

Houston Office Campus

Two building
suburban office
portfolio

263 N. SAM HOUSTON PKWY. E. &
16666 NORTHCHASE DR.
HOUSTON | TX 77060



Colliers International
1233 West Loop S. | Suite 900
Houston, TX 77027
P: +1 713 222 2111

David L. Carter, CCIM, SIOR
Principal / Director
+1 713 830 2135
david.carter@colliers.com

Ivonne Gonzalez
Client Services Coordinator
+1 713 830 2161
ivonne.gonzalez@colliers.com



BUILDING SPECIFICATIONS

Building Name	<i>Belchase Building</i>
Address	263 N Sam Houston Pkwy.
Building Size	± 87,611 SF
Site	± 4.44 Acres
Asset Type	Class B Office
Year Built	1978
No of Stories	3
Occupancy	0%
Parking Ratio	2.96 per 1,000 SF
Parking	257 surface spaces

Building Name	<i>16666 Northchase</i>
Address	16666 Northchase Drive
Building Size	± 147,135 SF
Site	± 3.12 Acres
Asset Type	Class B Office
Year Built	1985
No of Stories	6
Occupancy	0%
Parking Ratio	3.28 per 1,000 SF
Parking	483 spaces

INVESTMENT HIGHLIGHTS

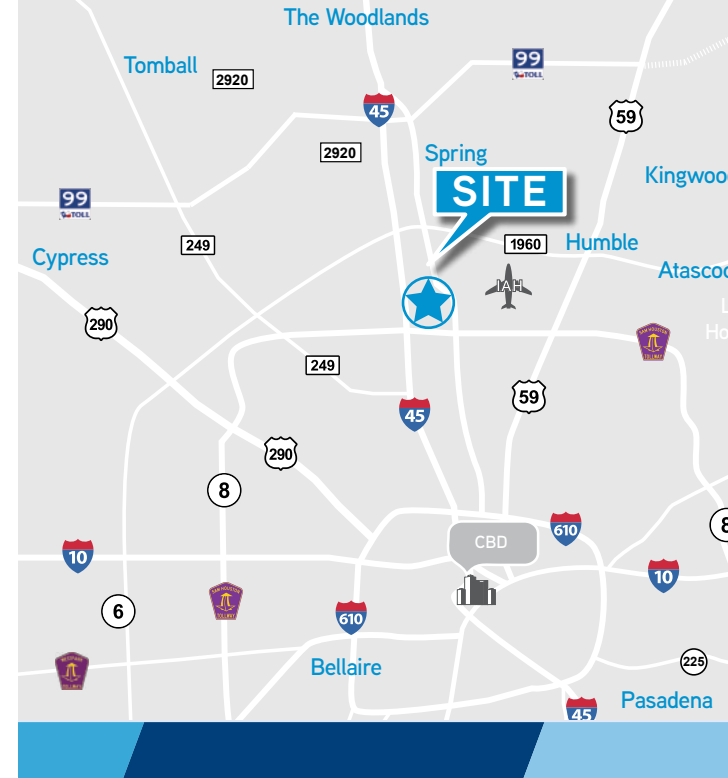
- Offered substantially below replacement cost
- Well maintained institutional grade buildings
- Unique opportunity for users or investors
- Open and closed office concepts
- Single tenant or multi tenant configuration
- Located in the North Houston District
- Direct access to I-45 and Beltway 8
- Abundant amenities in the area
- Additional land available for purchase that could increase parking ratio to 5.0/1,000

THE OFFERING

Houston Office Campus is a well located, two (2) building, suburban office portfolio totaling 234,746 square feet. The properties are in excellent condition and are surrounded by various amenities in the area.

LOCATION

Houston Office Campus is located in the North Houston District submarket of Houston, near the intersection of I-45 and N. Sam Houston Parkway. The site has easy access to Beltway 8, I-45, Hardy Toll Road and George Bush Intercontinental Airport.



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SITE PLAN



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CLOCKWISE FROM TOP LEFT: 263 N Sam Houston elevator lobby // 16666 Northchase lobby // 16666 Northchase exterior // 263 N Sam Houston exterior // 263 N Sam Houston elevator lobby



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

David L. Carter

364568

david.carter@colliers.com

(713) 830-2135

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date