

michael hill properties

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LEASE RATE REDUCTION !!!

SINGLE TENANT HEADQUARTERS QUALITY OFFICE WAREHOUSE

PARK 10 BUSINESS PARK – I-10 WEST @ HIGHWAY 6

EXCLUSIVE - FOR LEASE

ADDRESS:	1441 Park Ten Blvd, Houston, TX 77084
BUILDING SIZE:	Approximately 39,621 sf., including approximately 21,400 sf finished office space.
LAND SIZE:	3.54 acres.
ASKING LEASE RATE:	<u>\$.57 psf/mo, NET</u> , reduced fm \$.65 psf/mo, NET

PROPERTY DESCRIPTION:

One approx. 39,621 sf concrete tilt wall construction building situated on 3.54 acres of land. The building is divided into warehouse of approx. 18,200 sf and first floor office of approx. 17,100, sf. There is also approx. 4,300 sf of mezzanine office. Building is 25' minimum clear, with two 10' x 10' doors dock level and two, 15' x 20' drive-through doors. There are two monorail cranes, one 10 ton and one 15 ton. The slab varies from 6 inch to 7 inch, steel reinforced. There is 3 Phase, 480 Volt, 1000 Amp electrical service in the building. There is also a large dive tank which was used by a prior tenant for equipment testing served by a mono-rail crane. There is a paint booth in the warehouse. Office space can be converted back to warehouse leaving approx. 13,600 sf of office if 21,400 sf office is too much.

The site is at the SWC of Park Ten Blvd and Park Row in Park 10 Business park, a very visible and desirable location. Excellent Tenant sign identity on two streets. There are 108 off-street parking spaces. The landscaping of the property is excellent, and general maintenance and appearance of the property is excellent.

Occupancy in March, 2017

FINANCIAL:

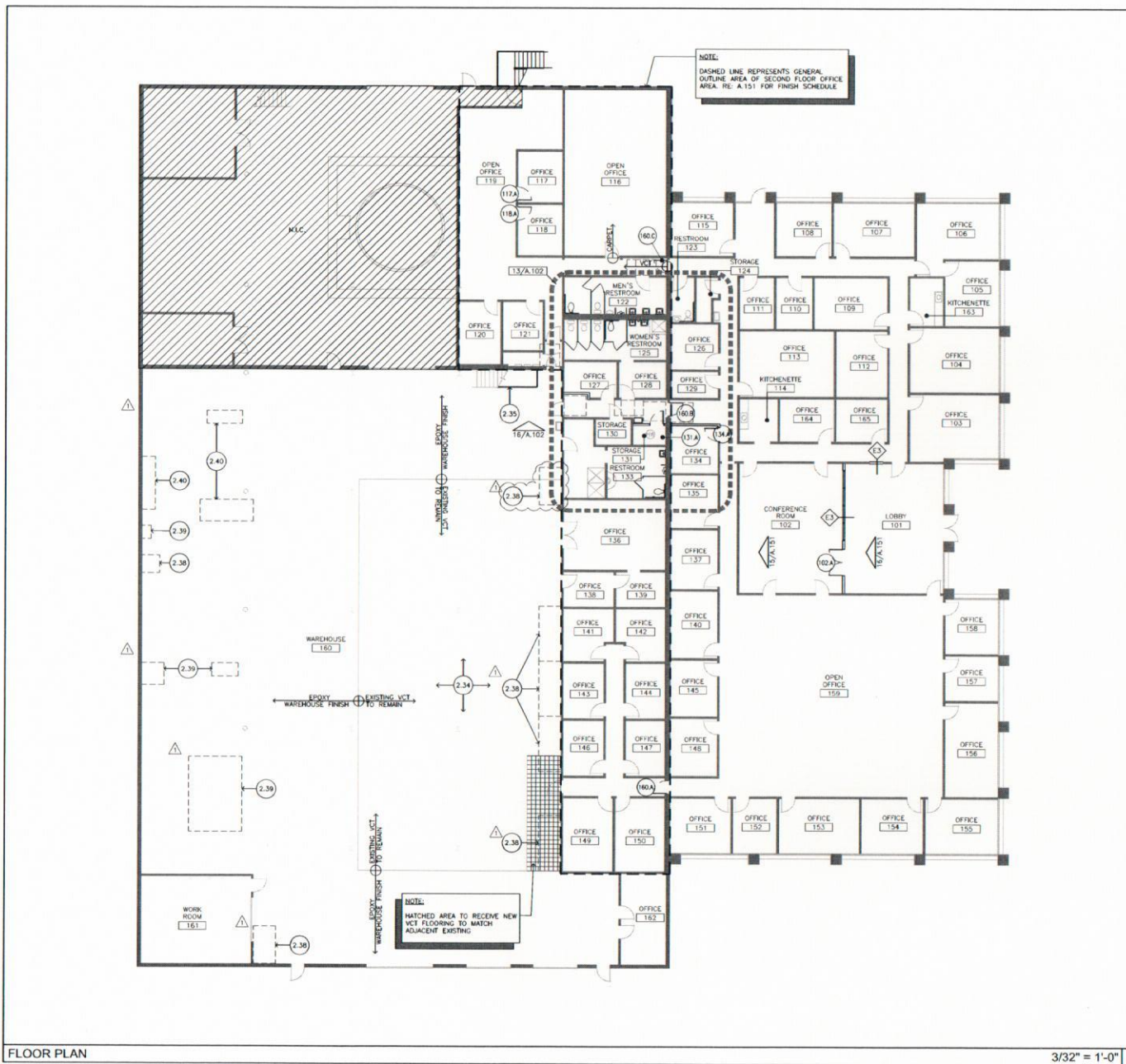
2016 Taxes (City of Houston, State of Texas, Katy ISD): \$.136 psf/mo.

COMMENTS:

This is a very desirable freestanding headquarters quality office warehouse located west of the City just west of Hwy 6 in Park 10 Business Park which fronts on I-10 West. The property is well maintained and ready for occupancy. Asking lease rate is very competitive in the marketplace. The Owner is local in Houston and available for any issue with which a Tenant may have.

This information has been obtained from sources believed reliable. We have not verified it and do not guarantee its accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions or estimates are used here for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful and independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

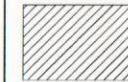




- 2.34 Existing floor tile to remain in this area. Provide rubber transition strip to exposed warehouse floor.
2.35 Provide / install new quarter round under staircase to comply with ADA clearances. Paint to match adjacent railing.
2.36 Storage Rack, O.F.O.I.
2.39 Equipment, O.F.O.I.
2.40 Work Table, O.F.O.I.

- GENERAL NOTE:
1. RE: A.101 FOR FINISH SCHEDULE
2. ALL RESTROOMS ON FIRST FLOOR TO RECEIVE NEW PAINTED STEEL-BRANDING, COLOR TO BE SELECTED BY OWNER.
3. ALL RESTROOMS TO HAVE TILE UP TO 40 INCHES ABOVE FINISH FLOOR COMPLIANT WITH APPLICABLE CODES.
4. AT OFFICES 117 & 118 CONTRACTOR TO VERIFY WIDTH OF EXISTING OPENING AND MODIFY IF NECESSARY TO ACCOMMODATE NEW DOORS AND FRAMES.

KEY NOTES



NOT IN SCOPE

B/A
BRAVE / ARCHITECTURE
4617 Montrose Blvd., Suite C230
Houston, Texas 77006
Voice: 713.524.5858
Fax: 713.524.5868
studio@bravearchitecture.com
Contact: Christian Sheridan, AIA



GENERAL CONTRACTOR:
Contractor

Consultants:

CIVIL: CSF Consulting LP
11210 Steeplecrest dr. Suit 202
Houston, Texas 77065
Voice: 832.678.2110
Fax: 832.678.2115
Contact: Carlos A. Gutierrez

MEP: DBR Engineering Consultants
9990 Richmond Ave. Suite 300
Houston, TX 77042
Voice: 713.914.0888
Fax: 713.914.0886
Contact: Carlo Sechi

PARK TEN OFFICE RENOVATION

1441 Park Ten Blvd.
Houston, TX 77084

Ownership of Instruments of Service:
All reports, plans, specifications, computer files, field data, notes & other documents and instruments prepared by BRAVE / ARCHITECTURE as Instruments of Service shall remain the property of BRAVE / ARCHITECTURE. BRAVE / ARCHITECTURE shall retain all common law, statutory and other reserved rights, including the copyright therein.

Issue:
06/03/11 CD REVIEW
06/09/11 PERMIT & BID
06/24/11 COH COMMENTS
07/14/11 COH COMMENTS 2
08/30/11 CONSTRUCTION

B/A Project No.: 11140
Drawn By:
Checked By:
CAD File: 11140 A 101.dwg

FLOOR PLAN

Scale: 3/32" = 1'-0"



GENERAL CONTRACTOR:
Contractor

Consultants:

- CIVIL** CSF Consulting LP
11210 Steeplecrest dr, Suit 202
Houston, Texas 77065
Voice: 832.678.2110
Fax: 832.678.2115
Contact: Carlos A. Gutierrez
- MEP** DBR Engineering Consultants
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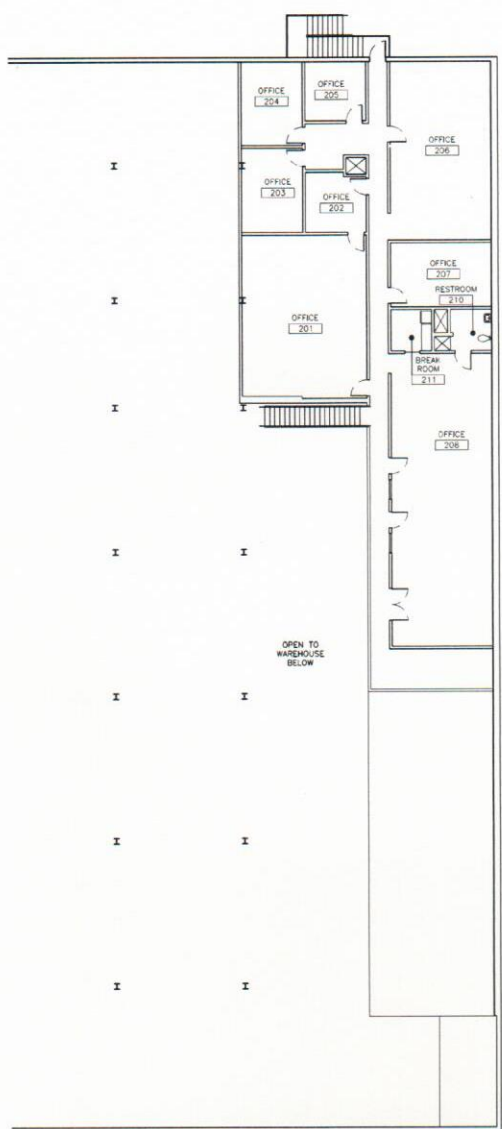
Issue:	
04/11/11	SD REVIEW
04/25/11	SD
05/11/11	REVISED SD
06/03/11	CD REVIEW
06/09/11	PERMIT & BID
08/30/11	CONSTRUCTION

B/A Project No.: 11140
Drawn By:
Checked By:
CAD File: 11140 A 102.dwg

SECOND FLOOR PLAN
& ENLARGED
FLOOR PLANS

Scale: VARIES

16



- 01.35 Relocate urinal for ADA clearance. Coordinate with privacy partitions, ADA requirements, and remaining existing fixtures.
- 01.36 Relocate lavatory for ADA clearance. Coordinate with privacy partitions, ADA requirements, and remaining existing fixtures. Insulate pipes.
- 2.20 Steel toilet partition(s), painted, color to be selected by owner.
- 2.21 Urinal screen.
- 2.23 Repair existing mirror. Adjust height and location in accordance with ADA clearances and requirements.
- 2.24 Continuous ADA grab bar.
- 2.25 ADA wall-mount lavatory; re: Plumbing. Insulate pipes.
- 2.27 ADA water closet; re: Plumbing. Contractor to verify if floor or wall mount.
- 2.28 Urinal; re: Plumbing.
- 2.32 Wall-mount lavatory; re: Plumbing.
- 2.41 Contractor to ensure that existing door has latching hardware. Any existing closers are to be removed. Patch to match existing.

- GENERAL NOTE:
1. RE: A.151 FOR FINISH SCHEDULE
 2. ALL RESTROOMS ON FIRST FLOOR TO RECEIVE NEW PAINTED STEEL-PARTITIONS. COLOR TO BE SELECTED BY OWNER.
 3. GO TO VERIFY THAT ALL CLOSERS, POWER ASSISTED DOORS, AND CONTROLS COMPLY WITH ADA REQUIREMENTS

KEY NOTES



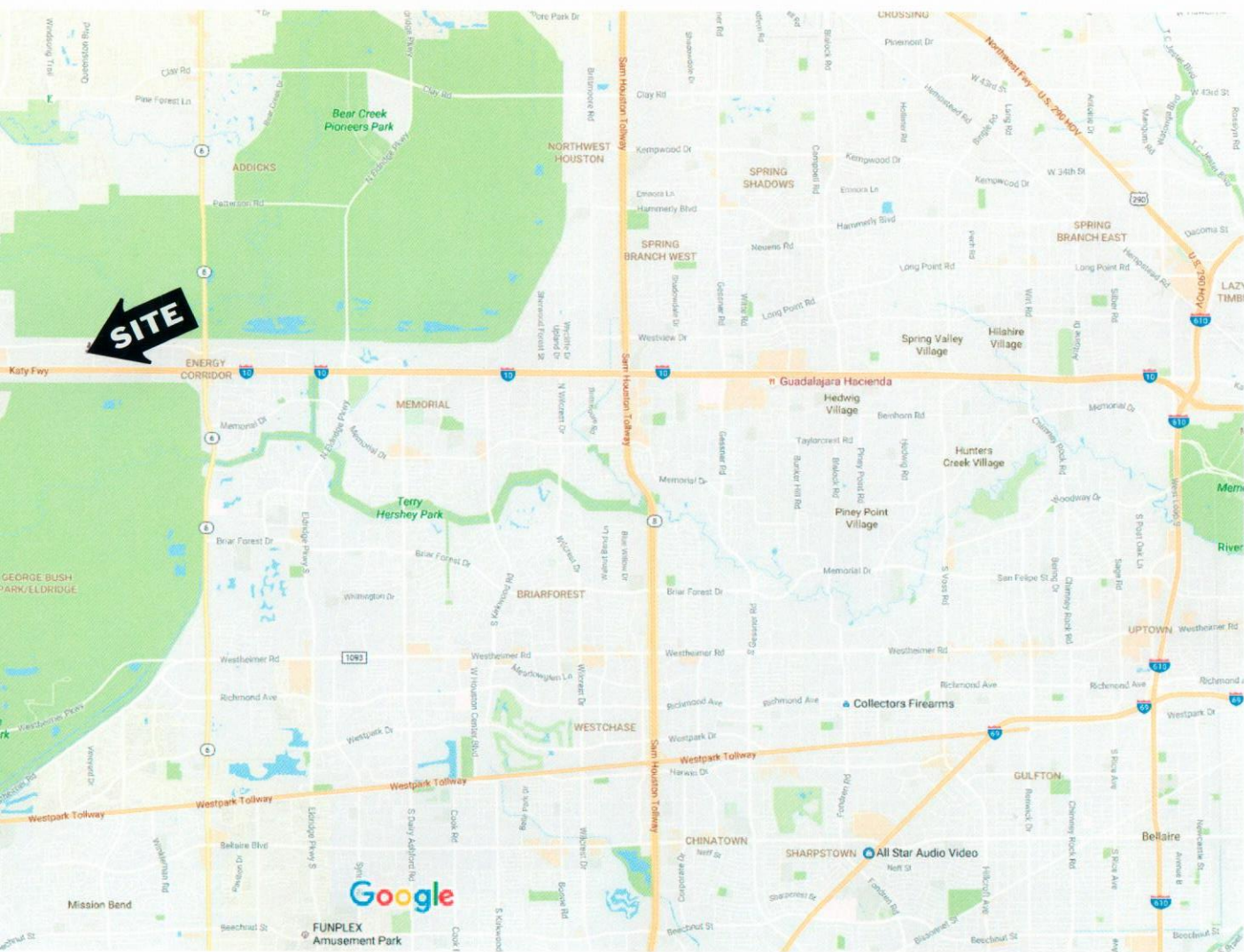
NOT IN SCOPE



Google earth

feet
meters





Map data ©2016 Google

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- **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.

- 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.

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 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.

- 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.

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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

Date _____