

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle are three horizontal stripes: yellow, red, and blue.

Accelerating success.

FOR SALE

# 16770 Imperial Valley

16770 Imperial Valley Dr. | Houston Texas 77060

Office Investment Opportunity  
*Stable Asset | High Cap Rate*

High Visibility and Easy Access to The Woodlands & CBD

Accelerating success.

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# Investment Overview

Colliers is pleased to exclusively offer to qualified investors the opportunity to purchase 16770 Imperial Valley, a two (2)-story office building measuring ±86,999 SF, situated on ±4.9621 acres and conveniently located within minutes of George Bush Intercontinental Airport.

The property is located off Imperial Valley Drive with direct access to Beltway 8 and within minutes of Interstate-45, Hardy Toll Road, George Bush Intercontinental Airport, The Woodlands and the Central Business District.

## ASSET PROFILE

Project Name	16770 Imperial Valley
Address	16770 Imperial Valley Drive Houston, TX 77060
NOI (In-Place)	\$443,079
Occupancy	80%
Building Size	±86,999 SF
Land Area	±4.9621 Acres
Year Built / Renovated	1979 / 2009
# of Stories	2
Parking Ratio	3.94/1,000 SF
WALT	21 months

## SALES PRICE

# Contact Broker

## Investment Highlights:

- 16770 Imperial Valley is a two (2) story, class B, multi-tenant office building constructed in 1979, renovated in 2002
- NRA - ±86,999 SF
- Situated on ±4.9621 acres with surface and covered parking
- Signage opportunities
- Excellent access to all major thoroughfares via Beltway 8
- In close proximity to George Bush Intercontinental Airport and easy access to The Woodlands and the Central Business District

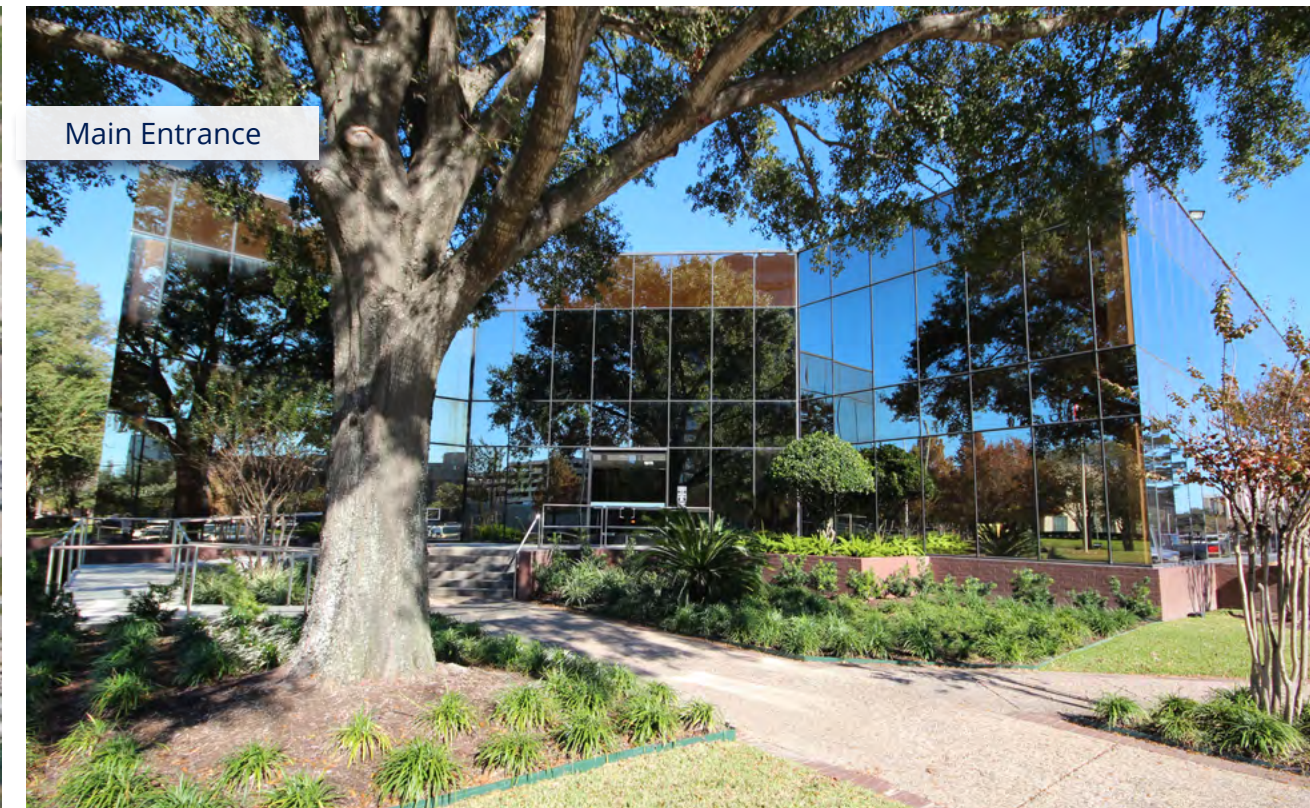
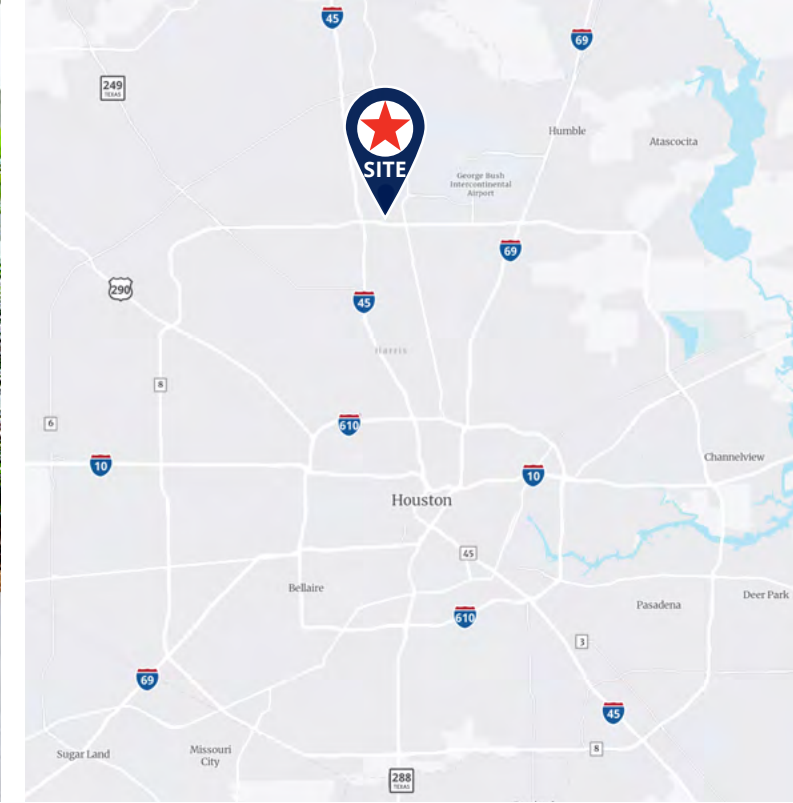
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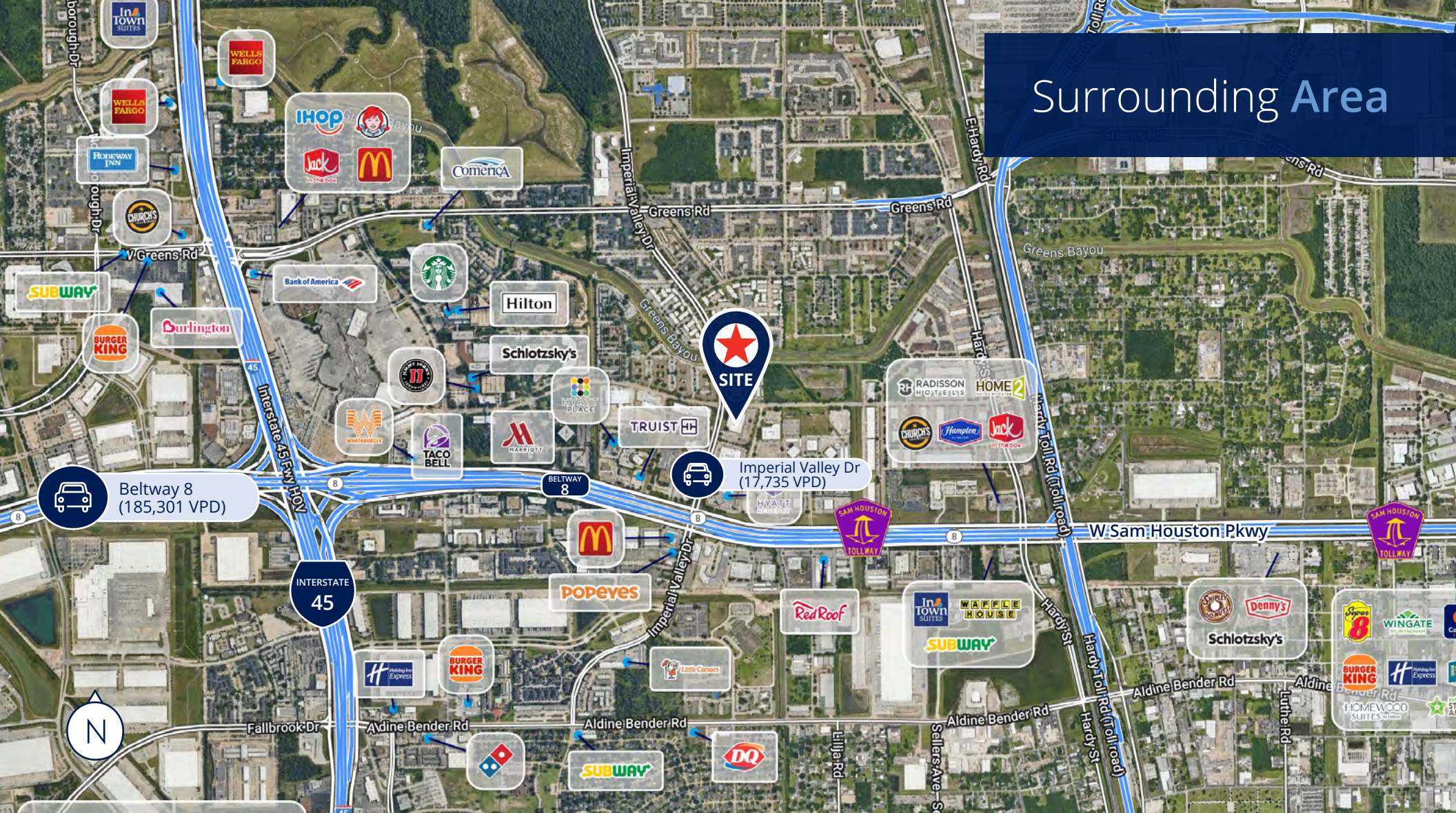
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Visit Website



# Surrounding Area



## CONTACT US

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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.

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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

David L. Carter SIOR	364568	david.carter@colliers.com	+1 713 830 2135
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date