

# 8640 N ELDRIDGE PARKWAY

HOUSTON, TEXAS 77041



## PROPERTY OVERVIEW

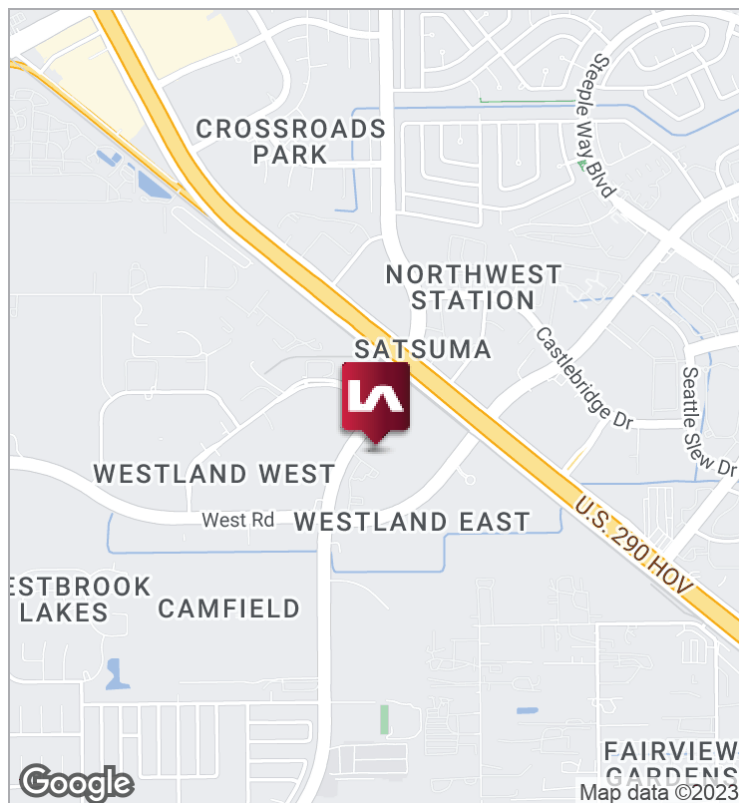
- Available Space:** ±17,750 SF - ±35,500 SF
- Office:** Approximately ±20,000 SF
- Warehouse:** Approximately ±15,500 SF
- Land:** ±3.42 AC
- Clear Height:** ±24' and ±16' under HVAC ducts
- Power:** 1200 amp / 277 watts / 480 volts
- Location:** Located in the North Corridor industrial market
- Construction:** Tilt-wall

## PROPERTY HIGHLIGHTS

- 2 story office approximately ±10,000 per floor offering elevator access, reception area, private offices, built-in cubicles, conference rooms, multiple break areas, training room, game room, copy/supply rooms
- 100% HVAC warehouse
- Class IV sprinkler system
- Air lines throughout
- LED lighting
- 80+/- parking spaces
- ±0.75 AC of potential outside storage area

## SUBLEASE NOTES

- Available immediately
- Sublease expires August 31, 2027 or August 31, 2029 (Sublandlord has a termination option) FF&E Negotiable
- Contact Broker for rate
- Sublandlord will be creative to offset office square footage.



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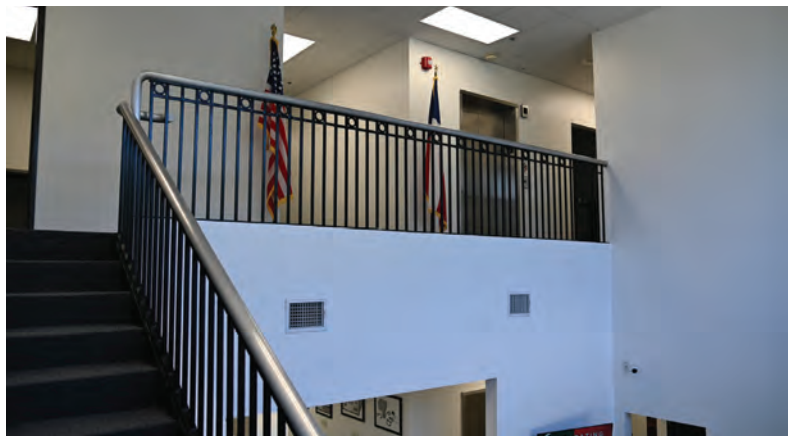
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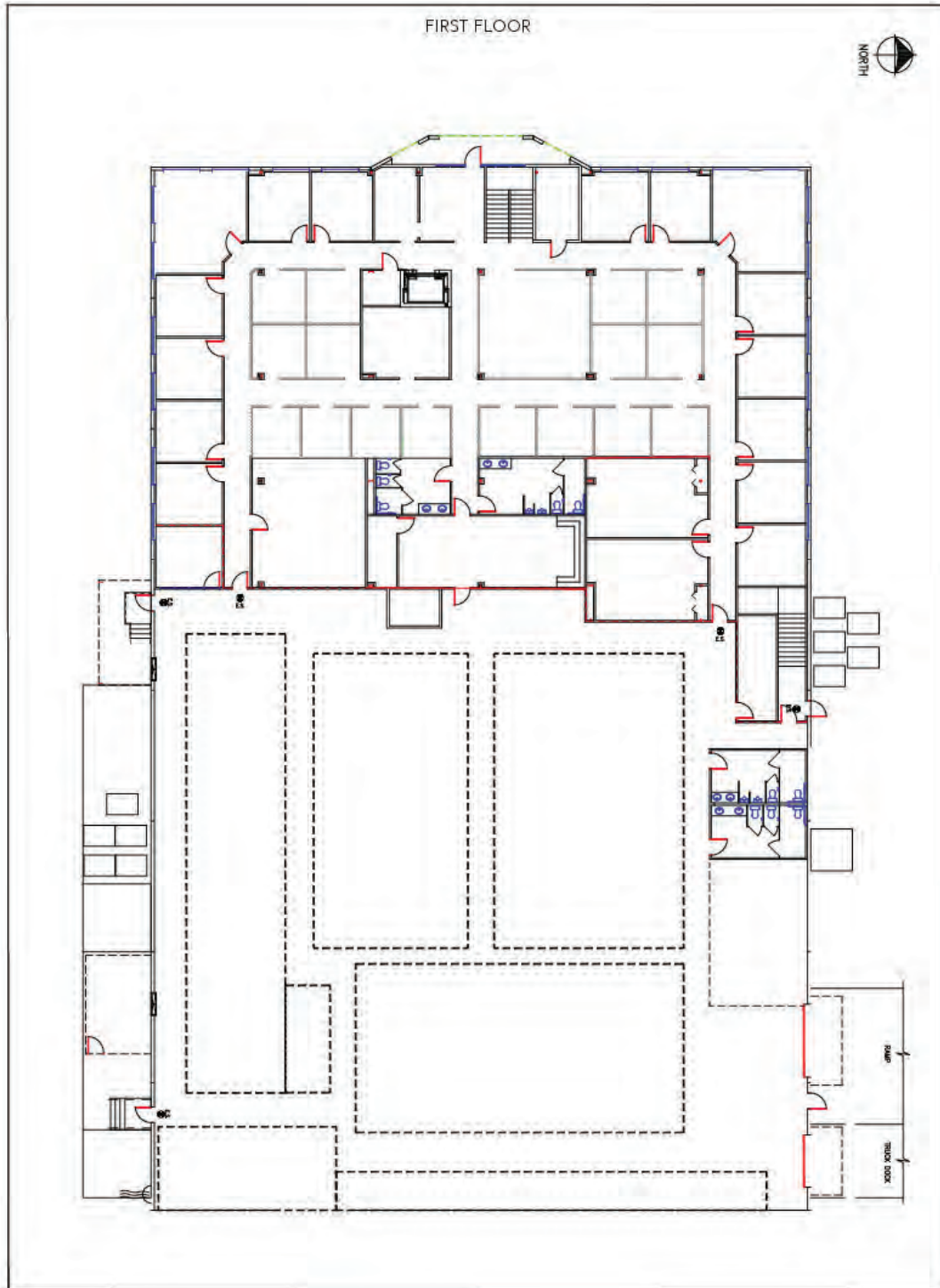
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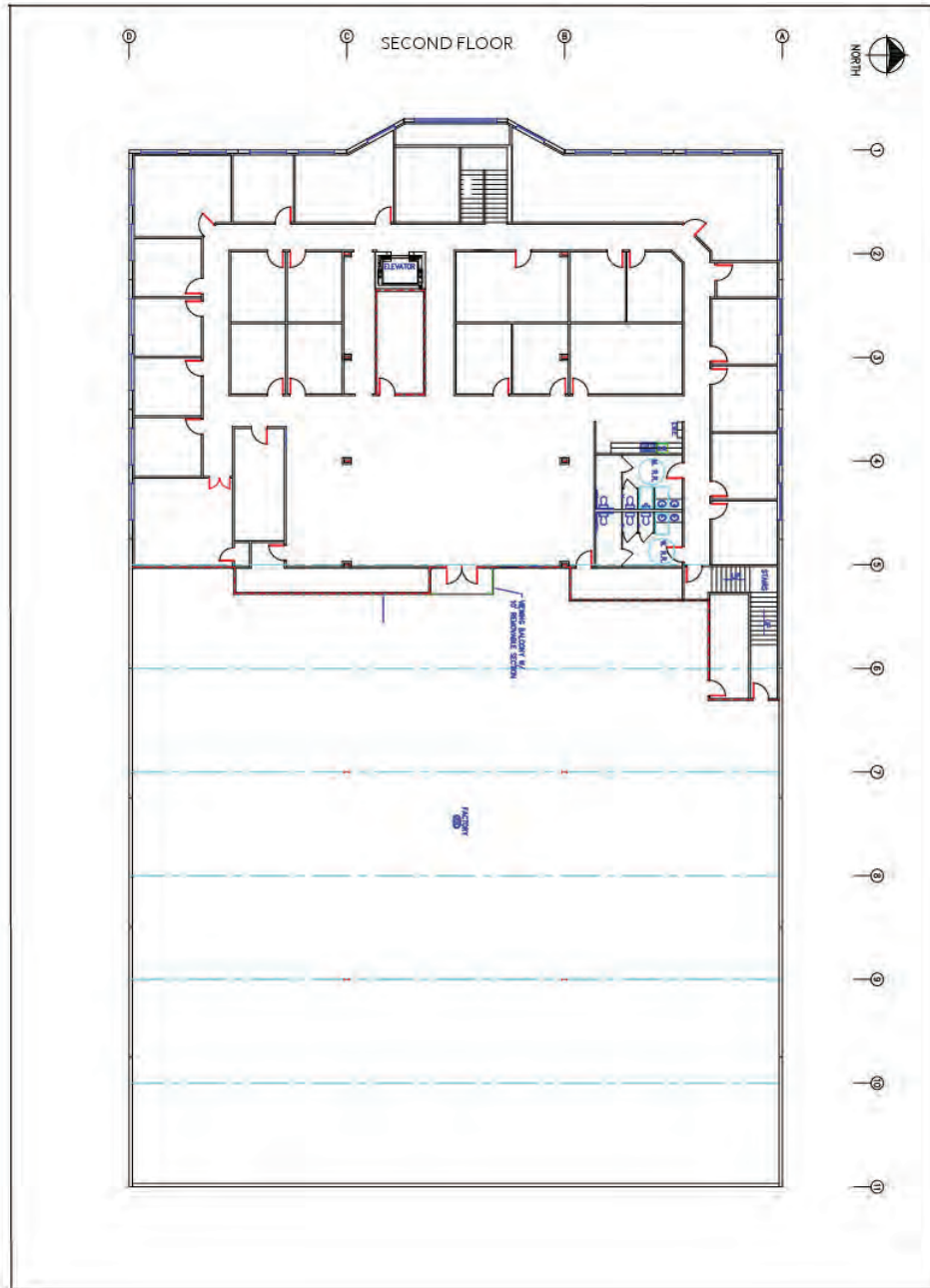
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2022 Renovations

Uson Scope	Cost	Notes
Paint: Inside, Outside	\$ 57,500.00	
<i>Includes power wash exterior, paint exterior, paint interior 1st &amp; 2nd floors, touchup bad areas in the shop, demo walls behind toilet/urinals for plumbing work; install new sheetrock, tape/floor/pain</i>		
New Carpet entire office (Carpet Squares)	\$ 84,180.72	Includes new cove base and all floor prep (Approx. 2300 SY)
Replace 1st Floor kitchen floor (Remove VCT and Replace with Ceramic)	\$ 3,720.00	Includes janitors closet and new rubber covebase; Add \$225 for ceramic base
Replace 2nd Floor kitchen floor (Remove VCT and Replace with Ceramic)	\$ 936.00	Add \$100 for ceramic base
Replace 1st Floor breakroom countertop (laminated)	\$ 2,280.00	Alternate for granite/stone countertop; Add - \$600
Replace 2nd Floor breakroom countertop (laminated)	\$ 1,980.00	Alternate for granite/stone countertop; Add - \$540
Refresh restrooms --- Countertops and an alternate for stone counters, millwork and toilet partitions		
<i>New Laminate Top (ready for drop in sink) - Men's Downstairs</i>	\$ 1,080.00	Alternates: new vanity (\$1,980); Granite/stone countertop (\$600); Partitions (\$3,180)
<i>New Laminate Top (ready for drop in sink) - Women's Downstairs</i>	\$ 1,080.00	Alternates: new vanity (\$1,980); Granite/stone countertop (\$600); Partitions (\$3,180)
<i>New Laminate Top (ready for drop in sink) - Men's Upstairs</i>	\$ 1,020.00	Alternates: new vanity (\$1,800); Granite/stone countertop (\$540); Partitions (\$3,180)
<i>New Laminate Top (ready for drop in sink) - Women's Upstairs</i>	\$ 1,020.00	Alternates: new vanity (\$1,800); Granite/stone countertop (\$540); Partitions (\$3,180)
<i>New Laminate Top (ready for drop in sink) - Shop Baths (M &amp; W)</i>	\$ 6,000.00	Alternates: new vanities (\$3,810); Granite/stone countertop (\$540); Partitions (\$6,540)
Provide mirrored film to (74) panes on the NW side of the building (includes lift)	\$ 5,210.00	Alternate for non-mirrored film; Add - \$1,413
Provide mirrored film (36) panes on the SW side of the building	\$ 2,280.00	Alternate for non-mirrored film; Add - \$656
Repair curb @ front entry	\$ 300.00	Alternate for additional concrete repairs; Add - \$1,740
Replace / straighten handicap sign post to the right of the main entry	\$ 300.00	
Provide sidewalk to smoking area and new concrete pad under covered area	\$ 4,320.00	
Repair / extend downspout in between man door and garage door	\$ 180.00	
Expand Leak Master room (Kelly office) --- Need humidity / pressure requirements from USON	\$ 27,325.00	Humidity @ 35-50% @ 70° ; Pressure @ ±0.06
<i>Includes demo of wall and ceiling grid in one office. New sheetrock ceiling; tape/floor, reroute gas/air lines, reconfigure sprinkler drop and humidity/pressure control equipment for new space</i>		
Check for mold in all storage locations and clean	TBD	
Replace office lighting with flat panel LED's & Replace shop lights with LED's	\$ 55,816.96	Includes (236) LED 2x4 flat panel light fixtures, (8) LED Emergency back-up lights,
LED lab lighting --- 1st floor and 2nd floor		(55) wall-mounted motion sensors, (37) ceiling mounted low-voltage occupancy
Motion sensing / automated light switches in all offices, conference rooms and open areas		sensors and (26) high-bay LED corn-cob lamps into existing fixtures.
Touchless technologies for restroom sinks, urinals, water closets and trash receptacles	\$ 32,966.00	
<i>Includes Sloan touchless technology for (5) American Standard urinals, (15) toilets and (12) restroom faucets. Includes (12) sinks and standard (2) breakroom faucets and all materials and labor to complete entire jo</i>		
Replace Doors (2) Exterior Doors and Hardware	\$ 2,880.00	Does not include Uson keycard access control equipment.
Add small glass window to the (6) doors	\$ 3,240.00	
Caulk expansion joint at overhead door	\$ 300.00	
Install weatherstripping @ overhead doors	\$ 210.00	

SUBTOTAL	\$	296,124.68	
Upright Fee	\$	44,418.70	
Sales Tax (@ 8.25%)	\$	28,094.83	
GRAND TOTAL	\$	368,638.21	
Payment Schedule:			
Deposit - 2/28/22 (33%)	\$	122,879.40	(Sales Tax Included in Deposit: \$9,364.94)
Draw #1 - 3/30/22 (33%)	\$	122,879.40	(Sales Tax Included in Deposit: \$9,364.94)

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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IABS 1-0 Date