



Willowbrook Distribution Center VII

9305-9335 Millsview Rd, Houston, TX 77070

POWELL
Realty Advisors



Robert Powell

Powell Realty Advisors LLC
2133 Meadow Grass Ln, Aledo, TX 76008
robert.powell@powellrealtyadvisors.com
(214) 908-3488



Willowbrook Distribution Center VII

\$8.10 /SF/YR

Willowbrook Business Center is a 96,000 SF multi-tenant, industrial/distribution warehouse located in northwest Houston. Convenient access to State Highway 249, FM Road 1960 and Beltway 8.

- Convenient freeway access.
- Institutional quality landlord.
- Professional property management.
- 2024 NNN expenses estimated to total \$2.94/SF.

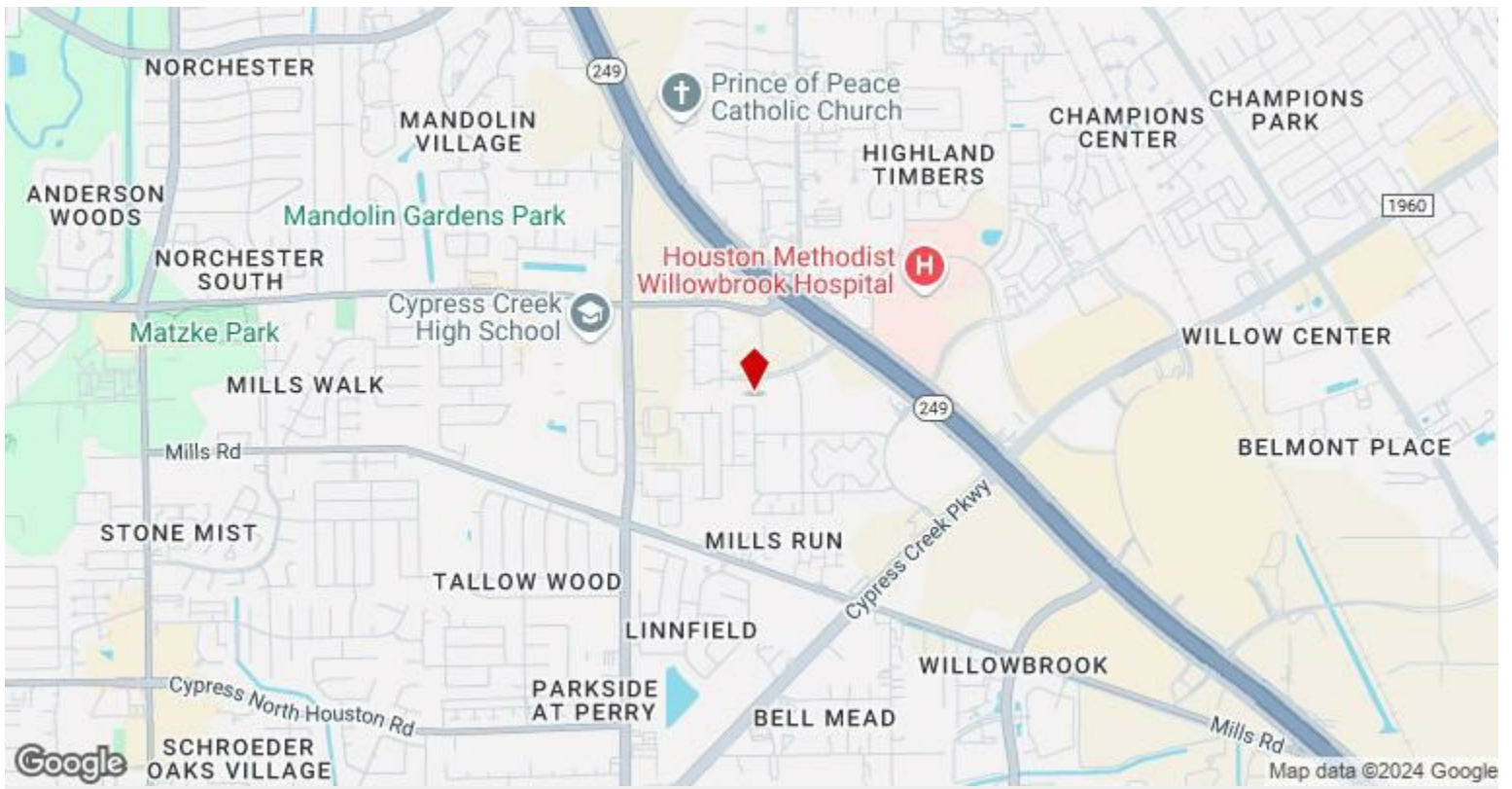


Rental Rate:	\$8.10 /SF/YR
Property Type:	Industrial
Property Subtype:	Distribution
Rentable Building Area:	96,000 SF
Year Built:	1998
Taxes:	\$0.11 USD/SF/MO
Operating Expenses:	\$0.13 USD/SF/MO
Rental Rate Mo:	\$0.68 /SF/MO

1st Floor Ste 9335

Space Available	12,000 SF
Rental Rate	\$8.10 /SF/YR
Date Available	January 01, 2025
Service Type	Triple Net (NNN)
Office Size	2,485 SF
Space Type	Sublet
Space Use	Industrial

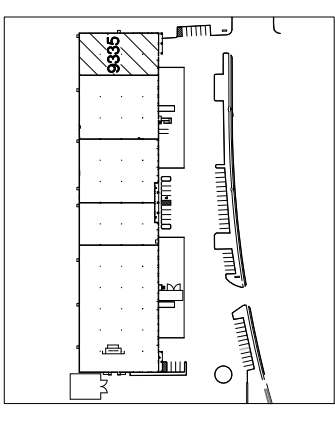
+ 12,000 SF sublease expires on March 31, 2026. + Base rental rate of \$8.10/SF or \$8,103.66 per month. Increasing to \$8.35/SF or \$8,346.77 on February 1, 2026. Plus NNN expenses estimated to be \$2.94/SF in 2024. + Tenant improvements to 2,485 SF of office space were completed in January 2021. End cap suite provides many windowed offices and conference room. + Warehouse comprises 9,515 SF with HVAC service and skylights. 24 foot clear height. Only two columns in warehouse. + Premises is 80 feet wide by 150 feet deep and is 100% dry fire sprinklered.



9305-9335 Millsview Rd, Houston, TX 77070

Willowbrook Business Center is a 96,000 SF multi-tenant, industrial/distribution warehouse located in northwest Houston. Convenient access to State Highway 249, Farm to Market Road 1960 and Beltway 8.

WILLOWBROOK BUSINESS CENTER
 9335 MILLSVIEW RD
 Houston, Texas 77070

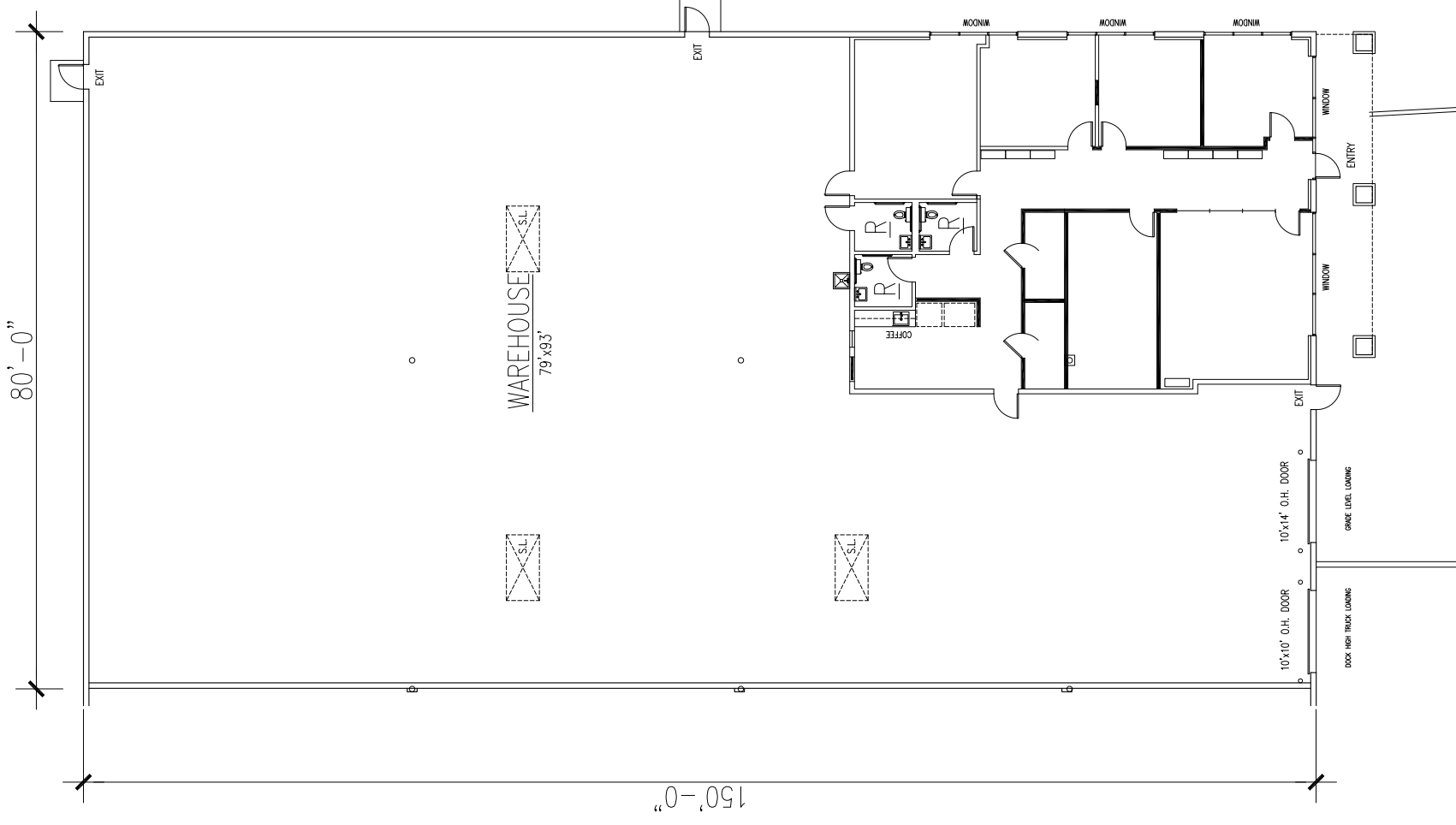


BUILDING SUMMARY

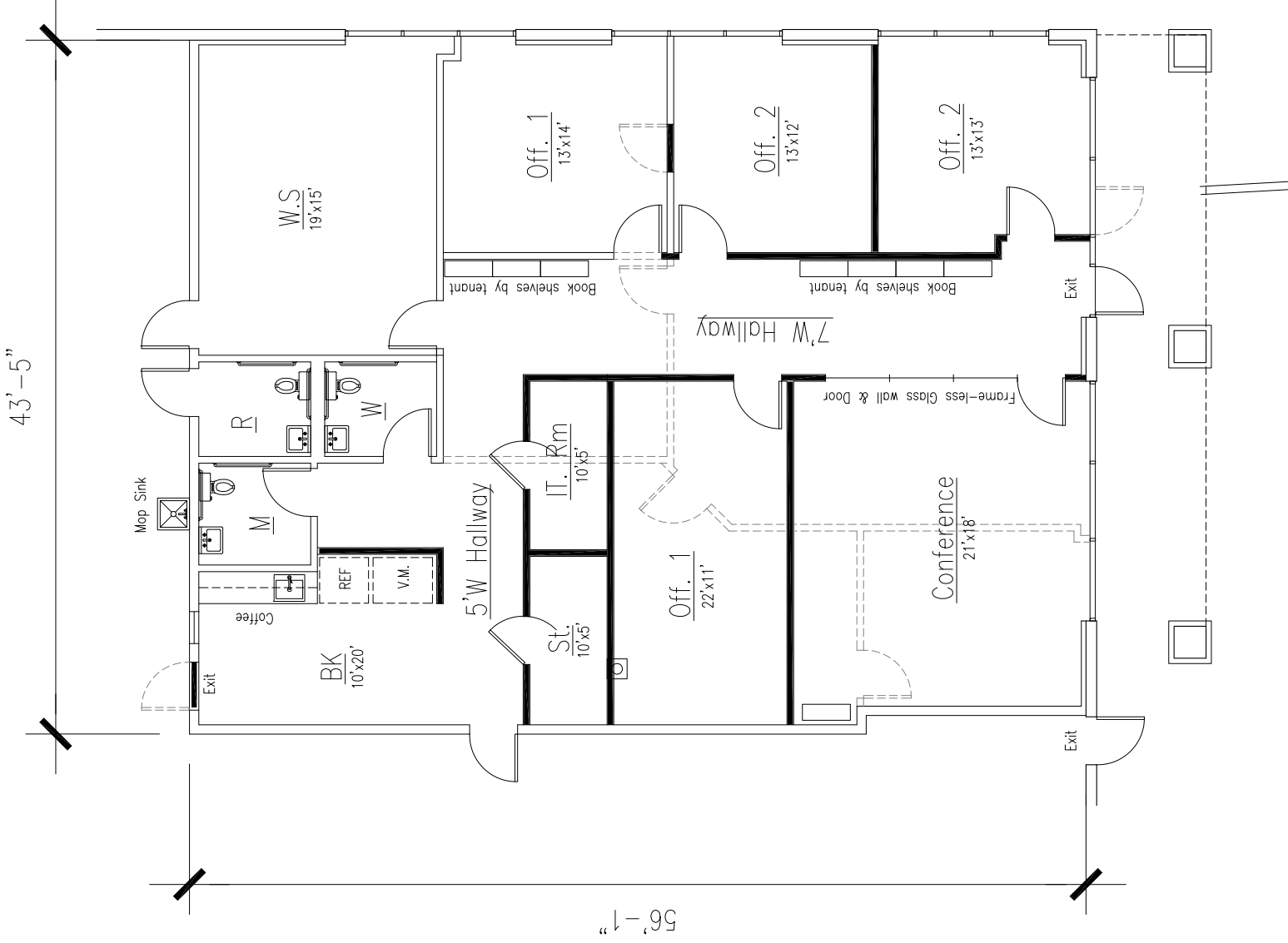
OFFICE AREA	2,485 SQ. FT.
WAREHOUSE	9,515 SQ. FT.
TOTAL	12,000 SQ. FT.

BUILDING FEATURES

- MASTER PLANNED BUSINESS PARK
- EASY ACCESS TO 249 PKWY AND BELTWAY 8
- (1) DOCK HIGH FRONT LOADING DOORS
- (1) GRADE LEVEL FRONT LOADING DOORS
- 24' CLEAR HEIGHT w/ SKYLIGHTS
- SECURITY LIGHTING
- CONCRETE TILT WALL CONSTRUCTION
- ALL CONCRETE PAVING
- 100% FIRE SPRINKLED



SUITE 9335 FLOOR PLAN



PROPOSED OFFICE FLOOR PLAN

Property Photos

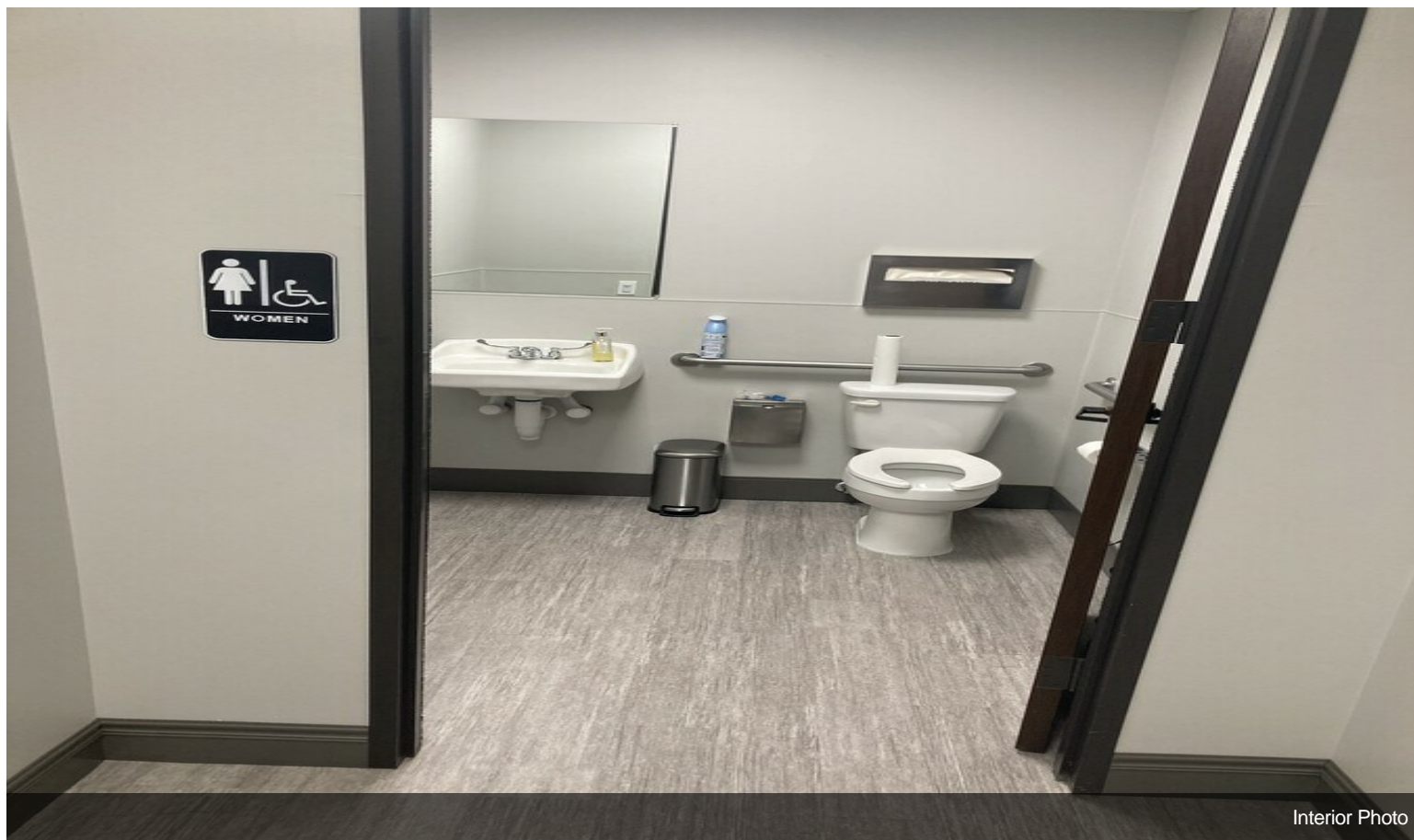


Interior Photo

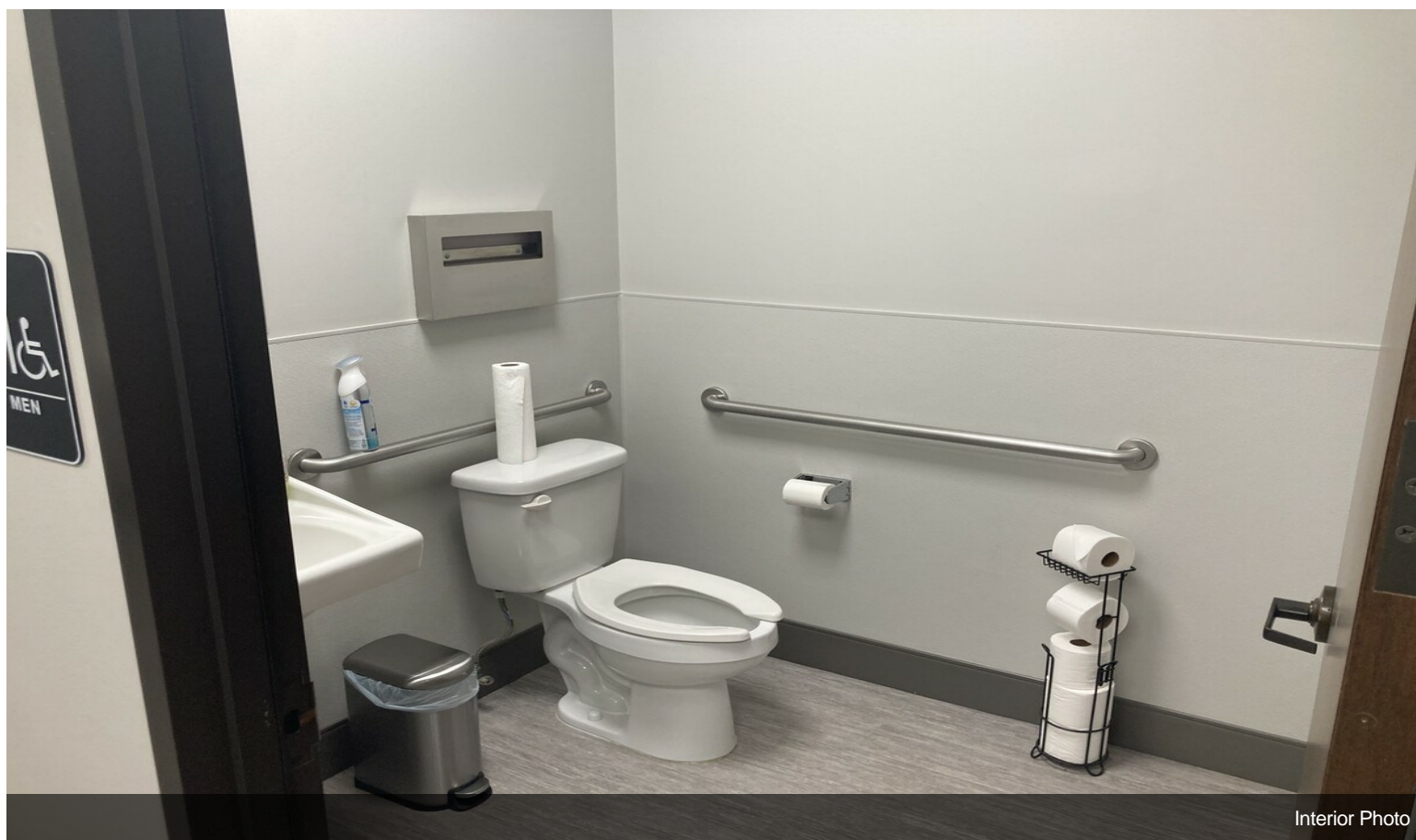


Building Photo

Property Photos



Interior Photo



Interior Photo

Property Photos

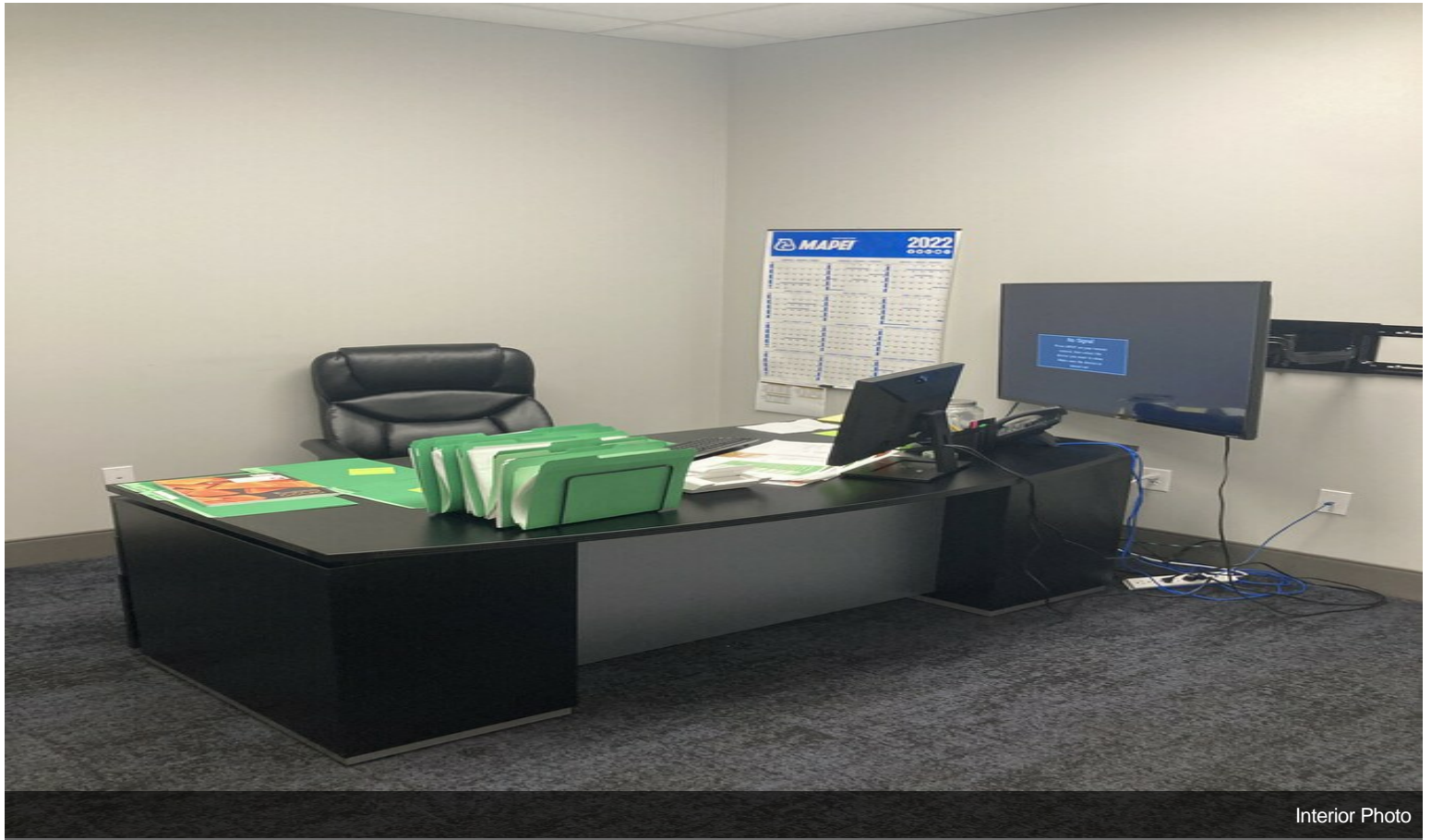


Interior Photo

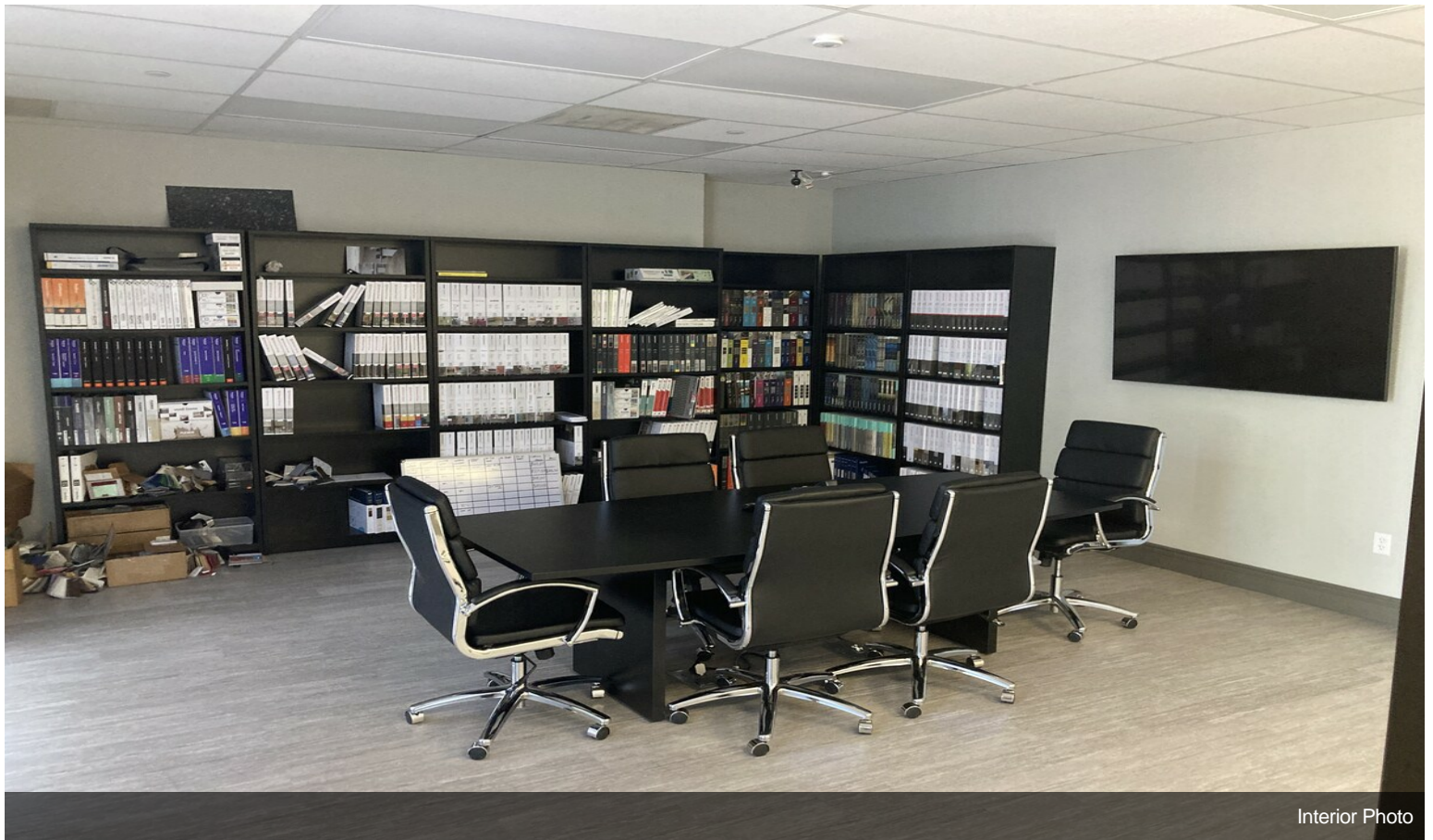


Interior Photo

Property Photos

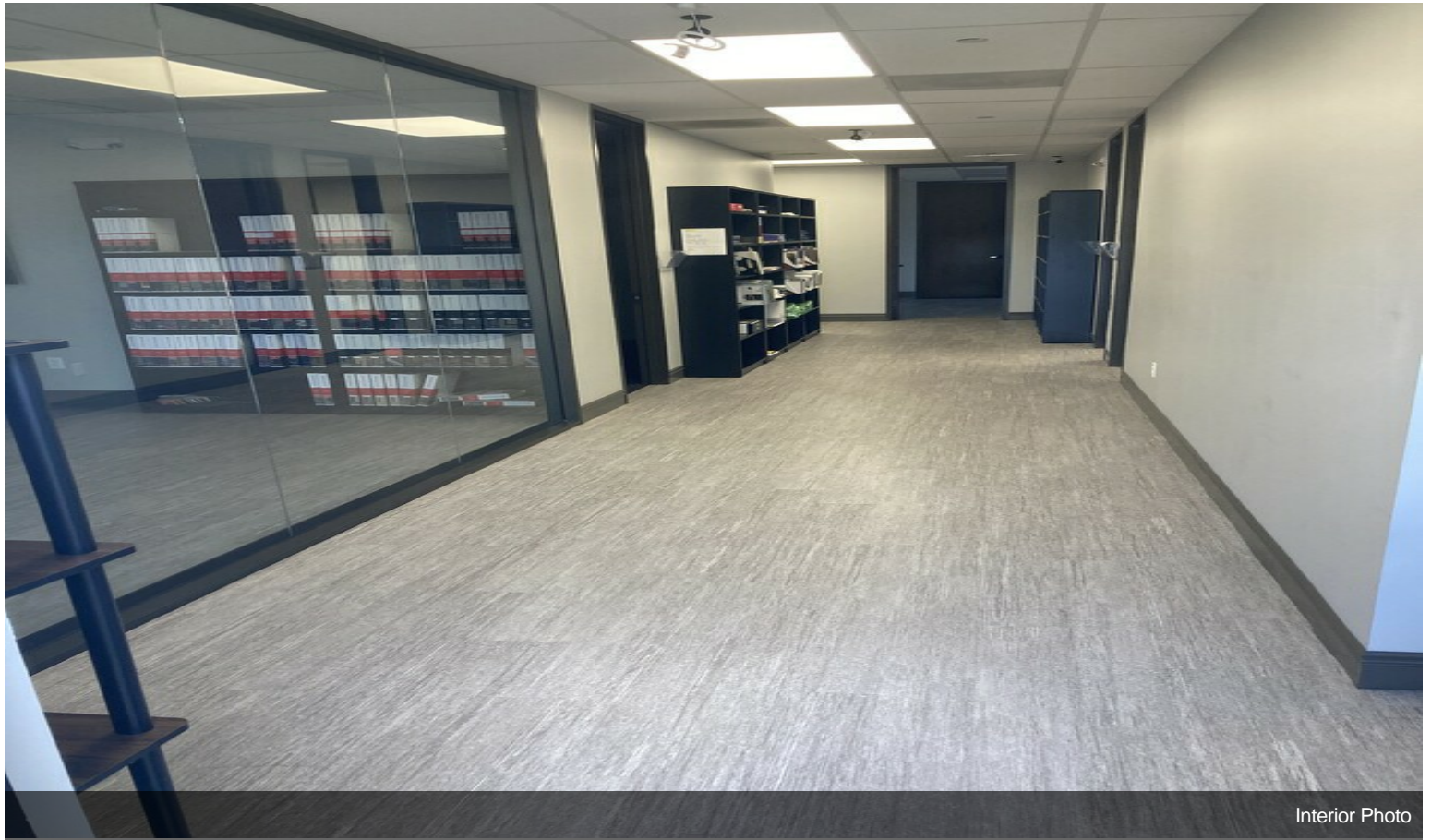


Interior Photo



Interior Photo

Property Photos



Interior Photo



Building Photo

Property Photos



Building Photo



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.

Powell Realty Advisors, LLC	9003152	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert B. Powell	265365	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
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