

16060 Dillard Drive | Houston, Texas 77040



For Sale | Owner User

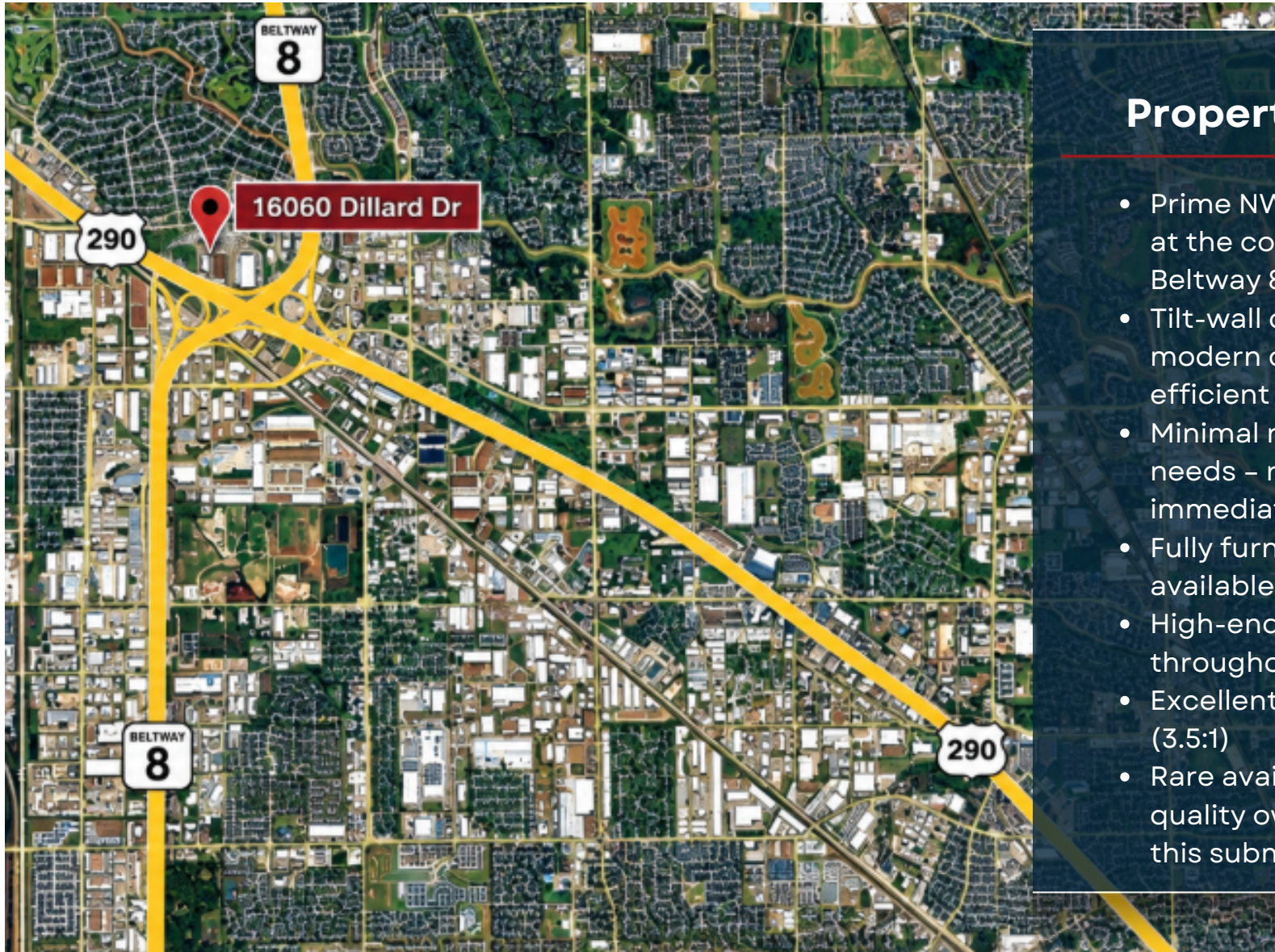
11,217 SF User Space

TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

For Sale | 16060 Dillard Drive



Property Highlights

- Prime NW Houston location at the corner of Hwy 290 & Beltway 8
- Tilt-wall construction with modern design and efficient layout
- Minimal near-term capital needs – ready for immediate occupancy
- Fully furnished office space available
- High-end finish-outs throughout
- Excellent parking ratio (3.5:1)
- Rare availability of a high-quality owner/user asset in this submarket

TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

For Sale | 16060 Dillard Drive



**YOUR LOGO HERE
VISIBLE FROM
HWY 290**

DILLARD DRIVE

TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16060 Dillard Drive



Total Building Size: 23,580 SF | User Suite Available: 11,200 SF



TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16060 Dillard Drive



1st floor leased through
2031

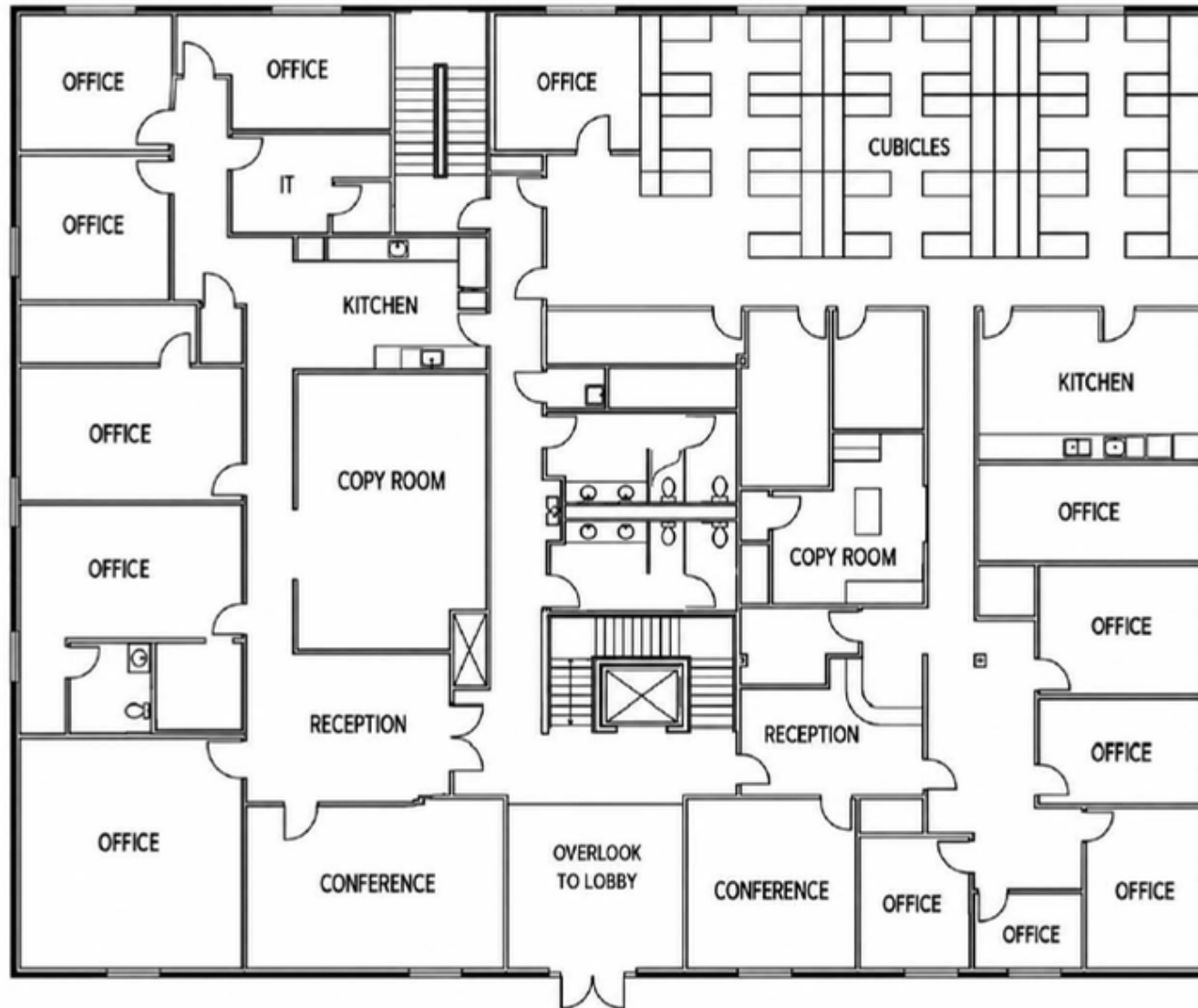
TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16060 Dillard Drive



2nd floor - 11,000 SF of traditional office

TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16060 Dillard Drive



Exterior Building Photos



TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

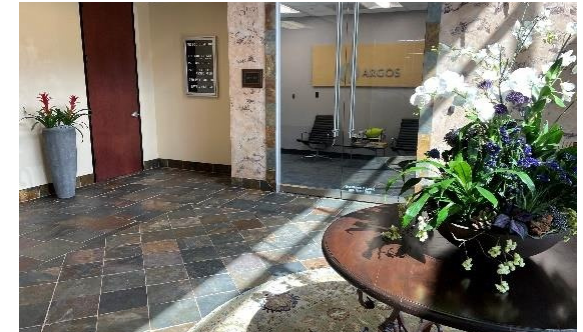
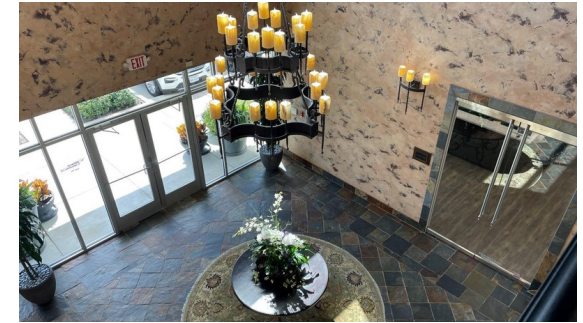
CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16060 Dillard Drive



Interior Building Photos



TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16060 Dillard Drive



Interior Suite Photos - Owner / User Suite



OFFICE FURNITURE INCLUDED

optional



TODD N. EDMONDS, SIOR CCIM **MADELYN IRWIN**
281 893 4000 Ext 1 281-893-4000 Ext 3
Todd@Edmonds-Co.com Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16060 Dillard Drive



Interior Suite Photos - Owner / User Suite



TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

BROKER INFORMATION

BROKER CONTACT INFORMATION

TODD N. EDMONDS, SIOR CCIM

281-893-4000 Ext 1

Todd@Edmonds-Co.com

MADELYN IRWIN

972-408-5065

Madelyn@Edmonds-Co.com

Edmonds & Company

www.EdmondsCompany.com

281-893-4000 • 20008 Champion Forest Drive Ste 303, Houston, TX 77379

This document/email has been prepared by Edmonds-Co for advertising and general information only. Edmonds-Co makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Edmonds-Co excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce breach of an existing listing agreement.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Edmonds & Company Real Estate LLC	9011214	Todd@Edmonds-Co.com	(281)893-1000 ext 1
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Todd N. Edmonds	397499	Todd@Edmonds-co.com	(281)893-1000 ext 1
Designated Broker of Firm	License No.	Email	Phone
Todd N. Edmonds	397499	Todd@Edmonds-Co.com	(281)893-1000 ext 1
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Madelyn Irwin	827610	Madelyn@Edmonds-Co.com	(281)893-1000 ext 3
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

