



**CYPRESS CREEK
DISTRIBUTION
CENTER**

CYPRESS CREEK DISTRIBUTION CENTER

**9910 Cypress Creek Parkway
Houston, TX 77070**



VIDEO TOUR HERE

±149,773 SF Rear Load - Pre-Finish TI: Spec Office & LED



Jones Lang LaSalle Brokerage, Inc.

Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com

Joseph Berwick
+1 713 425 5842
joseph.berwick@jll.com

David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

CREATION REPE

LGE | DESIGNBUILD

 **PGIM REAL ESTATE**

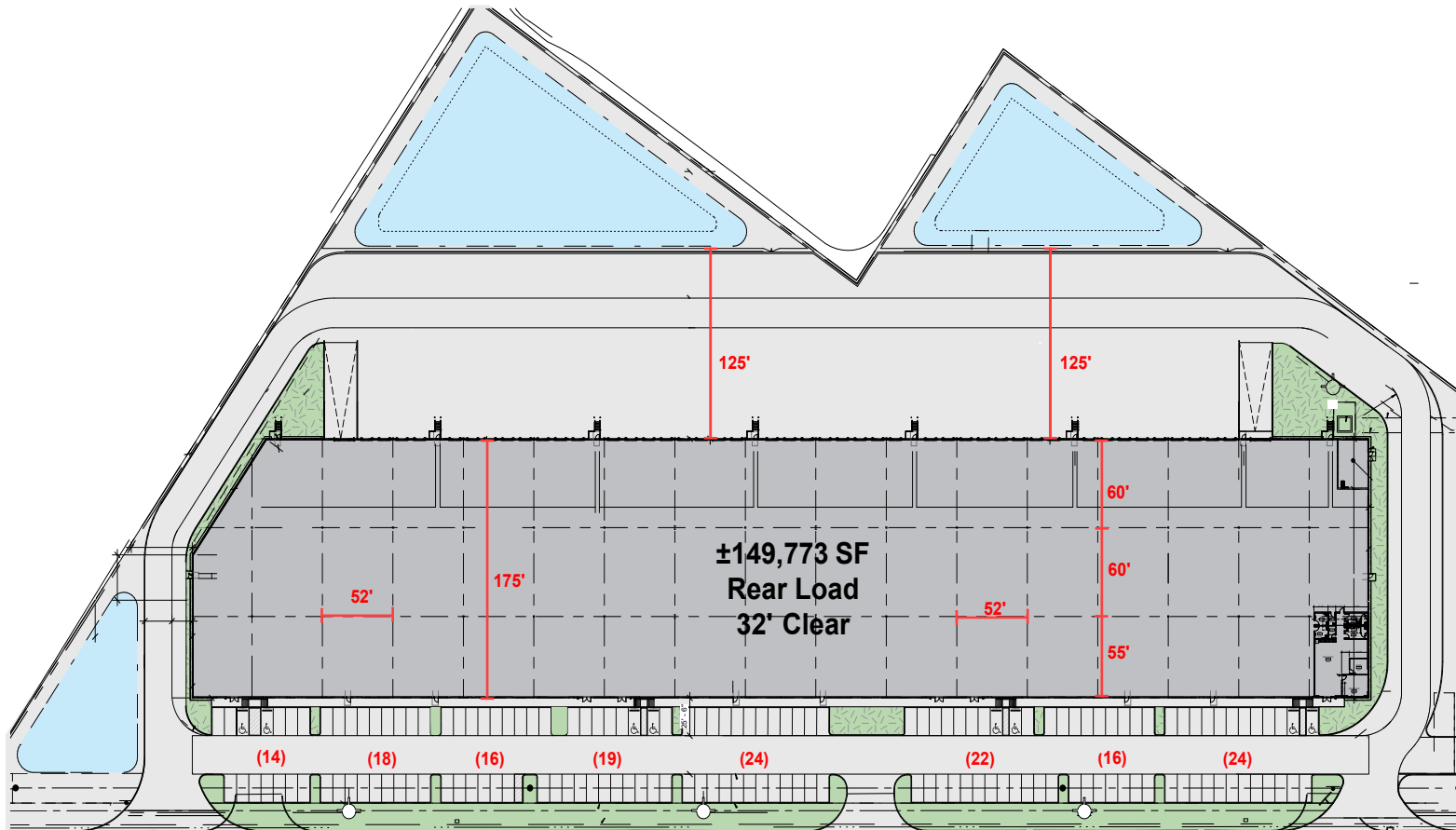
BUILDING SITE PLAN

SPEC OFFICE & LED LIGHTS

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 PGIM REAL ESTATE



BUILDING SPECIFICATIONS

Total SF:	±149,773 SF
Pre-finish:	±2,363 SF
Configuration:	Rear Load
Sprinkler:	ESFR
Building Depth:	175'
Clear Height:	32'
Typical Bay:	52' x 60'
Speed Bays:	60'
Dock Doors:	42 (9' x 10')
Ramp:	2 (14' x 16')
Parking Spaces:	153 Spaces
Truck Court:	125'
Q1 2024 Delivery	
Contact Brokers for Pricing	

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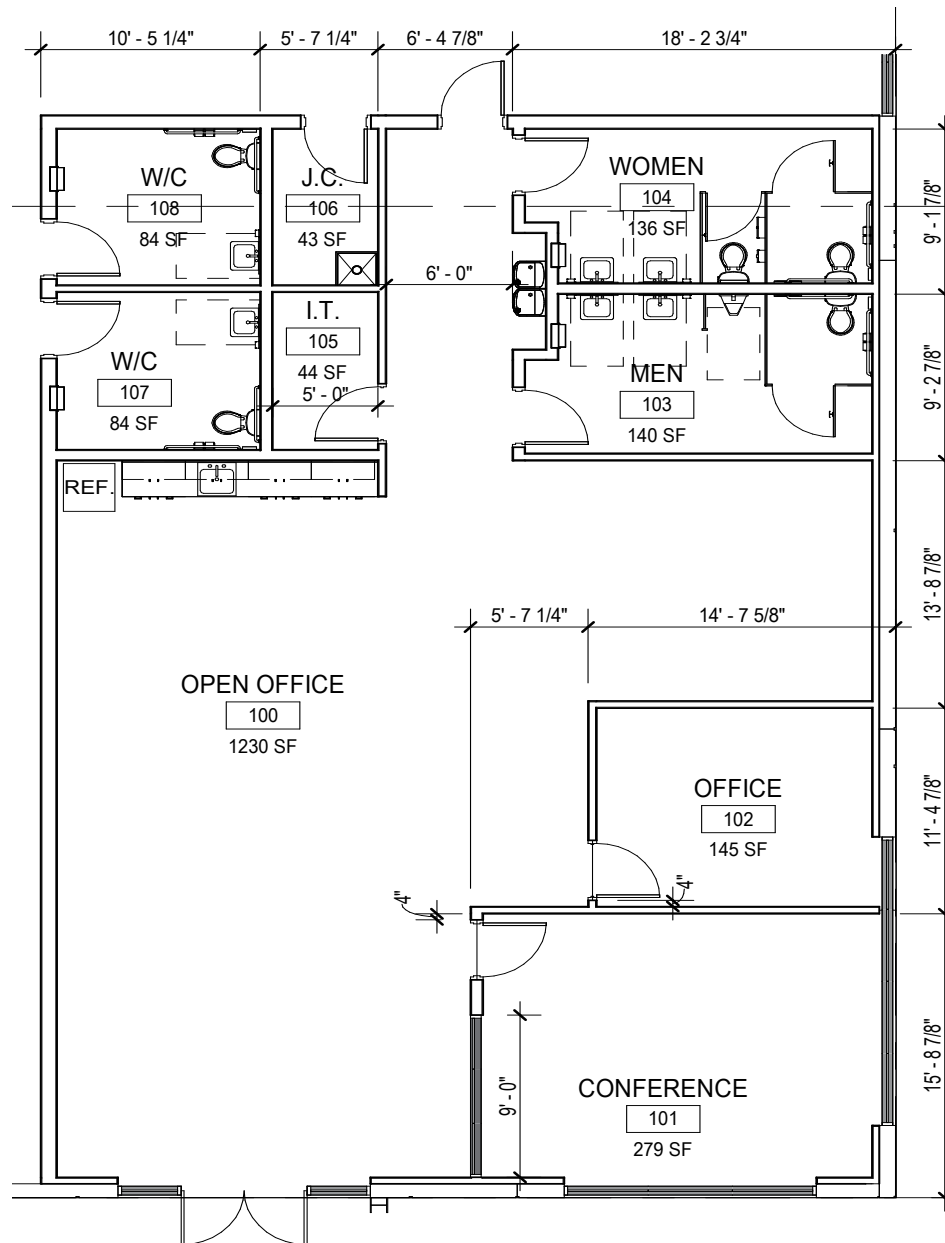


OFFICE FLOOR PLAN (±2,363 SF)

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STRATEGIC ACCESS

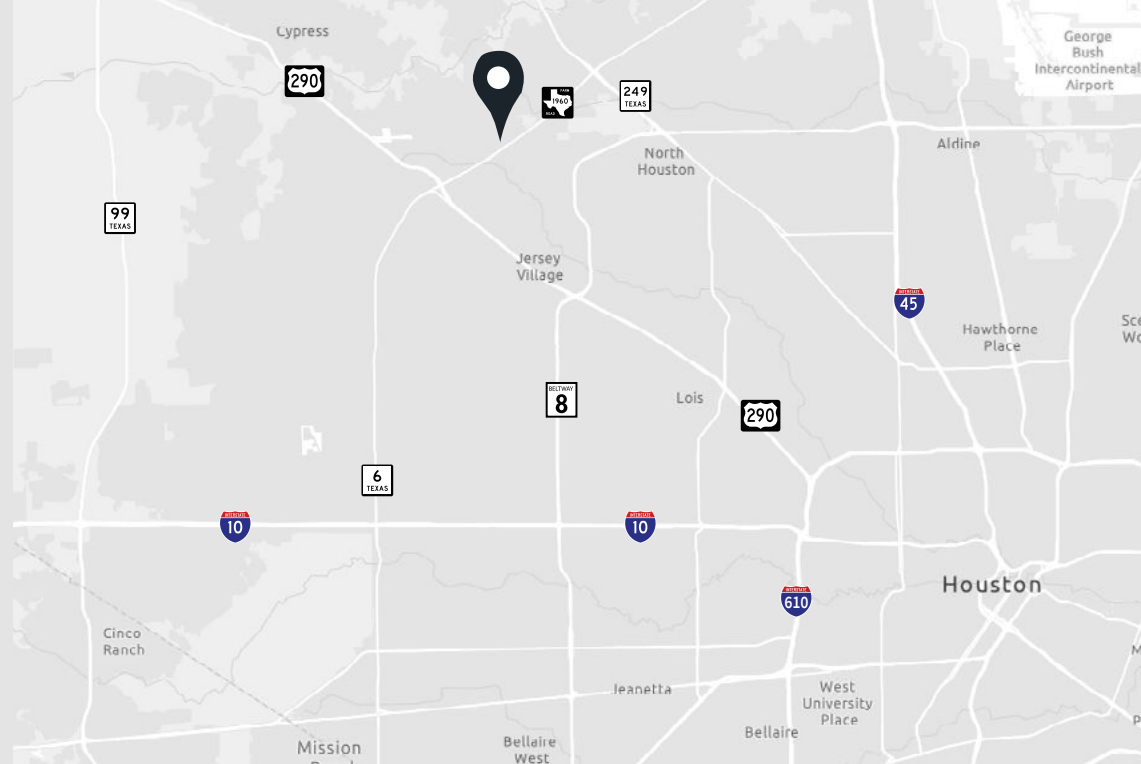
Prime Northwest Houston Location with state of the art building design.

VIA MAJOR HIGHWAYS

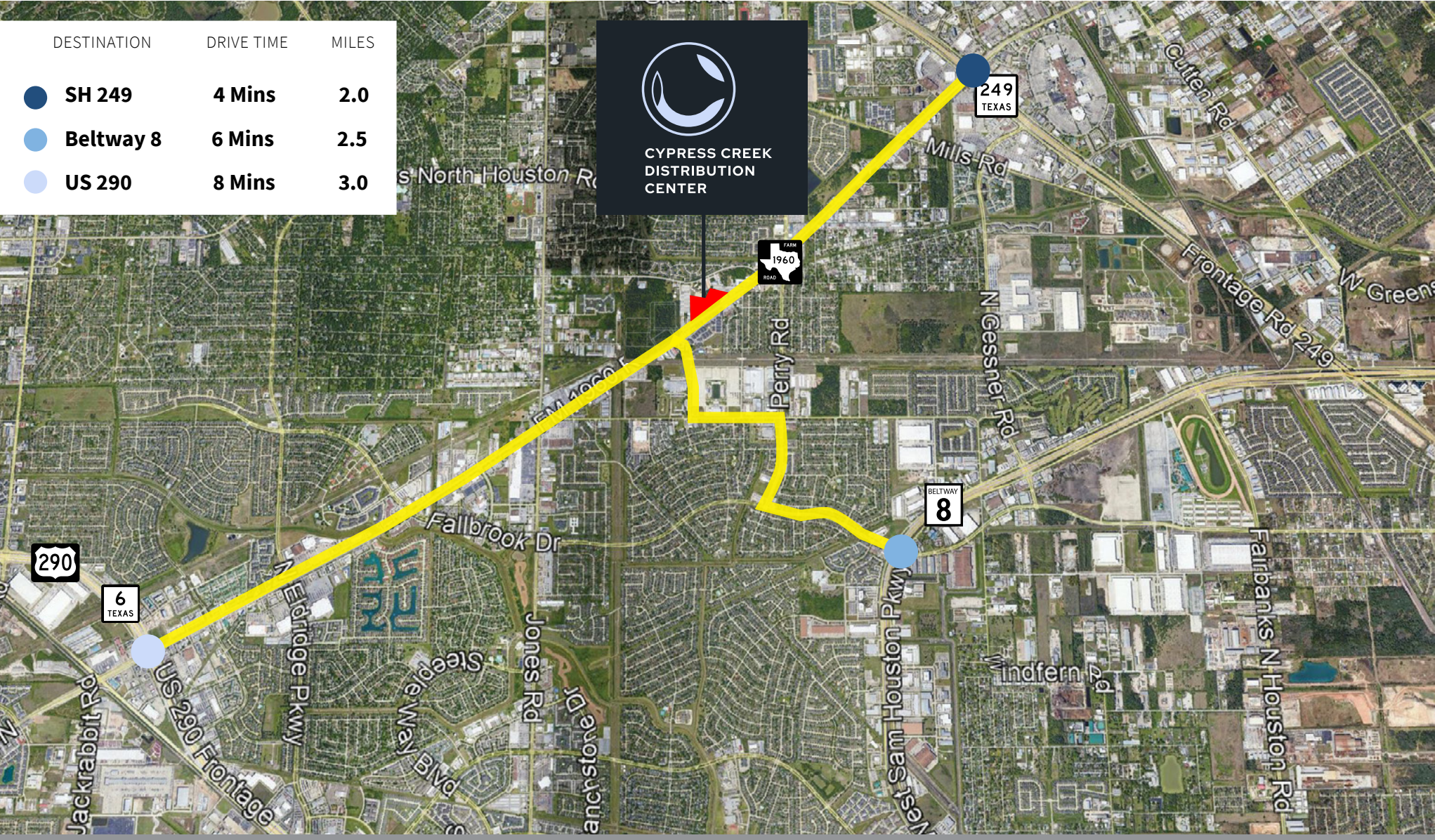
LOCATION	APPROX. MILEAGE
FM 1960	Immediate Access
HWY 249	2 miles
Beltway 8	2.5 miles
HWY 290	3 miles
I-10	12 miles
HWY 99	14 miles
IAH Airport	19 miles
Austin	145 miles
San Antonio	196 miles
Dallas	236 miles

PROJECT LOCATION ATTRIBUTES

- Prime Northwest Houston location at FM 1960, just minutes from Highway 290, providing strategic distribution and operational connectivity.
- Multiple points of ingress/egress offering immediate access to Houston's major Northwest thoroughfares.



DRIVE TIMES FROM CYPRESS CREEK DISTRIBUTION CENTER



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AMENITIES NEAR CYPRESS CREEK DISTRIBUTION CENTER



Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com

Joseph Berwick
+1 713 425 5842
joseph.berwick@jll.com

David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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