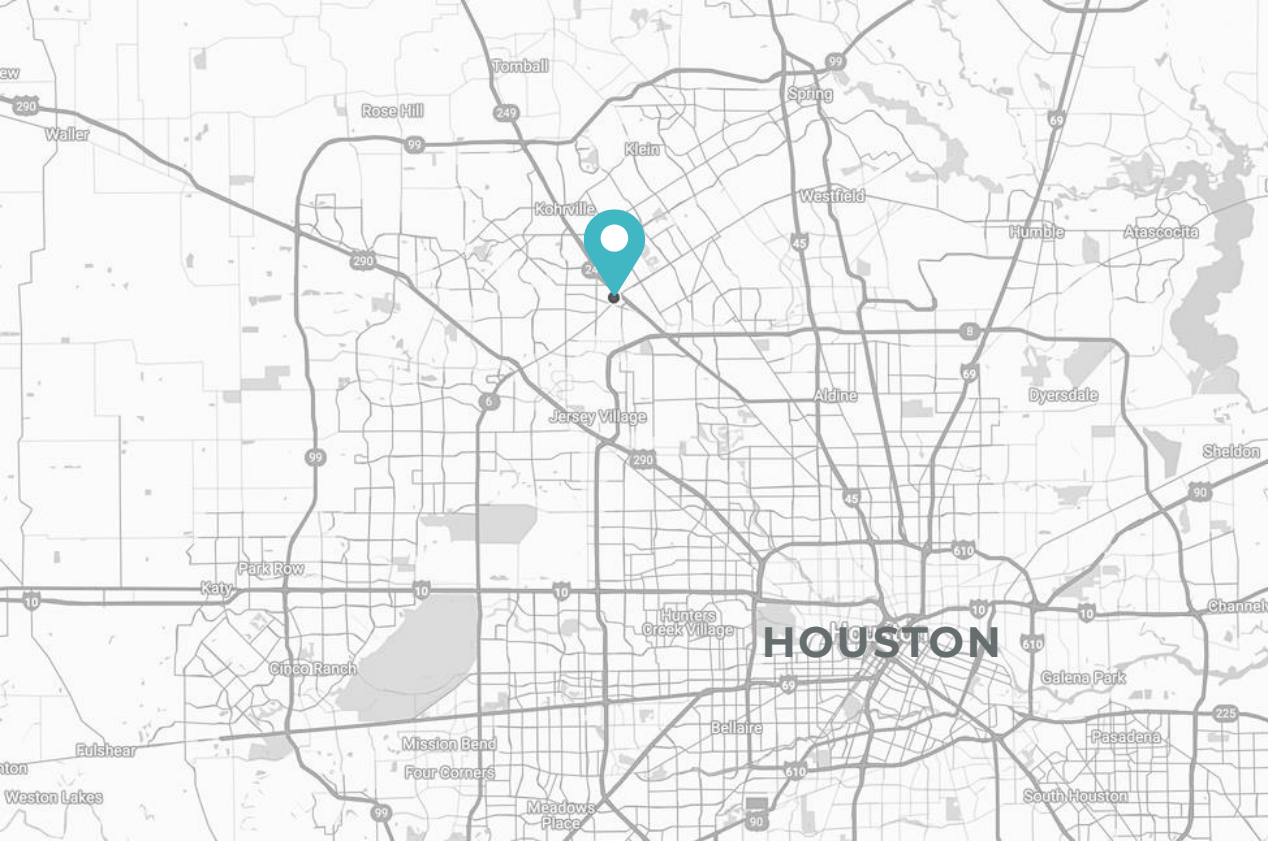




FOR LEASE | ± 554 - 41,710 SF

WILLOWCHASE CROSSING | WILLOWBROOK OFFICE

 8203 S Willow Place Drive, Houston, TX 77070



LOCATION

NORTHWEST HOUSTON HUB

LOCATED IN THE HEART OF A GROWING BUSINESS CORRIDOR NEAR FM 1960 AND HWY 249

CONVENIENT CONNECTIVITY

QUICK ACCESS TO MAJOR THOROUGHFARES AND THE GRAND PARKWAY, IDEAL FOR SUBURBAN COMMUTERS

AMPLE NEARBY AMENITIES

MINUTES FROM WILLOWBROOK MALL, RESTAURANTS, AND HOTELS—GREAT FOR EMPLOYEES AND CLIENT VISITS

AMENITIES

- **Newly Renovated Exterior** and **Common Areas**
- **Shared Conference Room** at No Additional Expense
- **Overnight Fedex** and **Mail Drop Boxes Onsite**
- **Move-In Ready Suites** Available for Immediate Occupancy

HOUSTON
Methodist
LEADING MEDICINE

DSW

Michaels
Total Wine
& More

Academy
SPORTS + OUTDOORS

HomeGoods

Marshalls

five
BELW

STARBUCKS

STARBUCKS

M

MAMBO

ULTA

249
TEXAS

PF CLANG'S

sam's club

GameTime

NORTHERN
TOOL + EQUIPMENT

OGLE SCHOOL

dd's
DISCOUNTS

FAMILY DOLLAR

ROOMS
TO GO

WILLOWBROOK MALL



Fiesta

Willow Place Drive S

Willow Chase Drive

ASHLEY

REI
CO-OP

Office
DEPOT

LA QUINTA
INNS & SUITES

at home
The Home Décor Superstore

Burlington

COSTCO
WHOLESALE

DZMI
DAVID Z. MAFRIGE INTERESTS

FOR LEASE | 8203 S Willow Place Drive, Houston, TX 77070



24/7 Keyless, Touchless Entry with **OpenPath System** and **New LED Fixtures** Throughout Common Areas

Shared Conference Room
at No Additional Expense





LEASE RATE

\$17.00 /SF/YR

FLOOR 1

120 – 1,334 SF

150 – 774 SF

160 – 1,948 SF

170 – 772 SF

FLOOR 4

400 – 2,152 SF

414 – 1,559 SF

419 – 2,919 SF

FLOOR 2

230 – 2,930 SF

240 – 816 SF

265 – 813 SF

FLOOR 5

510 – 2,157 SF

513 – 1,090–5,651 SF

540 – 2,056 SF

560 – 1,977 SF

FLOOR 3

300 – 5,191 SF

315 – 1,382 SF

360 – 1,698 SF

370 – 2,430 SF

FLOOR 6

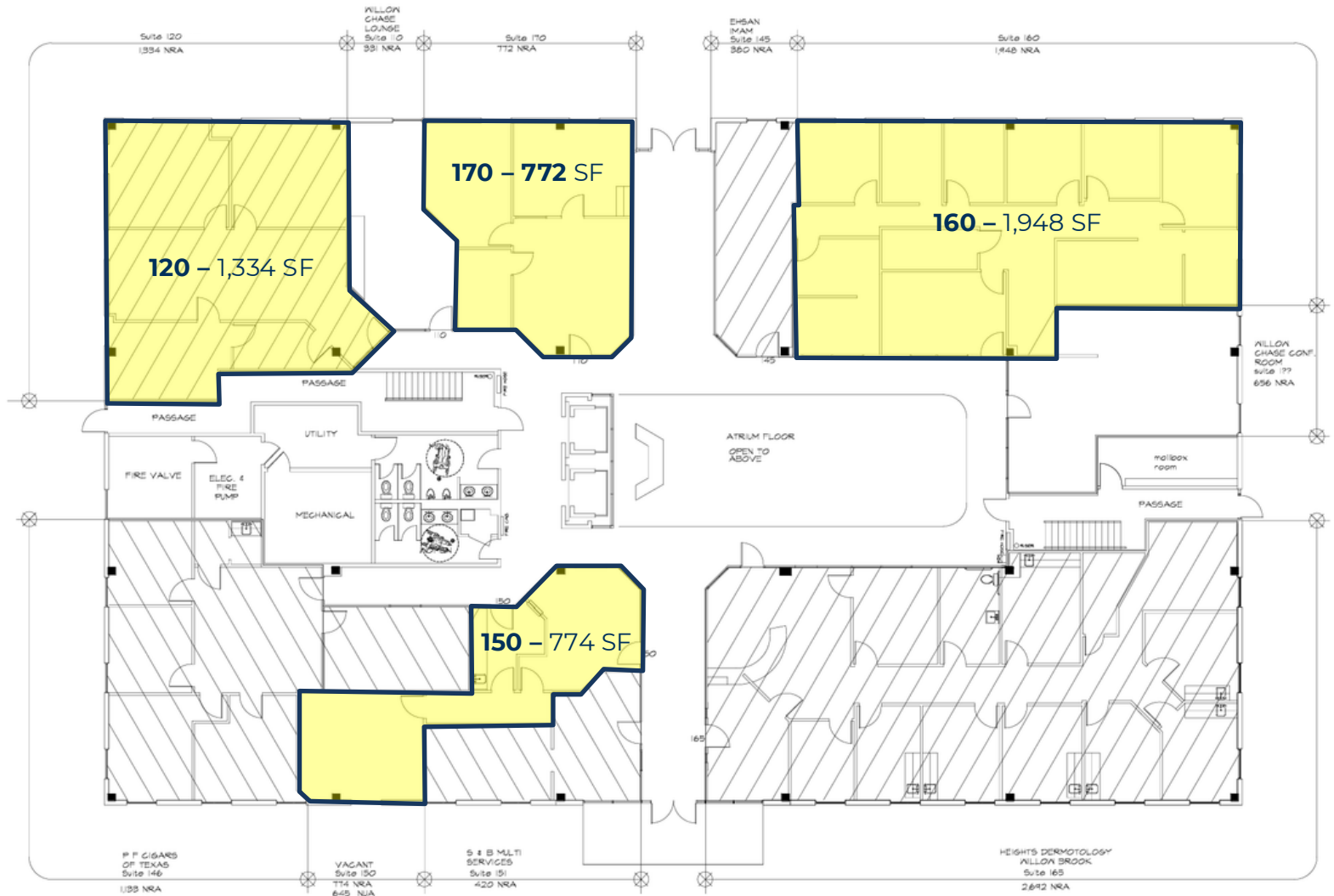
625 – 2,277 SF

660 – 2,326 SF

SUITES FOR LEASE:

120 – 1,334 SF 150 – 774 SF 160 – 1,948 SF 170 – 772 SF

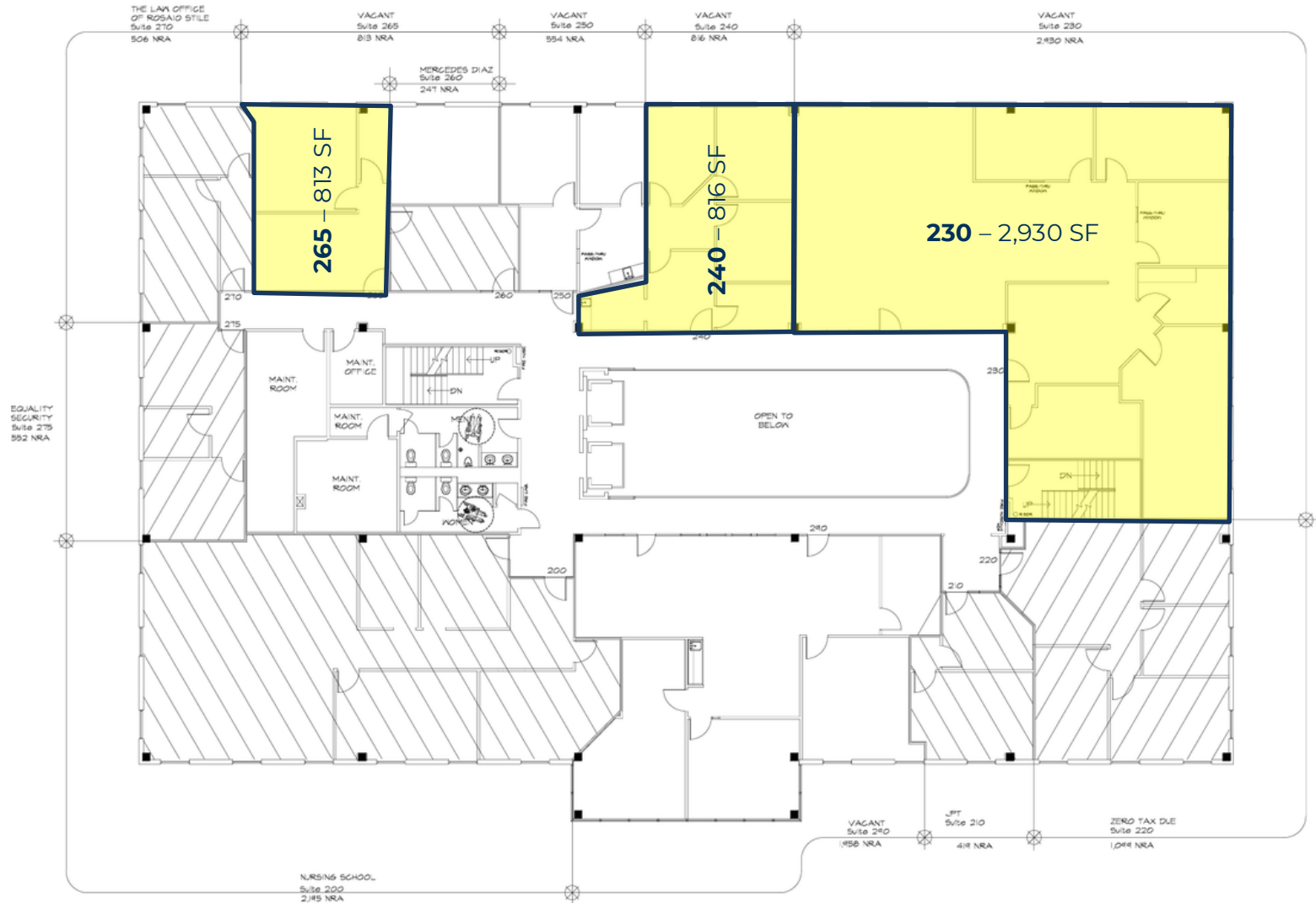
1ST FLOOR



SUITES FOR LEASE:

230 – 2,930 SF **240** – 816 SF **265** – 813 SF

2ND FLOOR

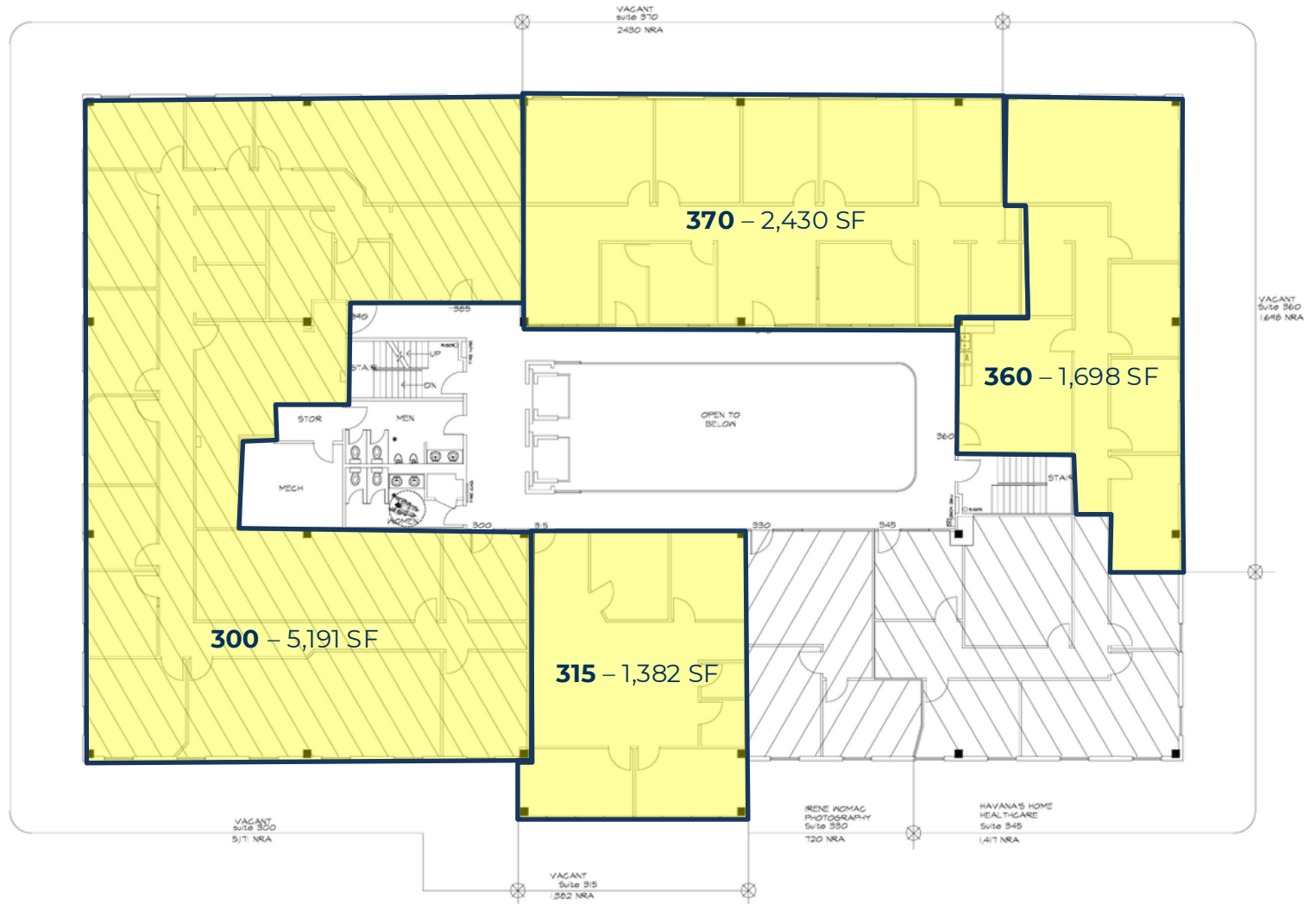


SUITES FOR LEASE:

300 – 5,191 SF **370** – 2,430 SF

315 – 1,382 SF **360** – 1,698 SF

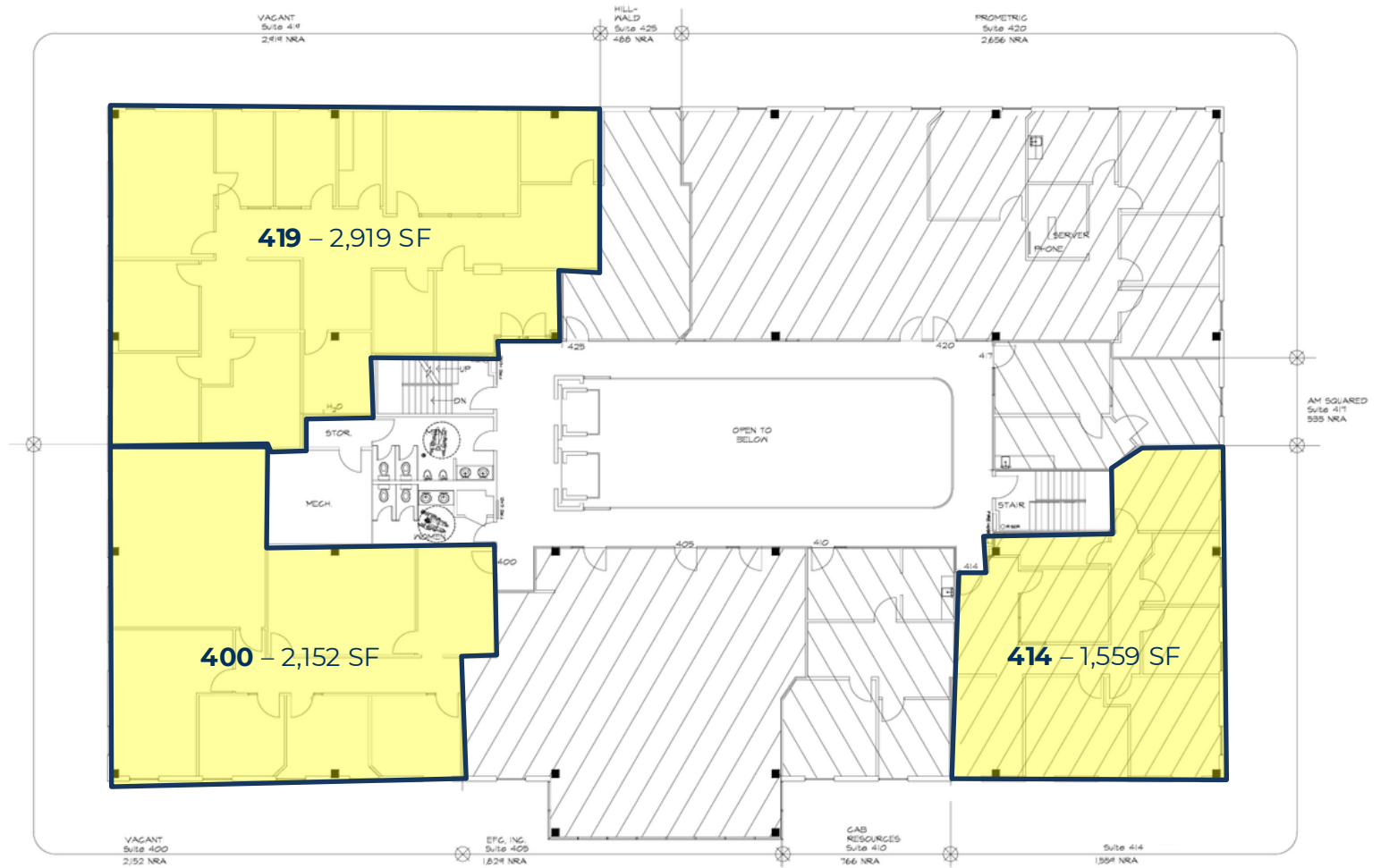
3RD FLOOR



SUITES FOR LEASE:

400 – 2,152 SF **414** – 1,559 SF **419** – 2,919 SF

4TH FLOOR



SUITES FOR LEASE:

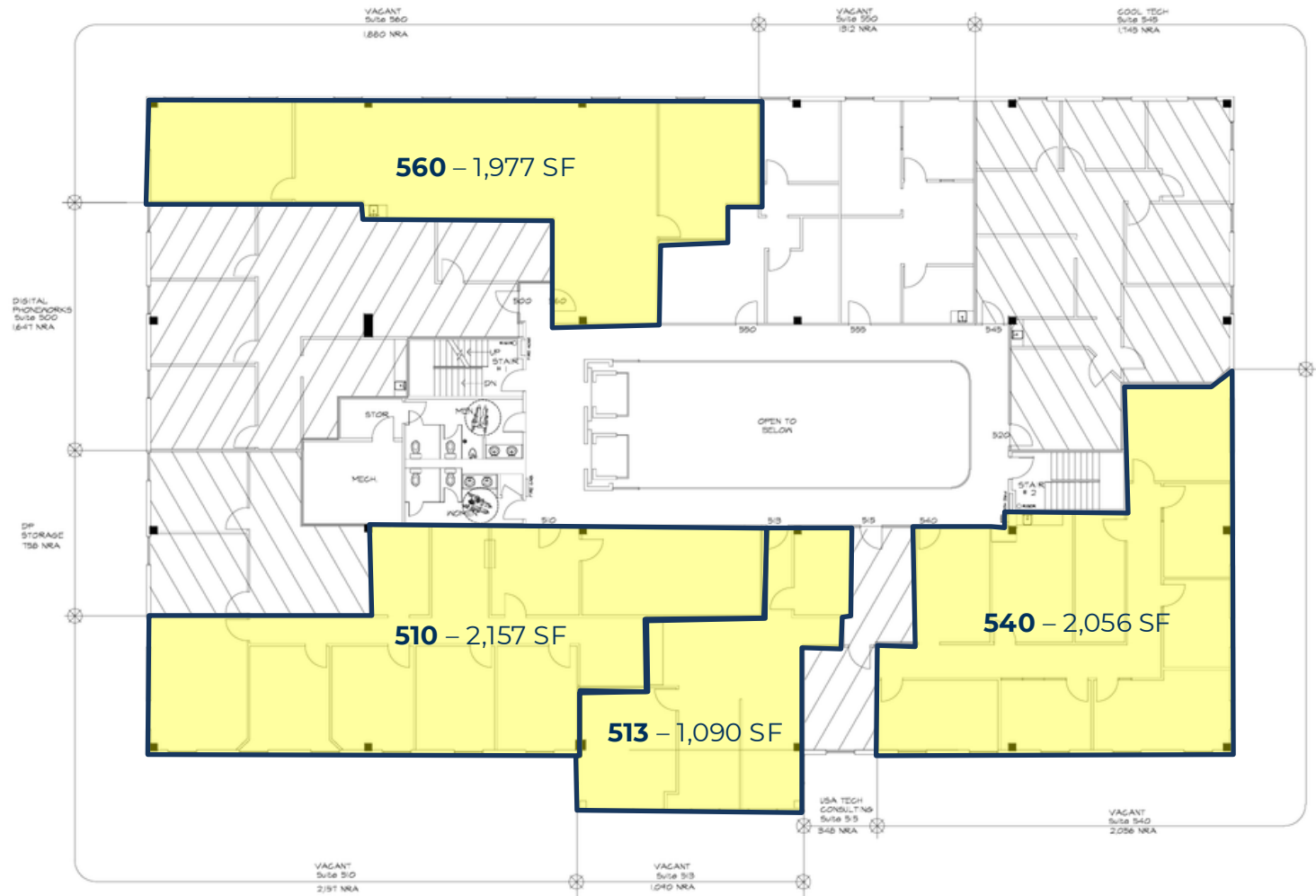
510 – 2,157 SF

513 – 1,090–5,651 SF

540 – 2,056 SF

560 – 1,977 SF

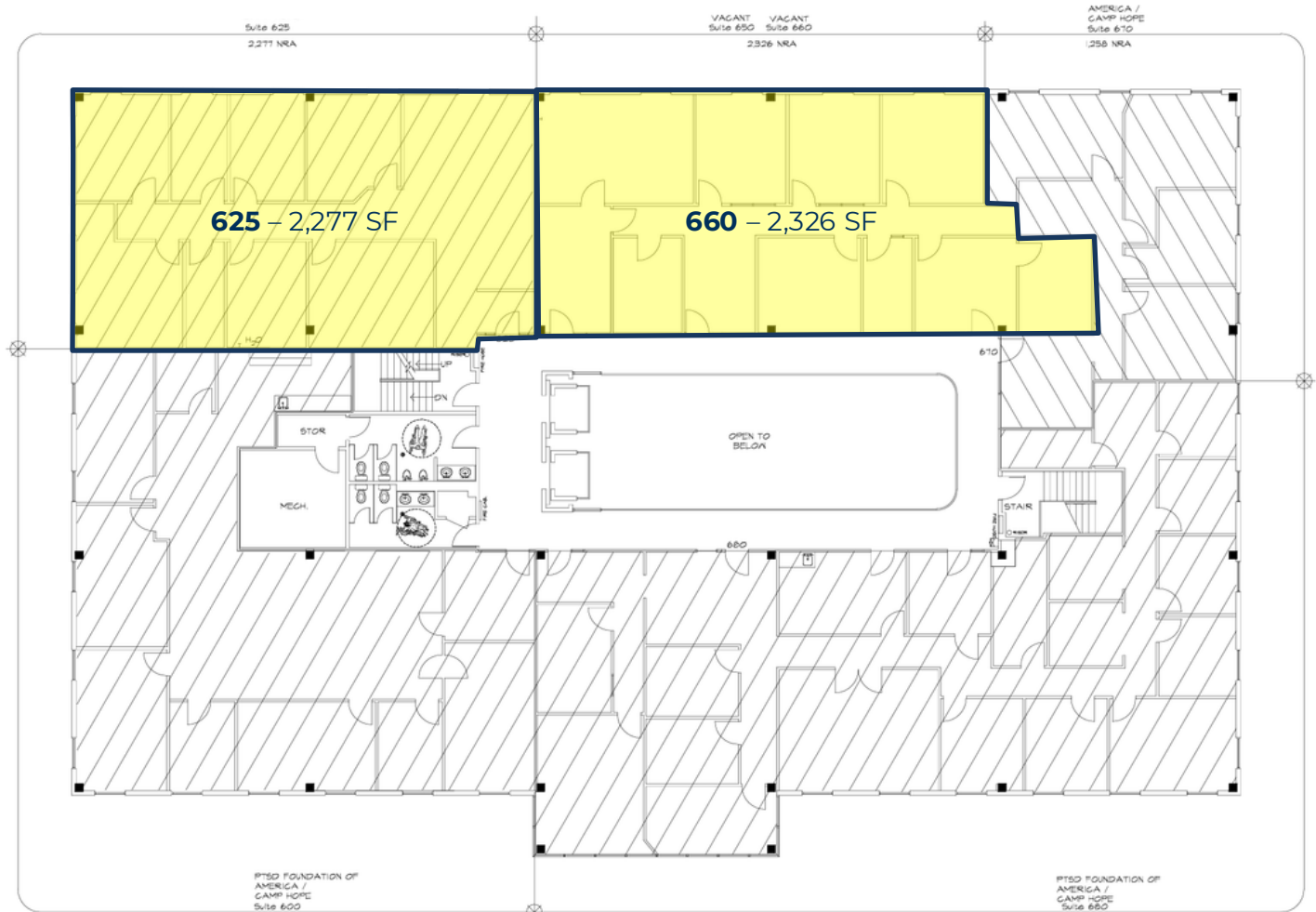
5TH FLOOR



SUITES FOR LEASE:

625 – 2,277 SF **660** – 2,326 SF

6TH FLOOR





CONTACT INFO

SYDNEY MAFRIGE KERNS | VICE PRESIDENT

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ZACH MAFRIGE | CHIEF OPERATING OFFICER

M: 713-854-4906 | **E:** zach@dzmi.net



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