

**Woodworth Business Park - 12015 Woodworth Dr. in Cypress, TX.**



|   |                     |
|---|---------------------|
| Suite A = 3,088 total sq ft. Incl 475 sq ft office build out= | LEASED              |
| Suite B = 3,088 total sq ft. Incl 475 sq ft office build out= | \$4,324 per mo.     |
| Suite C = 3,088 total sq ft. Incl 475 sq ft office build out= | LEASED              |
| Suite D = 3,088 total sq ft. Incl 475 sq ft office build out= | LEASED              |
| Suite E = 6,175 total sq ft. Incl 935 sq ft office build out= | \$8,337 per mo.     |
| Suite 120= 5,830 total sq ft. Inc 965 sq ft office build out= | \$6,996 + \$125 w/t |

**WBP Industrial Gross rate= \$1.35- \$1.40 per SF per month. NO NNN or Cam. Gross rate INCLUDES move in ready standard office/ warehouse build out. Finished warehouse electrical and lighting. Normal water usage included. The rent you see is the rent you pay. No surprises at the end of the year!**

*475- 935 SF finished out office space  
Fully insulated- 14' x 14' overhead doors  
22' front 20' rear eave height- 65' deep*

*300- 400 amps 3 Phase 120/208 power  
warehouse electrical and lighting  
grey/ galvanized steel- rear skylight*

For more information and pictures visit LoopNet.com Listing ID- 20403166  
Move in ready- call (832) 969-6785 or email [kevinedgewaterinc@att.net](mailto:kevinedgewaterinc@att.net)