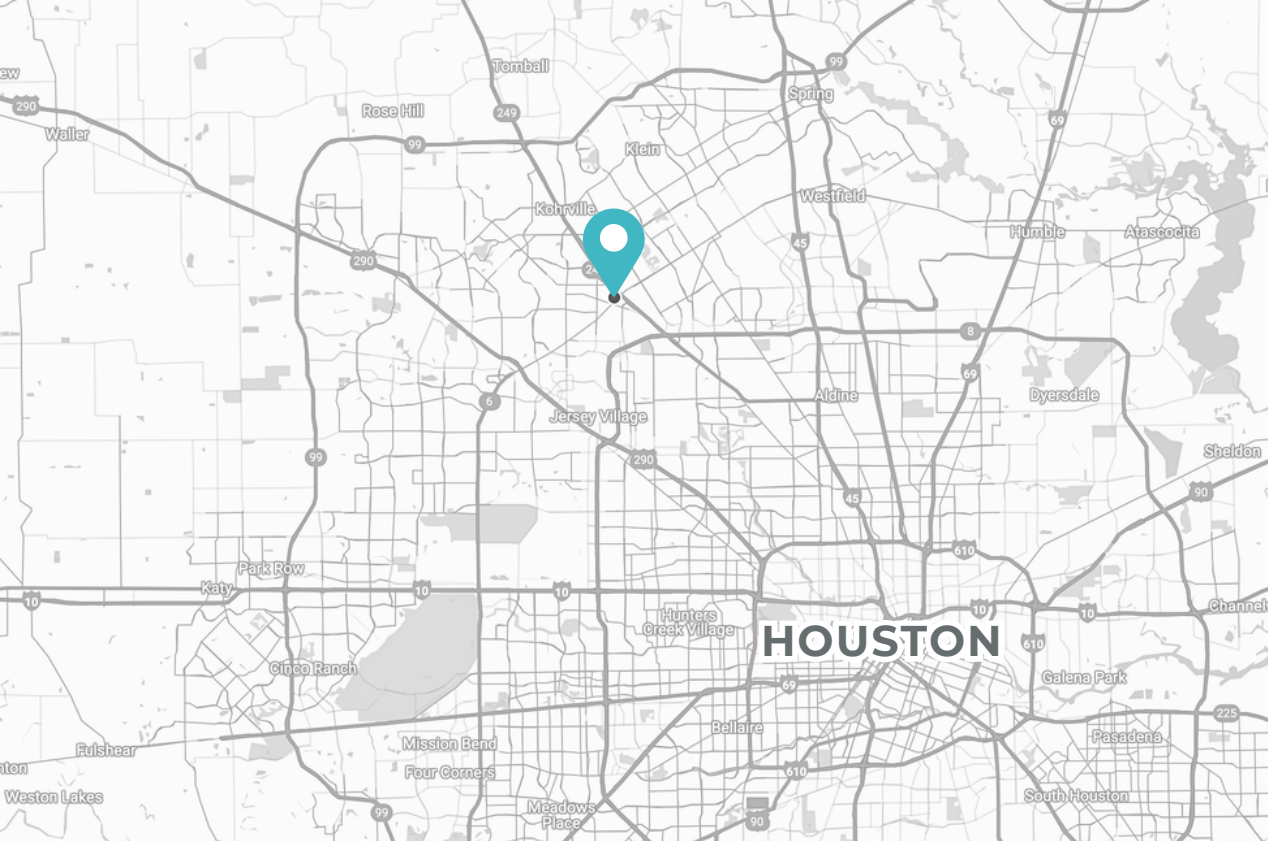




FOR LEASE | ± 247 - 10,701 SF

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

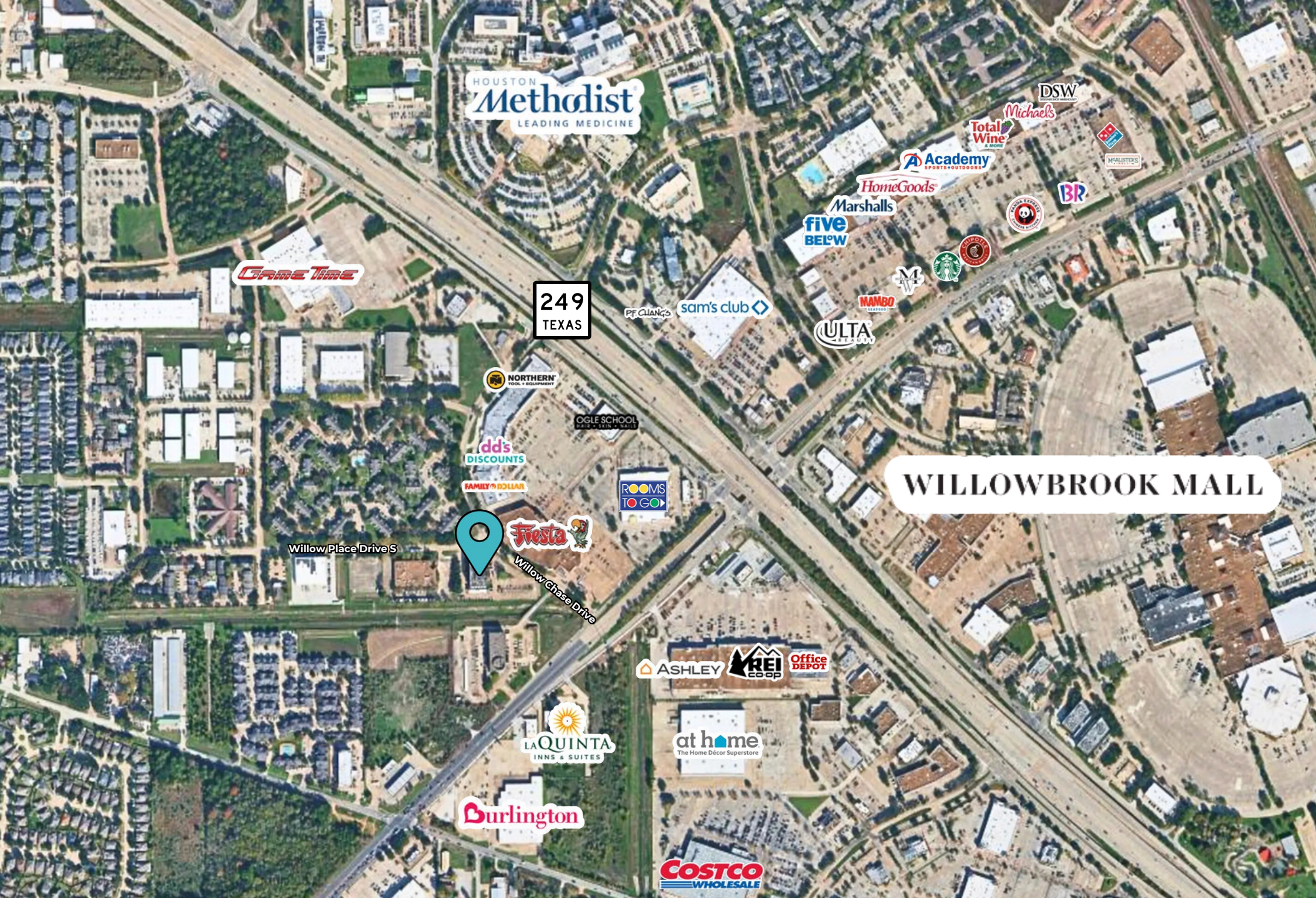
QUICK ACCESS TO MAJOR
THOROUGHFARES AND THE GRAND
PARKWAY, IDEAL FOR SUBURBAN
COMMUTERS

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

AMPLE NEARBY AMENITIES

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





**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

FLOOR 4

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

FLOOR 2

230 – 2,930 SF
240 – 816 SF
260 – 247 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

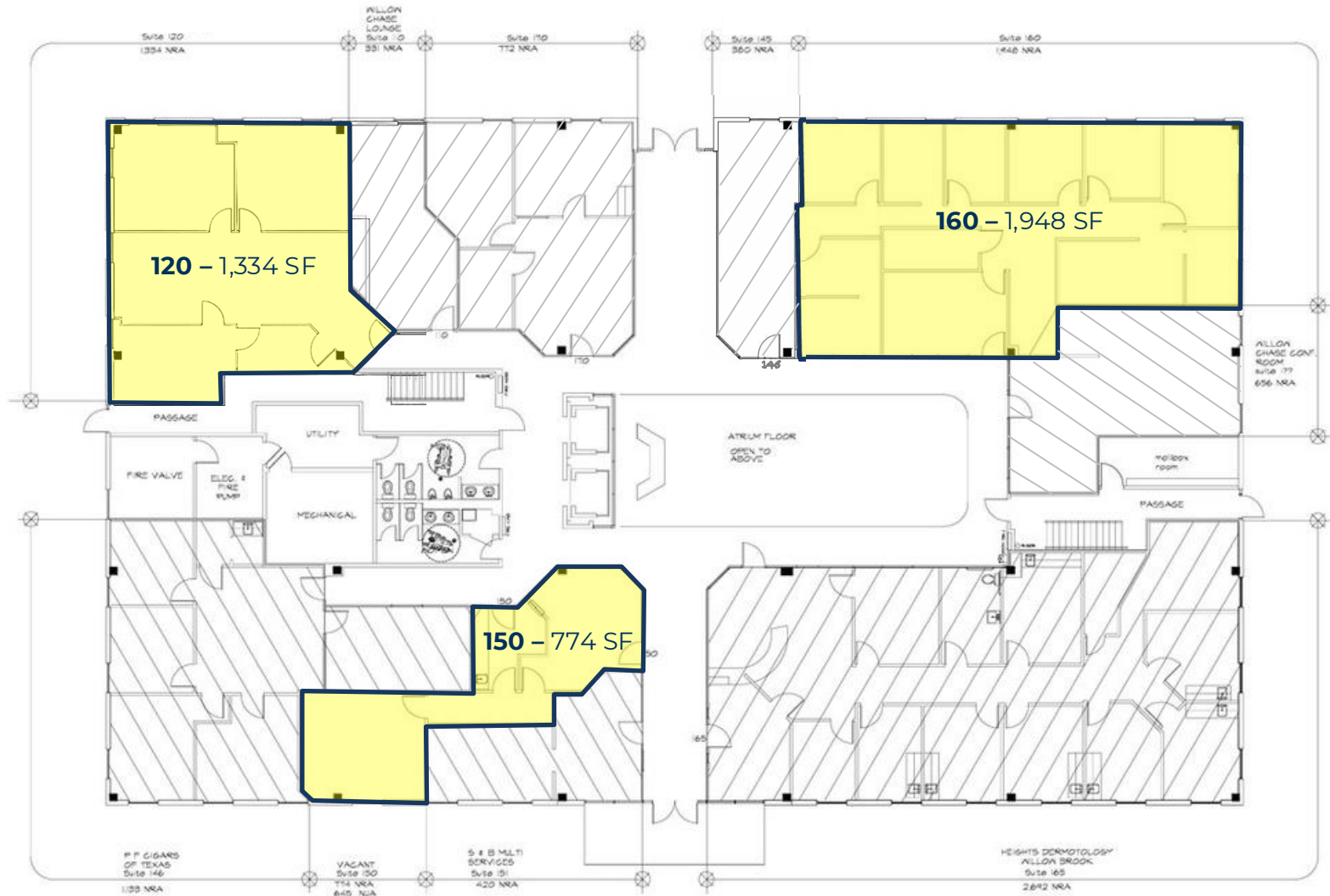
FLOOR 6

650 – 2,326–3,584 SF

SUITES FOR LEASE:

120 – 1,334 SF **150** – 774 SF **160** – 1,948 SF

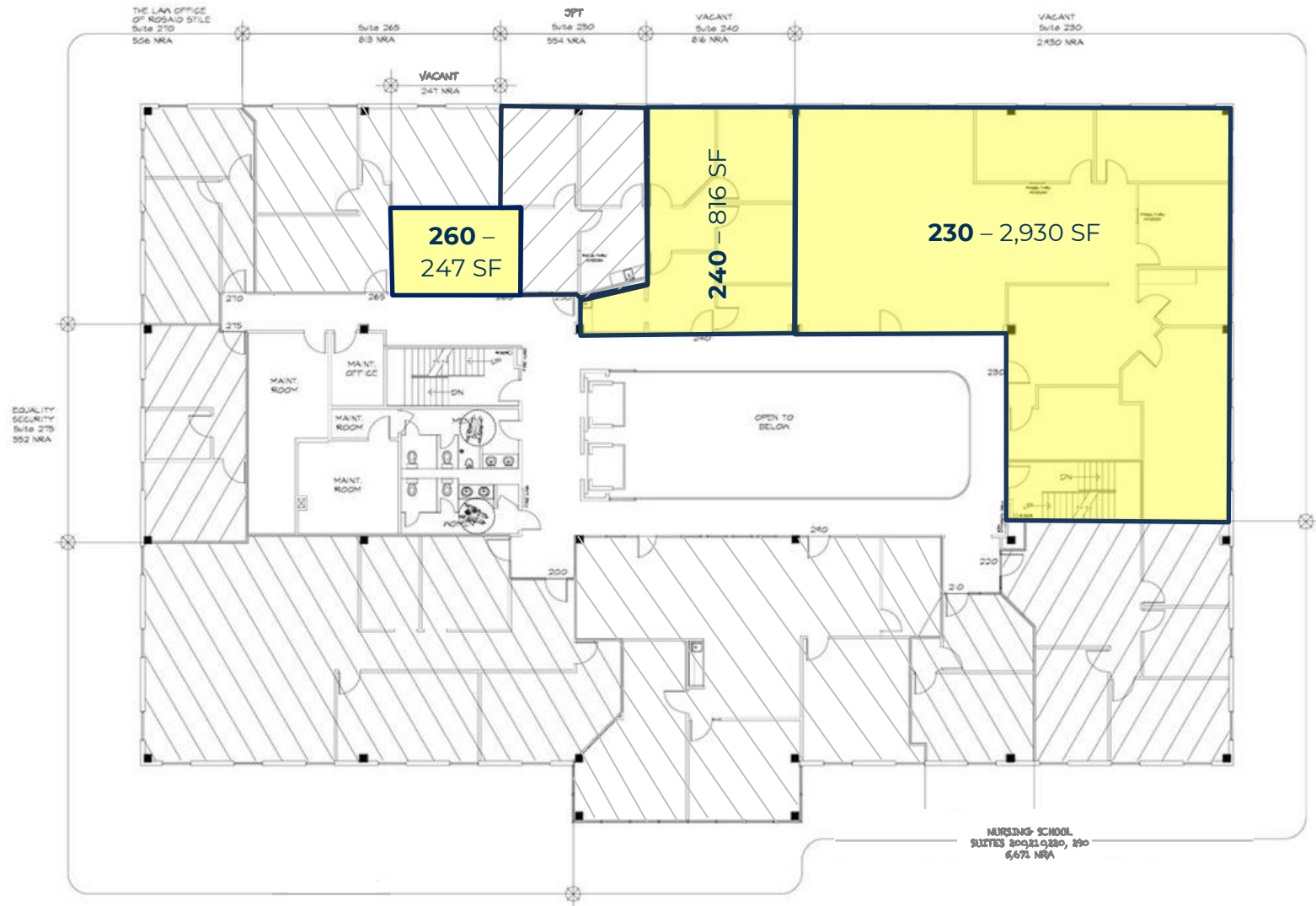
1ST FLOOR



SUITES FOR LEASE:

230 – 2,930 SF **240** – 816 SF **260** – 247 SF

2ND FLOOR

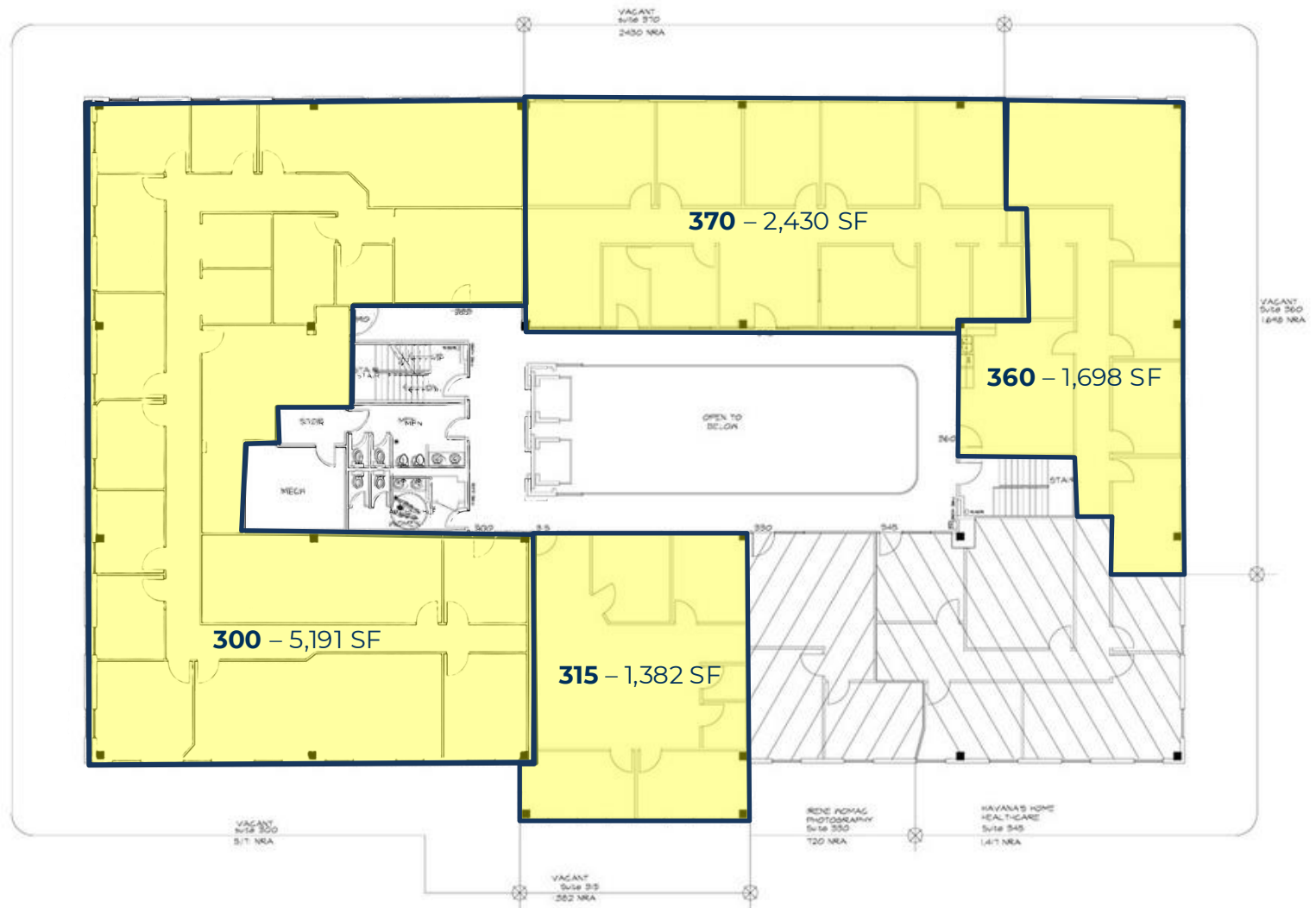


SUITES FOR LEASE:

300 – 5,191 SF **370** – 2,430 SF

315 – 1,382 SF **360** – 1,698 SF

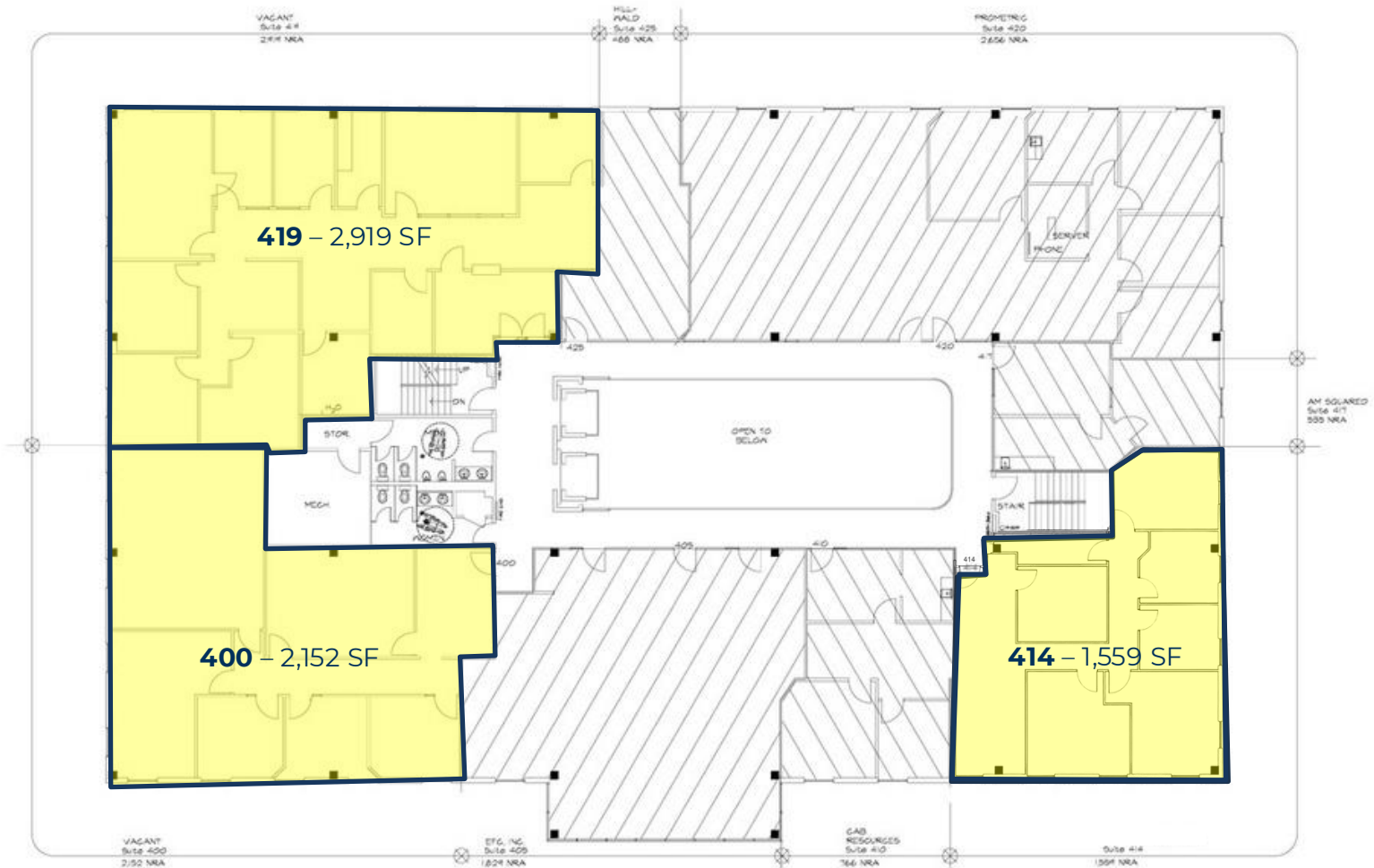
3RD FLOOR



SUITES FOR LEASE:

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

4TH FLOOR



560 – 1,977 SF

The floor plan illustrates the layout of the second floor. Four specific office spaces are highlighted in yellow:

- Suite 560**: 1,977 SF, located at the top left.
- Suite 510**: 2,157 SF, located at the bottom left.
- Suite 513**: 1,090 SF, located at the bottom center.
- Suite 540**: 2,056 SF, located at the bottom right.

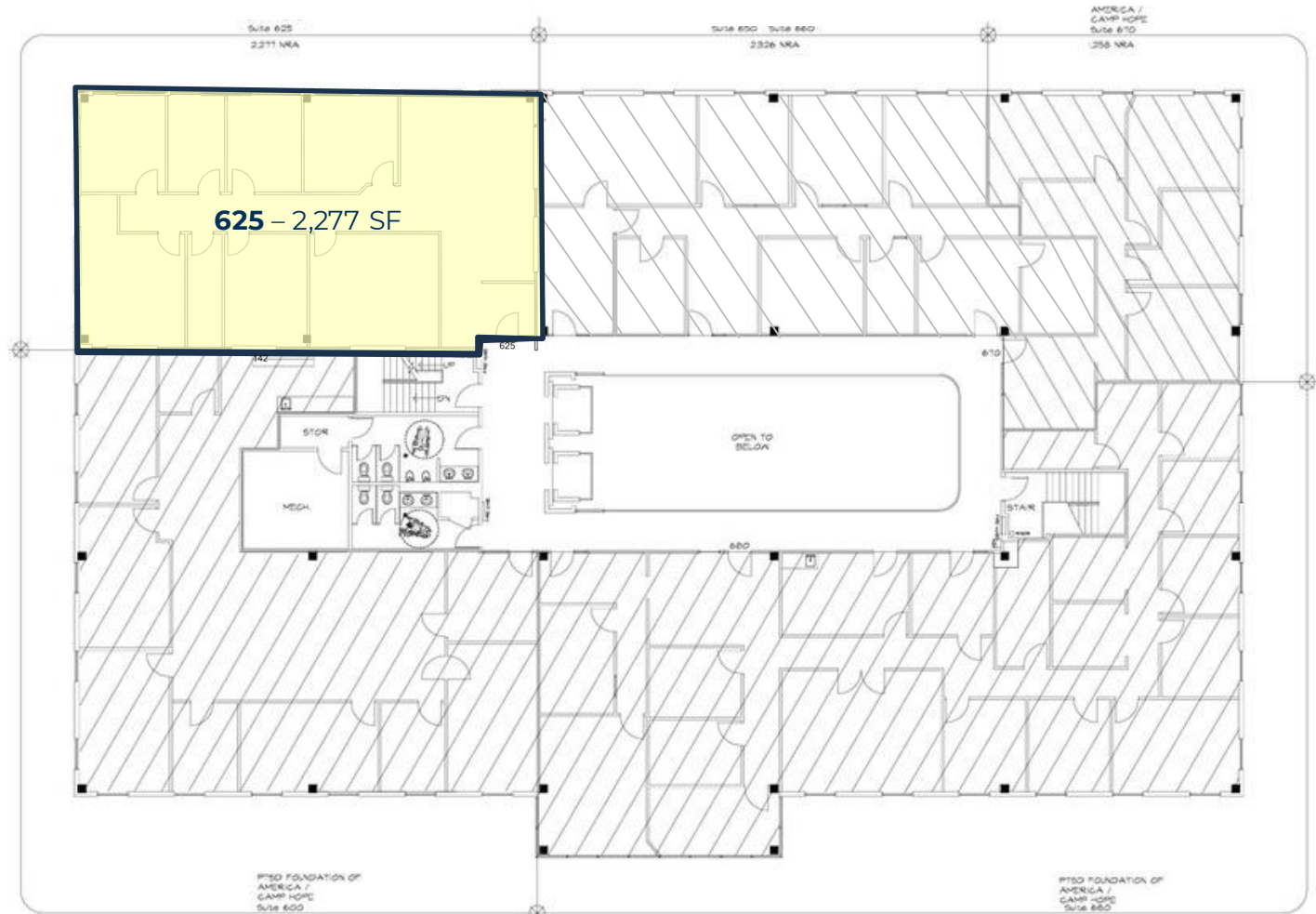
Other features and labels on the plan include:

- VACANT Suite 560**: 1,880 NRA (top center)
- VACANT Suite 545**: 1,745 NRA (top right)
- VACANT Suite 510**: 2,191 NRA (bottom left)
- VACANT Suite 513**: 1,040 NRA (bottom center)
- VACANT Suite 540**: 2,056 NRA (bottom right)
- DIGITAL PHONEDRUMS Suite 500**: 1,641 NRA (left edge)
- DR. S. D'ANGELO**: 158 NRA (left edge)
- USA TECH CONSULTING Suite 513**: 848 NRA (bottom center)
- COOL TECH Suite 545**: 1,745 NRA (bottom right)
- Central Area**: Labeled "OPEN TO BELOW" and "STAIR #2".
- Rooms**: Includes "STORE", "MECH", "REST", and "NOISE".

SUITES FOR LEASE:

625 – 2,277 SF

6TH FLOOR





CONTACT INFO

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