



FOR SALE / LEASE

**NEWLY RENOVATED OFFICE COMPLEX
SOUTHWEST HOUSTON**

11111 S WILCREST DR, HOUSTON, TEXAS

[Click here](#) to view
the drone video

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THE OPPORTUNITY

11111 S. Wilcrest is a newly-renovated two-story $\pm 190,398$ -RSF complex situated on an expansive 10-acre campus-like setting. Located just outside the Interstate 69/Beltway 8 interchange on the corner of Wilcrest Drive and Fallstone Road in Southwest Houston, the property offers quick access to all major thoroughfares. Additionally, the current owner will lease back $\pm 31,000$ SF.

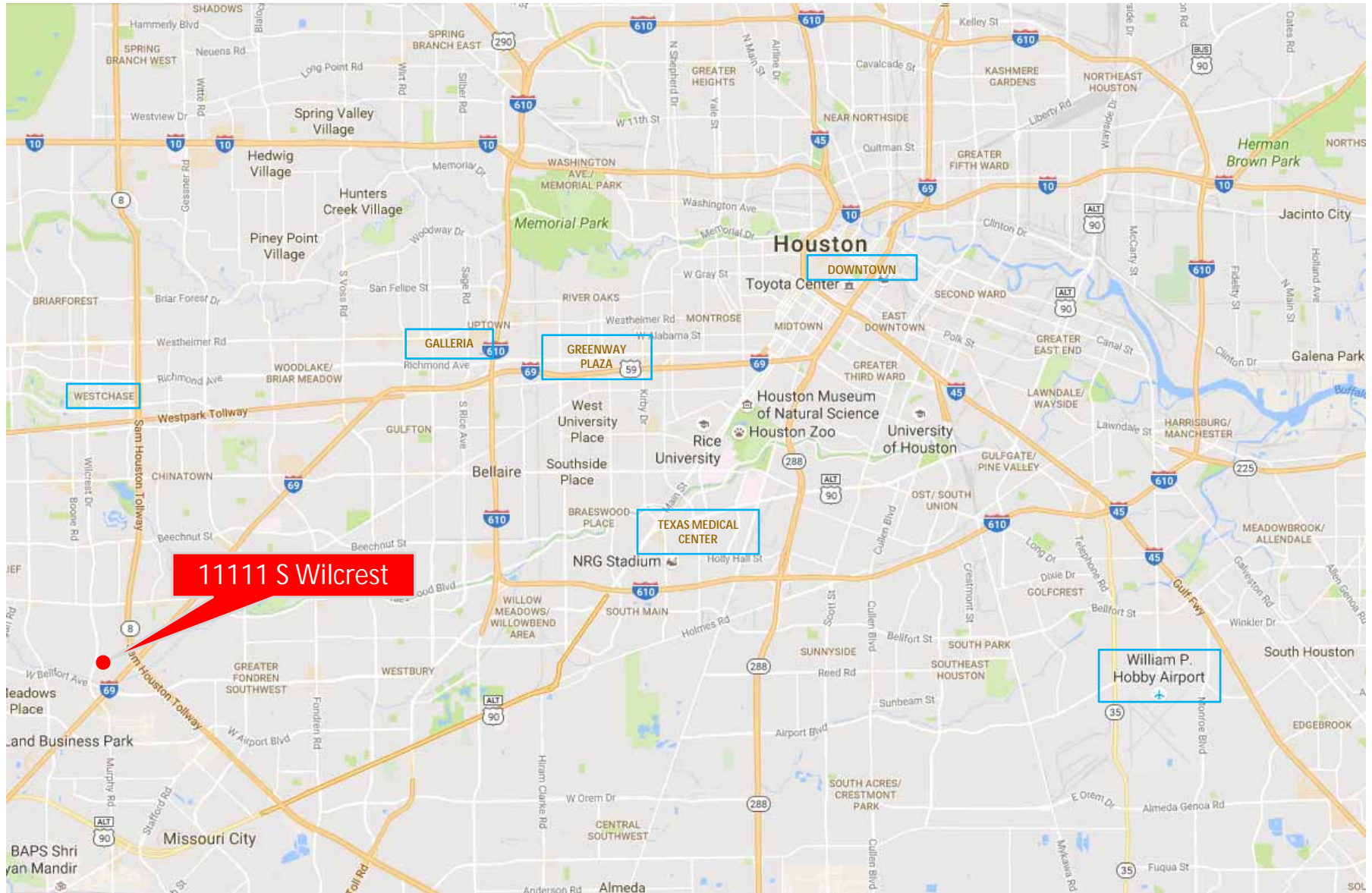
CORPORATE HEADQUARTERS

11111 S. Wilcrest is a ±190,398-RSF office building, built in 1969 and 1975, on 10.42 acres located in Southwest Houston. In 2016, extensive renovations were performed on ±121,000 SF of the facility, including completely new mechanical, electrical and plumbing (MEP) systems. The property also offers +/-31,868 SF of basement storage space, along with a freestanding 5,250-SF maintenance building.

- › New HVAC, Electrical and Plumbing Systems
- › Property Did Not Flood During Hurricane Harvey
- › Separate 5,250-SF Utility Building
- › Expansive Campus-Like Setting
- › Perimeter Fencing
- › Automatic Gates
- › New Glass-Enclosed Main Stair Tower
- › Raised Roof in Certain Areas
- › New Drop Off Canopy
- › New 400-Person Capacity Training Area with 16' Ceiling
- › 391 Surface Parking Spaces; Ample Land to Add Structured Parking for High-Density Occupancy







LOCATION

11111 S. Wilcrest's convenient location provides quick access to all major thoroughfares and Houston destinations.

TEXAS MEDICAL CENTER – 15 Miles
 DOWNTOWN HOUSTON – 16 Miles
 HOBBY AIRPORT – 24 Miles
 GALLERIA – 12 Miles

WESTCHASE – 5 Miles
 GREENWAY PLAZA – 13 Miles
 US HIGHWAY 69/59 – 0.45 Miles
 BELTWAY 8 – 0.75 Miles



S. WILCREST DR

TECHNICAL SPECIFICATIONS

Approximately 121,000 RSF have undergone extensive renovations, including all new mechanical, electrical and plumbing (MEP) systems.

> CHILLERS

- 3 **Carrier** 23XRV with Variable Frequency Drive
370 Ton Each
1,110 Ton Total Cooling Capacity

> PUMPS

- 3 **Armstrong** Chill Water Pumps with Variable Frequency Drive; 737 GPM Each
- 3 **Armstrong** Condenser Water Pumps with Variable Frequency Drive; 1,018 GPM Each

> COOLING TOWERS

- 3 **Marley** 2330 Quadraflow; 1180 GPM/393 Ton Each
- New **Baldor** REFC Heavy Duty High Efficiency Motors Installed in Each Cooling Tower
- Fill Replaced with **Marley** Factory OEM Fill by Local **Marley** Factory Rep
- Each Tower Re-caulked and Sealed by Local Factory Rep

> AIR HANDLING UNITS

- 4 Hydronic Rooftop Units
- 4 Indoor Chilled Water Units
- +/- 300-Ton Cooling Capacity
- Manufactured by **Thermal Corporation** of Houston, Texas

> FAN-POWERED TERMINAL UNITS

- 48 New PFTU's
- Manufactured by **Nailor Industries**

> PLUMBING

- New Copper Piping for Domestic Water
- New Cast Iron Piping for Waste and Vents



PROPERTY RENOVATIONS

- › Newly Constructed Main Entry
- › Drop Off Canopy
- › Patio Area
- › Glass-Enclosed Stair Tower

LED Lighting

New Johnson Controls Building Automation Controls

Web-Based, Nonproprietary Control System

Leviton Lighting Controls Throughout Building



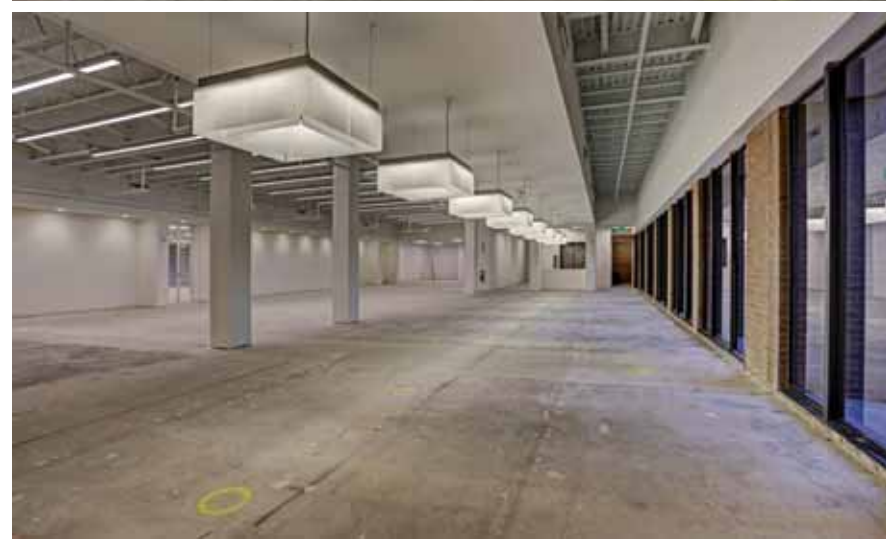
PROPERTY RENOVATIONS

- › New Ceilings
- › New Lighting
- › New HVAC
- › Ready for Final Tenant Finishes (Floor Covering, Paint, Etc.)

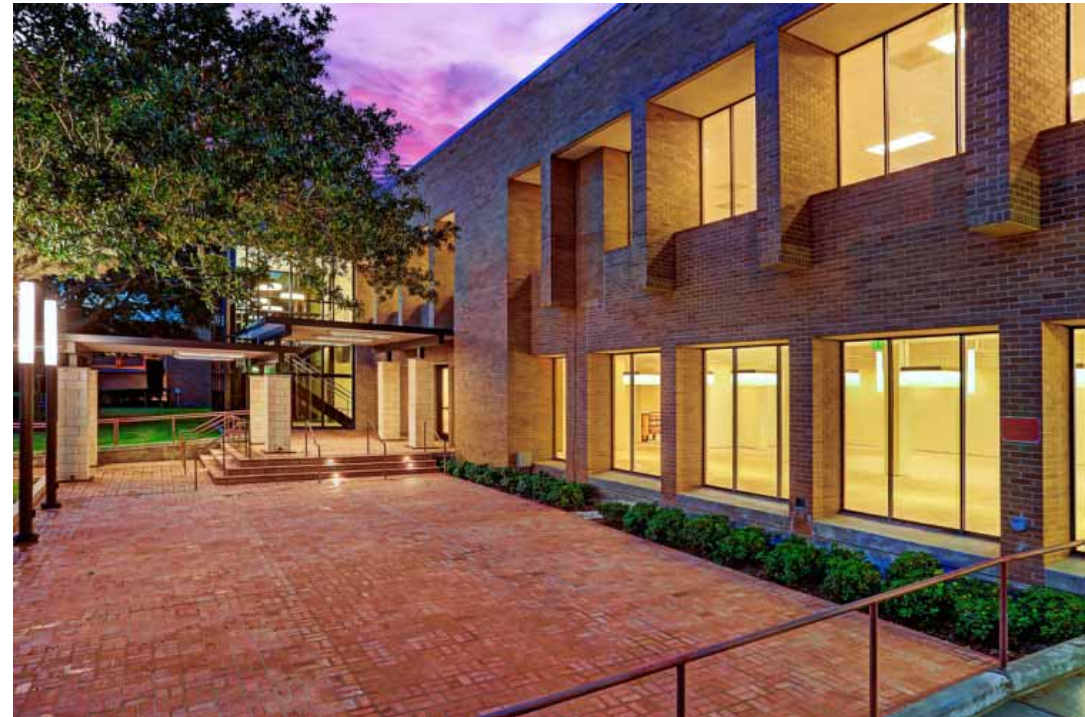
5,600 Total Amps to Building

1,500 KVA Total Power

1,000 KVA Backup Generator







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HOUSTON, TEXAS



Contact Us

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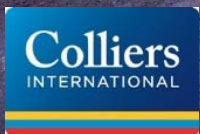
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Information About Brokerage Services

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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date