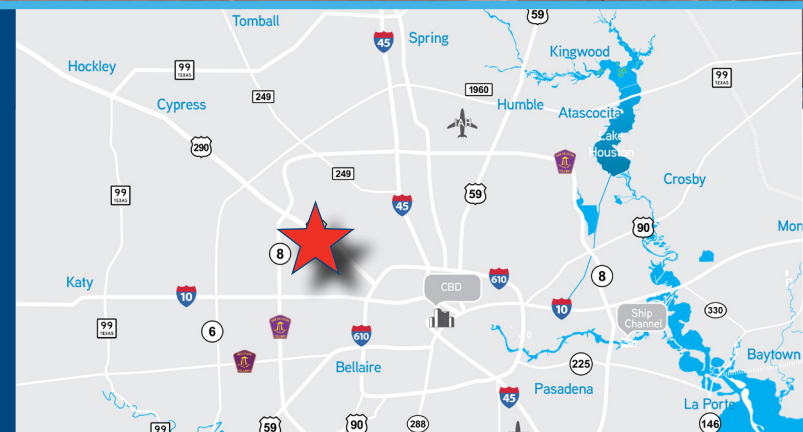


**+234,215 SF Corporate Office/Warehouse Facility**

**HOLLISTER RD**

- 14.7067 Acres
- $\pm 2.5$  Acres unimproved land
- $\pm 22,308$  SF office (two-story)
- Built in 1987 (addition in 1996)
- 30' x 60' column spacing
- 25' clear height
- Class IV & ESFR sprinkler system
- 150' Truck court
- 155 Parking spaces
- 360' Building depth
- (9) 9'x10' dock high doors
- (16) 8'x10' dock high doors
- (1) Grade level drive-in ramp



**Colliers International**  
1233 West Loop S | Suite 900  
Houston, TX 77027  
[www.colliers.com/texas](http://www.colliers.com/texas)







150' Truck Court

25 Dock Doors  
1 Grade Level Ramp



+22,308 SF  
Two-Story Office



155 Parking Spaces

## THE OPPORTUNITY

4414 Hollister is a  $\pm$  234,215 SF corporate office/warehouse facility in close-in northwest Houston. This dock high distribution facility is situated on 14.7 acres and is an ideal solution for a company seeking to align its corporate office function with distribution or light manufacturing capability. The property includes approximately 2.5 acres of unimproved ground that could be used for storage and laydown yard, or improved for trailer storage or the future growth plans of the owner occupant. The property offers a very rare inside the beltway opportunity that combines corporate office, warehouse/distribution capability and outside storage in close proximity to the CBD and other business centers of Houston.







**DISTANCES TO NEARBY THOROUGHFARES**

- 0.2 miles to Hempstead Highway
- 0.7 miles to Highway 290
- 4.2 miles to Beltway 8
- 5 miles to Loop 610
- 7.2 miles to I-10

**DISTANCES TO MAJOR DESTINATIONS**

- 6.2 miles to Memorial City
- 9.2 miles to Uptown Park/Galleria
- 10.5 miles to the Energy Corridor
- 12.5 miles to Downtown Houston
- 17.8 miles to Texas Medical Center

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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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date