

# WILLOWCHASE CROSSING



8203

8203 S Willow Place Drive, Houston, TX 77070

# 8203

## WILLOWCHASE CROSSING

### Unbeatable Location Unobstructed City Views Direct Access to Major Freeways

Willow Chase Crossing is a 75,015 SF building with easy access and high visibility to 249. Conveniently located near Interstate 45, Highway 290 and the Sam Houston Parkway (Beltway 8), and is within 20 minutes of George Bush Intercontinental Airport. The Woodlands, 20 minutes north of Willow Chase Crossing, was named the Best City to Live in America in 2021.

- » Newly renovated exterior and common areas
- » Commissions paid in 24 hours
- » Shared Conference Room at no additional expense
- » Updated security measures such as 24/7 keyless, touchless entry into the building with OpenPath System and New LED fixtures throughout entire building and parking lot
- » Updated main directory and directory screens on each floor
- » Local ownership with building engineers and property management close by
- » Overnight Fedex and mail drop boxes onsite



**75,015 RSF**

BUILDING SIZE

**6**

STORIES

**4.0/1,000**

PARKING RATIO

COVERED AND SURFACE PARKING AVAILABLE

**12,833 RSF**

TYPICAL FLOOR

**RENTAL RATE - \$9.00/SF NNN**

RENTAL RATE

**EST. OPEX - \$6.50/SF**

2023 ESTIMATED OPERATING EXPENSES



Owned and Managed By:



dzmi@dzmi.net  
713.468.5005

**8203 S Willow Place Drive, Houston, TX 77070**

Leasing  
713.468.5005

**Sydney Kerns**  
Sydney@dzmi.net

**Zach Mafrige**  
zach@dzmi.net