

FOR LEASE



Harwin Business Park

9801-9811 Harwin Drive
Houston, Texas 77036

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

This expansive property in Houston, TX presents an excellent opportunity for a business seeking to establish a presence in a prime industrial location. The building type is flexible, allowing for a range of uses, and boasts an impressive total square footage of 125,175 sf. The address is 9801-9811 Harwin Dr, conveniently situated in an area known for its thriving business community and favorable economic conditions.

Inside the property, tenants will find ample space for their operations, with a layout that is designed to accommodate a range of different needs. The spacious floor plan can be easily configured to suit the specific requirements of a business, whether that entails extensive manufacturing, warehousing, or distribution needs.

The exterior of the property also boasts many attractive features that are sure to appeal to tenants. The building is well-maintained and offers ample parking and loading docks, making it easy to move goods in and out of the facility.

Overall, this property is an exceptional find for any business seeking to expand or establish a foothold in the Houston area. Its flexibility, size, and location all add up to a compelling offer that is sure to meet the needs of a range of commercial enterprises. Contact us today to schedule your viewing and take the first step towards making this exceptional real estate opportunity your own.

For More Information

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PROPERTY HIGHLIGHTS

- Mixed Use Facility
- Free Surface Parking
- 24/7 Access
- 6 Buildings
- Retail Shop or Office w/Attached Warehouse
- Tenant Controlled Air Conditioning
- Ground Level Loading 10' x 10' Bay Doors
- Tenant Marque Signage Available

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SPACE AVAILABILITY

UNIT	SF	RATE (sf/mo)
9803 F	1,250 SF	\$11.00 (sf/mo + NNN)
9805 J, K, L	4,250 SF	\$13.00 (sf/mo + NNN)
9805 P	2,000 SF	\$11.00 (sf/mo + NNN)
9807 D	1,000 SF	\$11.00 (sf/mo + NNN)
9807 J	1,000 SF	\$11.00 (sf/mo + NNN)
9807 Q	2,000 SF	\$11.00 (sf/mo + NNN)
9809 F,G	2,500 SF	\$11.00 (sf/mo + NNN)

9809 Harwin

A + B + C + D 3750 sf	
F + G 2,500sf	
H	1,250sf
I	1,250sf
J	1,250sf
K	1,250sf
L	1,250sf
M	1,250sf
N + O 2,000 sf	

15 units

9805 Harwin

J (+K)	2,250SF	A + B + C 2750 sf	
L	2,000sf		
D (+M) 3,500SF			
E + F + N + O 6,000 sf			
P	2,000sf	G	1,000sf
Q	2,000sf	H	1,000sf
R	2,000sf	I	1,000sf

18 units

9801 Harwin

A (B+C+D+E)		5,000SF
F	1250sf	
G(+H)	2,500sf	
J(+I)	2,500sf	
K	1250sf	
L	1250sf	
M	1250sf	
N	1,000sf	
O	1,000sf	

15 units

9811 Harwin

A	1,250sf
B	1,250sf
C	1,250sf
D	1,250sf
E	1,250sf
F	1,250sf
G	1,250sf
H	1,250sf
I (+J)	2,500sf
K	1,250sf
L	1,250sf
M	1,250sf
N	1,250sf
O	1,250sf

15 units

9807 Harwin

K	938sf	B (+A)	1,875sf
L	937sf		
M	2,250sf	C	1,125sf
N	2,000sf	D	1,000sf
O	2,000sf	E	1,000sf
P	2,000sf	F	1,000sf
Q	2,000sf	G	1,000sf
R	2,000sf	H	1,000sf
S	2,000sf	I	1,000sf
T	2,000sf	J	1,000sf

20 units

9803 Harwin

A	1,250sf
B	1,250sf
C	1,250sf
D (+E)	2,500sf
F	1,250sf
G	1,250sf
H	1,250sf
I	1,250sf
J	1,250sf
K	1,250sf
L	1,250sf
M	1,250sf
N	1,250sf
O	1,250sf

15 units

LANDPARK

FOR LEASE



Photos

LANDPARK

FOR LEASE



HARWIN DRIVE

HARWIN BUSINESS CENTER
9801-9811 HARWIN DR

Aerial Map

Google





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:
 - 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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____