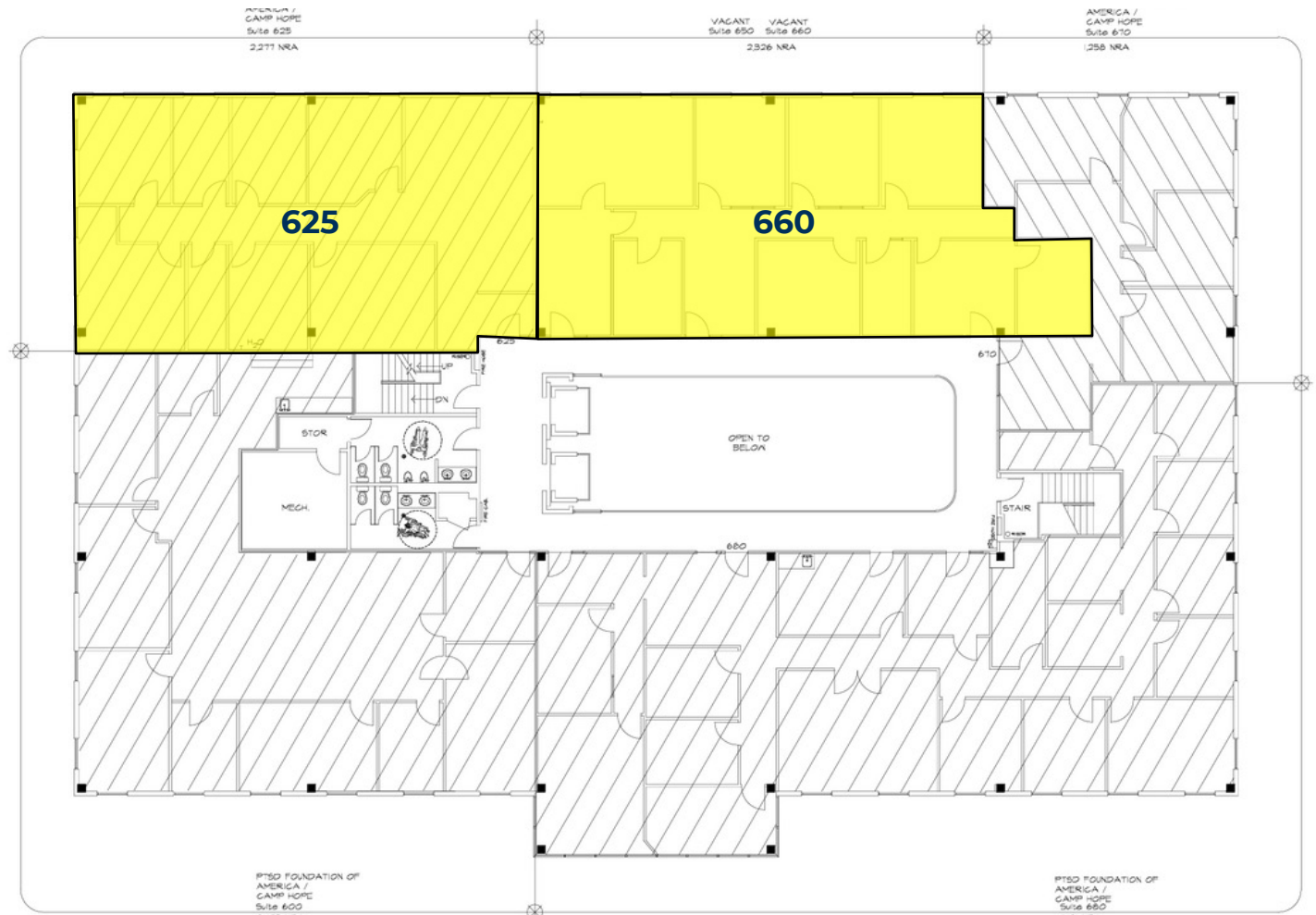
5TH FLOOR



SUITES FOR LEASE:

625 – 2,277 SF **650** – 2,326 SF

6TH FLOOR





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

Shared Conference Room
at No Additional Expense





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

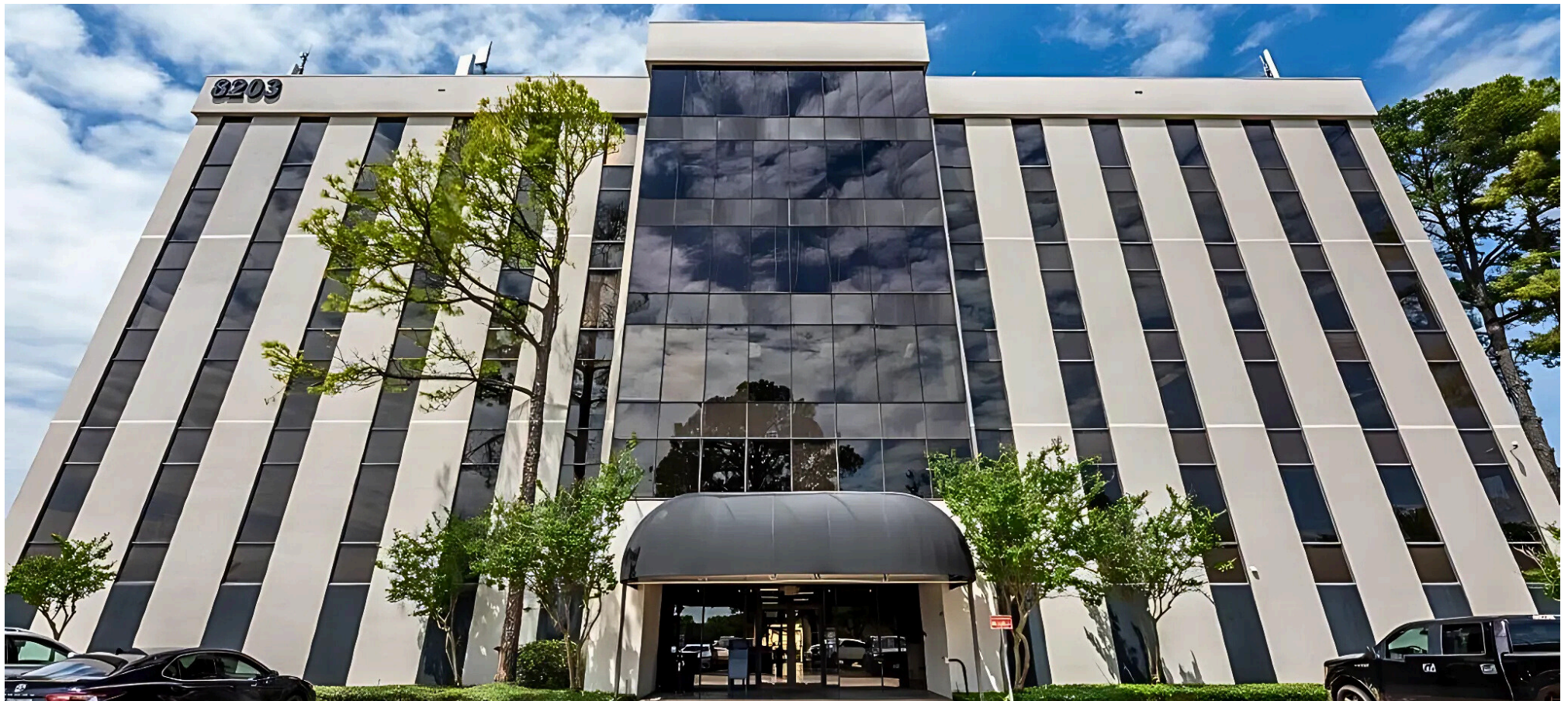
510 – 2,157 SF
513 – 1,090–5,651 SF
540 – 2,056 SF
560 – 1,977 SF

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



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