

MAGNOLIA, TEXAS

# WINDCREST BUSINESS PARK

## FOR LEASE



FIRST  
HOUSTON Properties, Inc.

# WINDCREST BUSINESS PARK

ADDRESS **10240 FM 1488, MAGNOLIA, TX 77354**

BUILDING SIZE **1,750-12,000 SF SUITES**

POWER **3 PHASE**

LEASE RATES

OVERVIEW:

**16' CLEAR HEIGHT**

**PRIME ACCESS**

CONTACT BROKERS

**500 LINEAR FT ON FM 1488**

**12'x12' OVERHEAD DOORS**

**MONUMENT SIGNAGE**



# SUITE OPTIONS

## BUILDING 1 (FRONT RIGHT)

- 1 SUITE AT 4,000 SF FIXED
- 3 SUITES AT 2,000 SF (CAN BE COMBINED)
- MULTIPLE GRADE LEVEL DOORS
- 480V - 3 PHASE
- 400A SERVICE

## BUILDING 3 (BACK RIGHT)

- 1 SUITE AT 3,600 SF FIXED
- 5 SUITES AT 1,800 SF (CAN BE COMBINED)
- 480V - 3 PHASE
- 300A SERVICE

## BUILDING 2 (FRONT LEFT)

- 12 SUITES AT 2,000 SF (CAN BE COMBINED UP TO 12,000 SF)
- 480V - 3 PHASE
- 800A SERVICE

## BUILDING 4 (BACK LEFT)

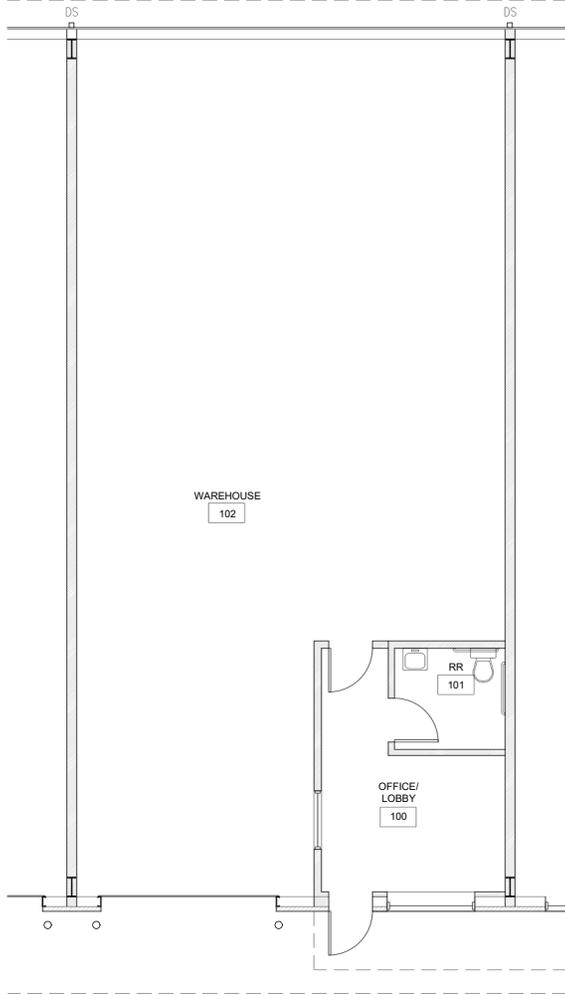
- 6 SUITES AT 1,800 SF (CAN BE COMBINED)
- 480V - 3 PHASE
- 300A SERVICE



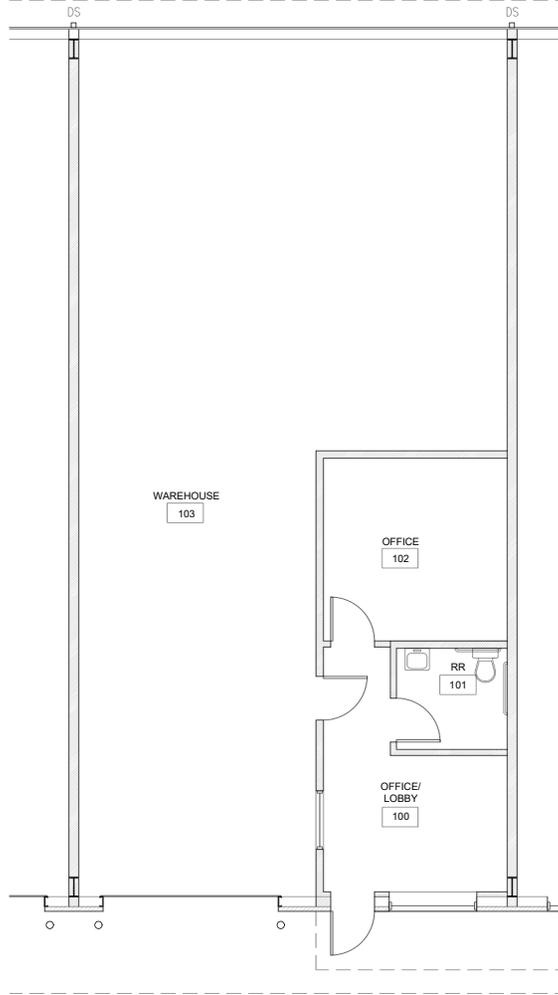
Standard 1,750, 1,800, and  
2,000 SF Suites

Standard 3,600 & 4,000 SF Suites

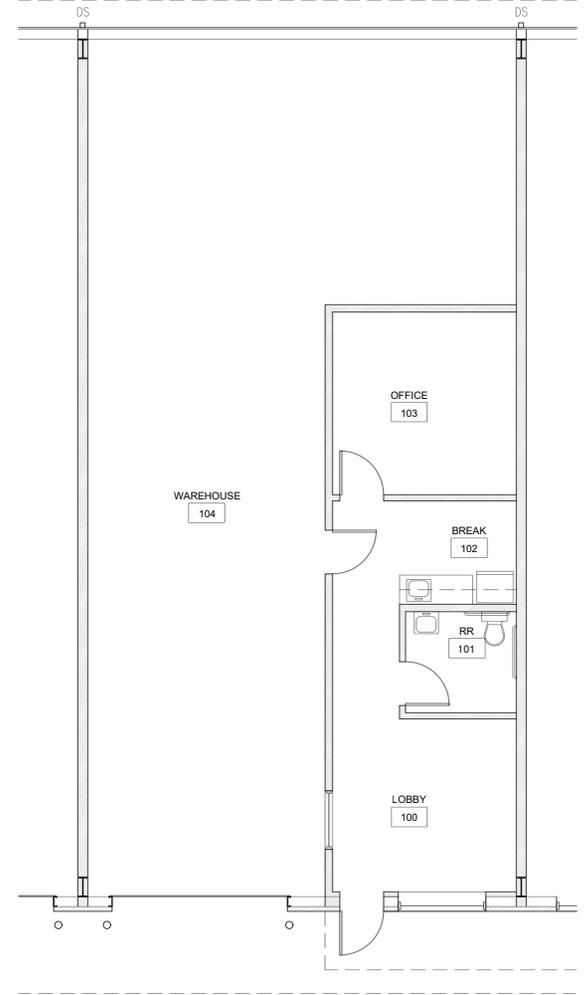
Standard 5,000+ SF Suites



**01 BUILD OUT - OPT. 1**  
1/4"=1'-0" @ 24 x 36  
OFFICE BUILD OUT: 250 SF



**02 BUILD OUT - OPT. 2**  
1/4"=1'-0" @ 24 x 36  
OFFICE BUILD OUT: 400 SF



**03 BUILD OUT - OPT. 3**  
1/4"=1'-0" @ 24 x 36  
OFFICE BUILD OUT: 550 SF



# BROKER CONTACTS

**JARED EDELMAN**

jared@fhproperties.com  
713.858.7258

**SUNEIL RANDHAWA**

suneil@fhproperties.com  
979.665.2264

**JAMES MASHNI**

james@fhproperties.com  
713.534.1896

**PATRICK MCKIERNAN**

patrick@fhproperties.com  
713.534.1888

**FIRST**  
**HOUSTON Properties, Inc.**

1225 North Loop West, Suite 420  
Houston, TX 77008  
P: (713) 534.1800  
www.fhproperties.com



## 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.

11-2-2015



### 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.

FIRST HOUSTON PROPERTIES, INC.	<b>311324</b>	AGRENADER@FHPROPERTIES.COM	713.960.0067
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>ARON GRENER</b>	<b>161767</b>	AGRENADER@FHPROPERTIES.COM	713.960.0067
Designated Broker of Firm	License No.	Email	Phone
<b>PATRICK MCKIERNAN</b>	<b>601506</b>	PATRICK@FHPROPERTIES.COM	713.534.1880
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>JAMES MASHNI</b>	<b>694804</b>	JAMES@FHPROPERTIES.COM	713.534.1896
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](http://www.trec.texas.gov)