## PROPERTY DETAILS

Milwee Industrial Park is a 4-building office/ warehouse project located between Highway 290 and Hempstead Road near NW Houston. The property is minutes from all major corridors and sub-markets in central and downtown Houston. We are offering 2 multi-tenant buildings for lease, with spaces in the buildings consisting of 1,500 SF each. Each floorplan has a slightly different layout, and the available suite floorplans are included in this flyer. This property is well maintained, and a majority of the tenants in place have leased here for many years.

EXECUTIVE SUMMARY

Location:	6102 and 6110 Milwee are located off of W 34th Street and Antoine Drive, just west of Highway 290, and east of Hempstead Road.
Suite Sizes:	• 1,500 Square Feet (floorplans vary)
Parking:	3 spaces per 1,500 SF space leased available.
Building:	• 14-foot clear height at center of warehouse. • 10 ft. X 10 ft. OH door size - one OH door per 1,500 SF. All grade level doors.
Features:	• Security gate at the main entrance of Milwee Street. • Digitally recorded cameras monitor the property continuously. • Centrally located trash bins. • Easy access to parking area.
Rental Rates:	Please call for rental rates. Will vary based on length of lease and improvements required. Lease structure is a NNN lease, and the annual NNN charges are estimated at $2.96 PSF.
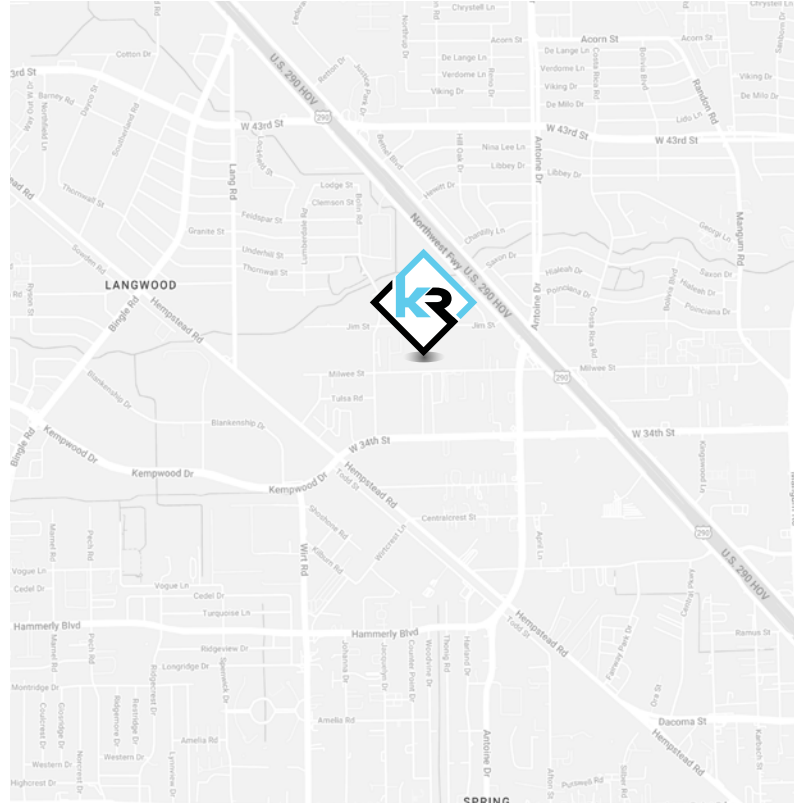
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AVAILABLE SUITE(S)   ## 6102-R MILWEE STREET

WAREHOUSE

CONFERENCE ROOM

OFFICE

Front Door

25'
10'
60'
25'
5'
5'
10'
16'

Building 6106:
- 6,080 SF available
- Single-Tenant
- Rent: $9.50/SF NNN

Building 6102-R:
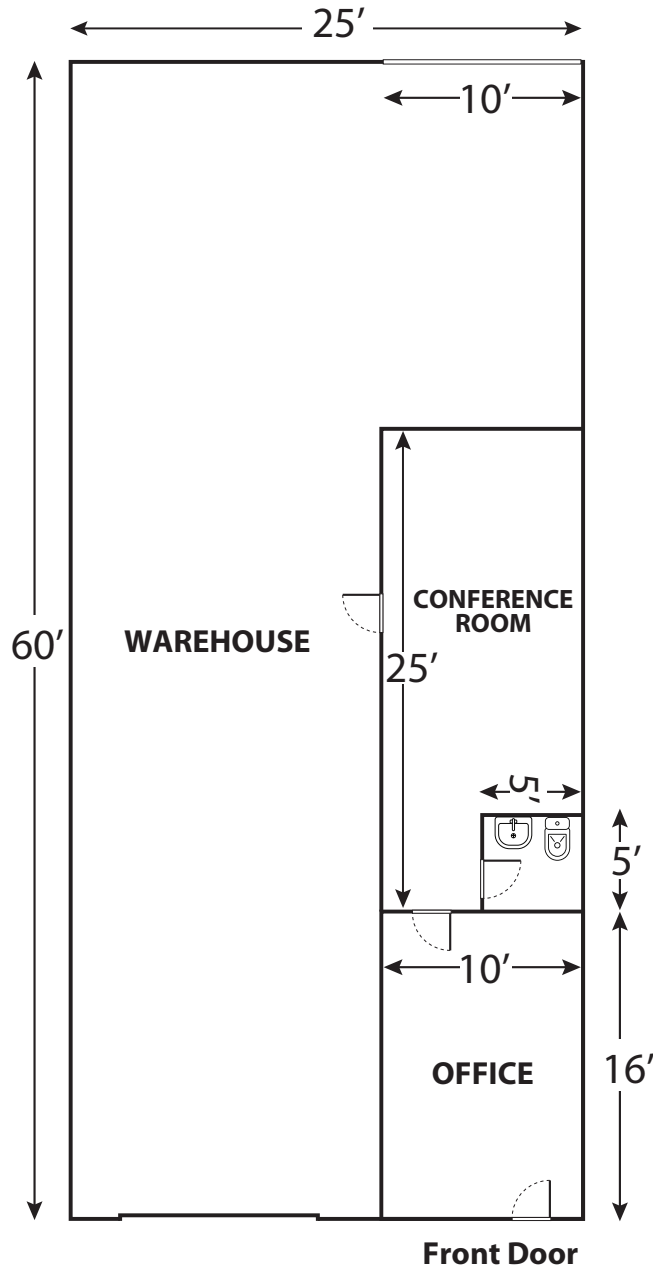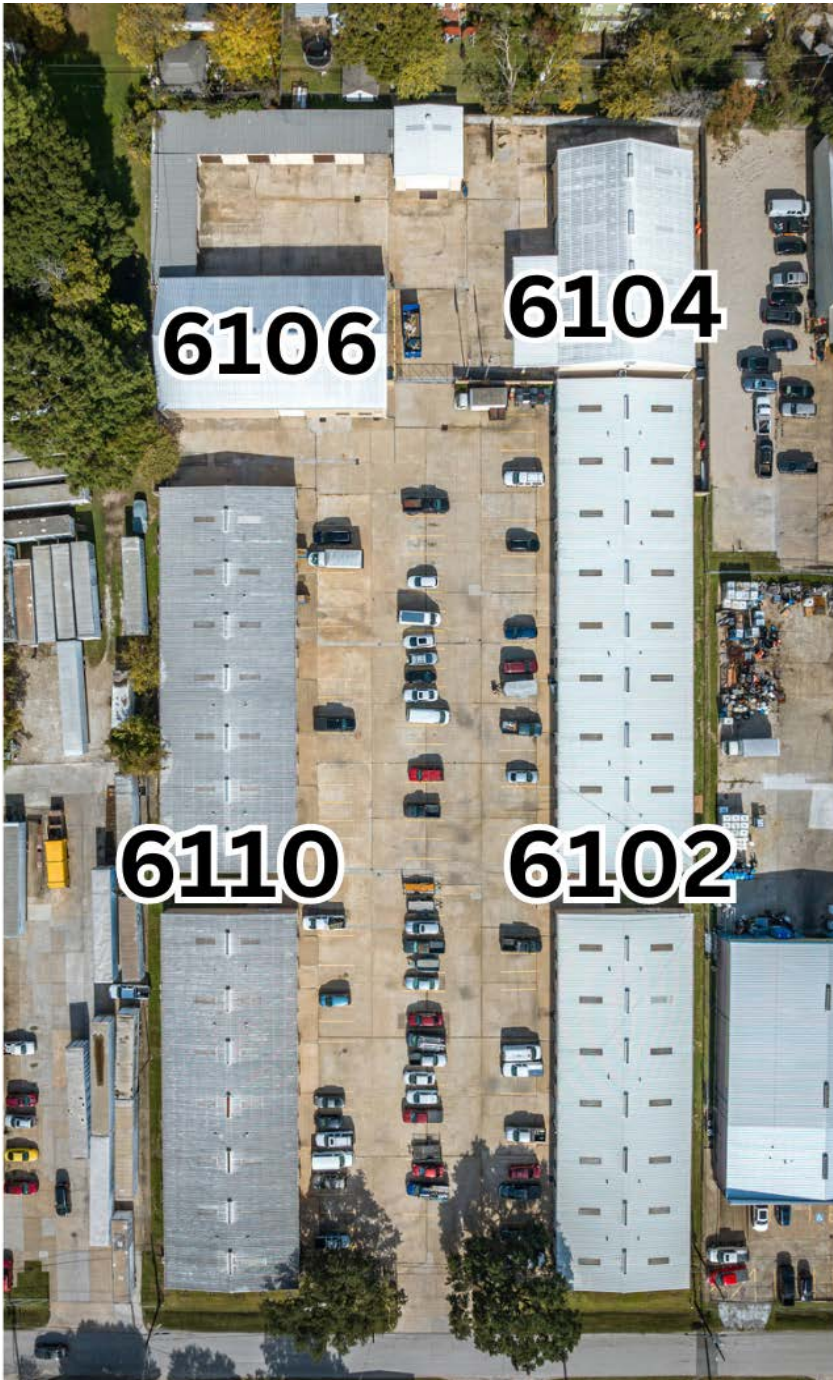- 1,500 SF
- Rent: $12.50/SF NNN

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AERIAL MAP
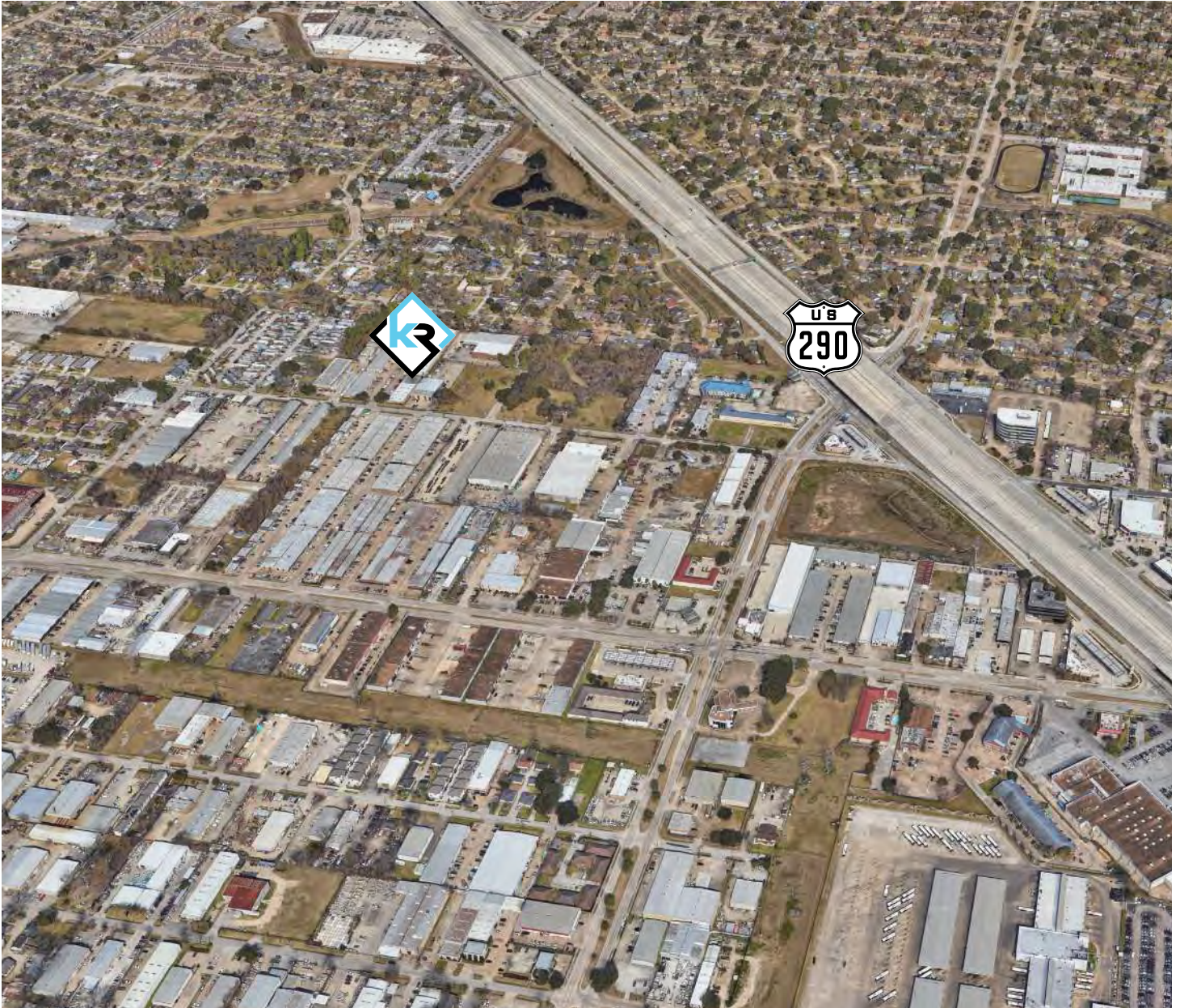
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Information About Brokerage Services

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:
  o that the owner will accept a price less than the written asking price;
  o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Todd Michael Jurek	381470	todd@keenrealty.com	346-571-5226
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**

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