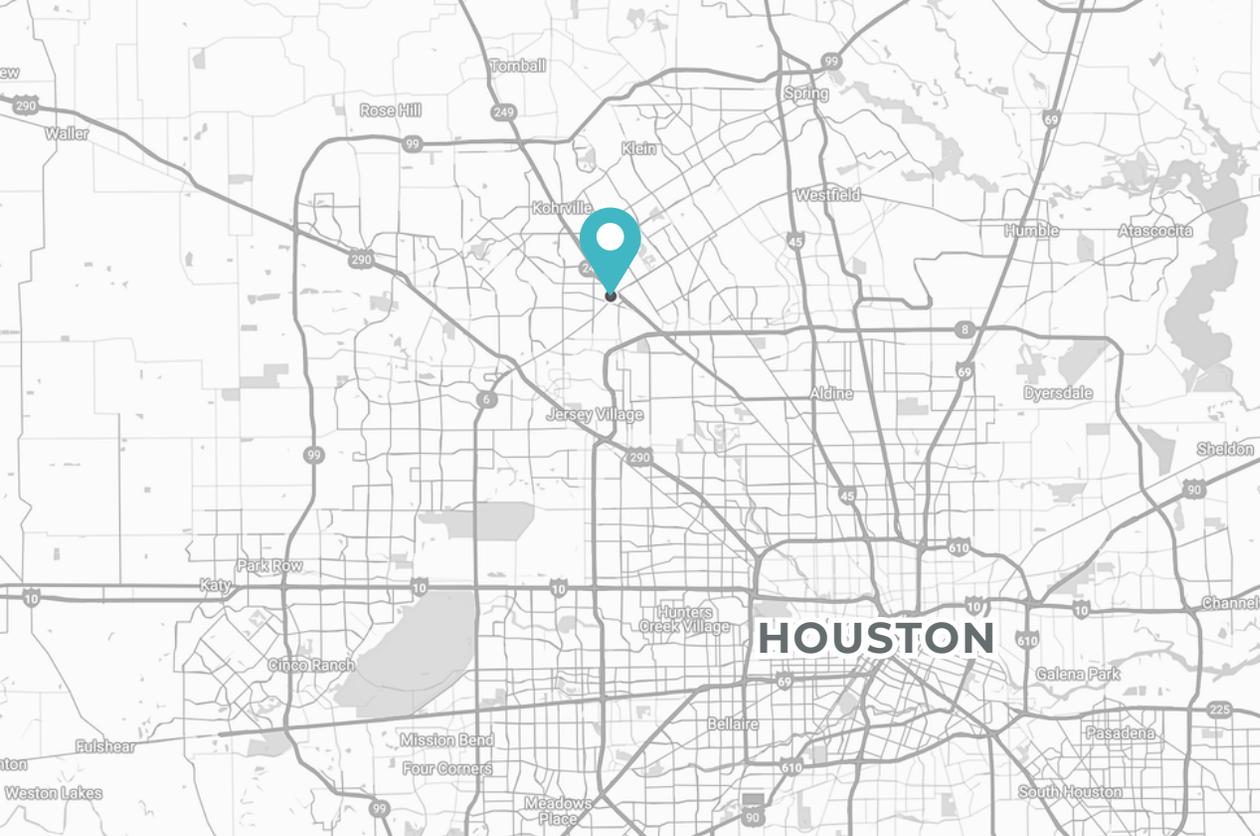




FOR LEASE | ± 554 - 41,710 SF

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

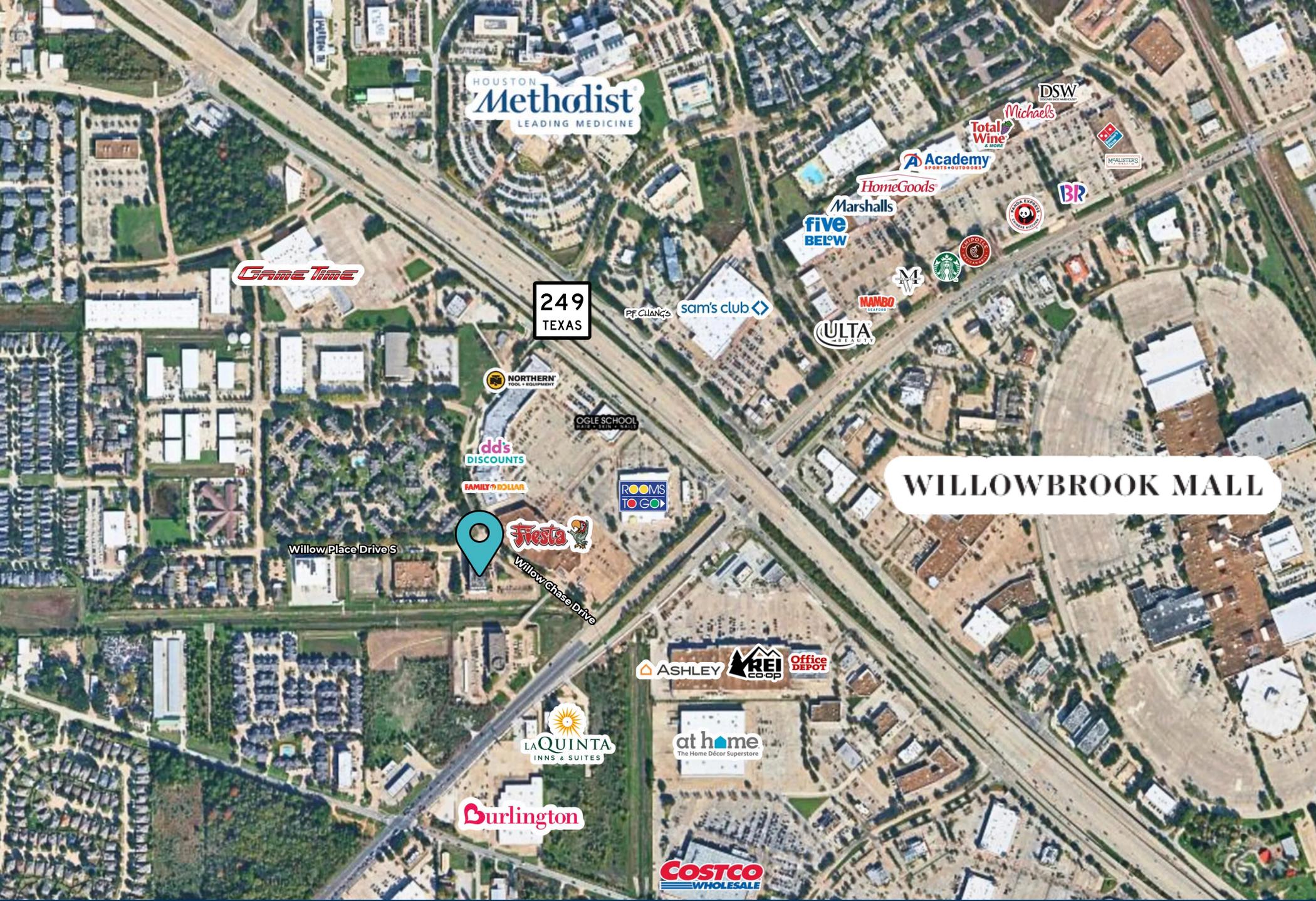
QUICK ACCESS TO MAJOR THOROUGHFARES AND THE GRAND PARKWAY, IDEAL FOR SUBURBAN COMMUTERS

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
BEL'W

BR

GameTime

249
TEXAS

PF CLANG'S

sam's club

MAMBO

ULTA

NORTHERN
TOOL & EQUIPMENT

OGLE SCHOOL

dd's
DISCOUNTS

FAMILY DOLLAR

ROOMS
TO GO

WILLOWBROOK MALL

WillowPlace Drive S



Fiesta

WillowChase Drive

ASHLEY

REI
COOP

Office
DEPT

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



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



LEASE RATE

\$17.00 /SF/YR

FLOOR 1

150 – 774 SF
160 – 1,948 SF

FLOOR 2

230 – 2,930 SF
240 – 816 SF
250 – 554 SF
265 – 813 SF
290 - 1,958 SF

FLOOR 3

300 – 5,191 SF
315 – 1,382 SF
330 – 720 SF
360 – 1,698 SF
370 – 2,430 SF

FLOOR 4

400 – 2,152 SF
419 – 2,919 SF

FLOOR 5

510 – 2,157 SF
513 – 1,090–5,651 SF
540 – 2,056 SF
560 – 1,977 SF

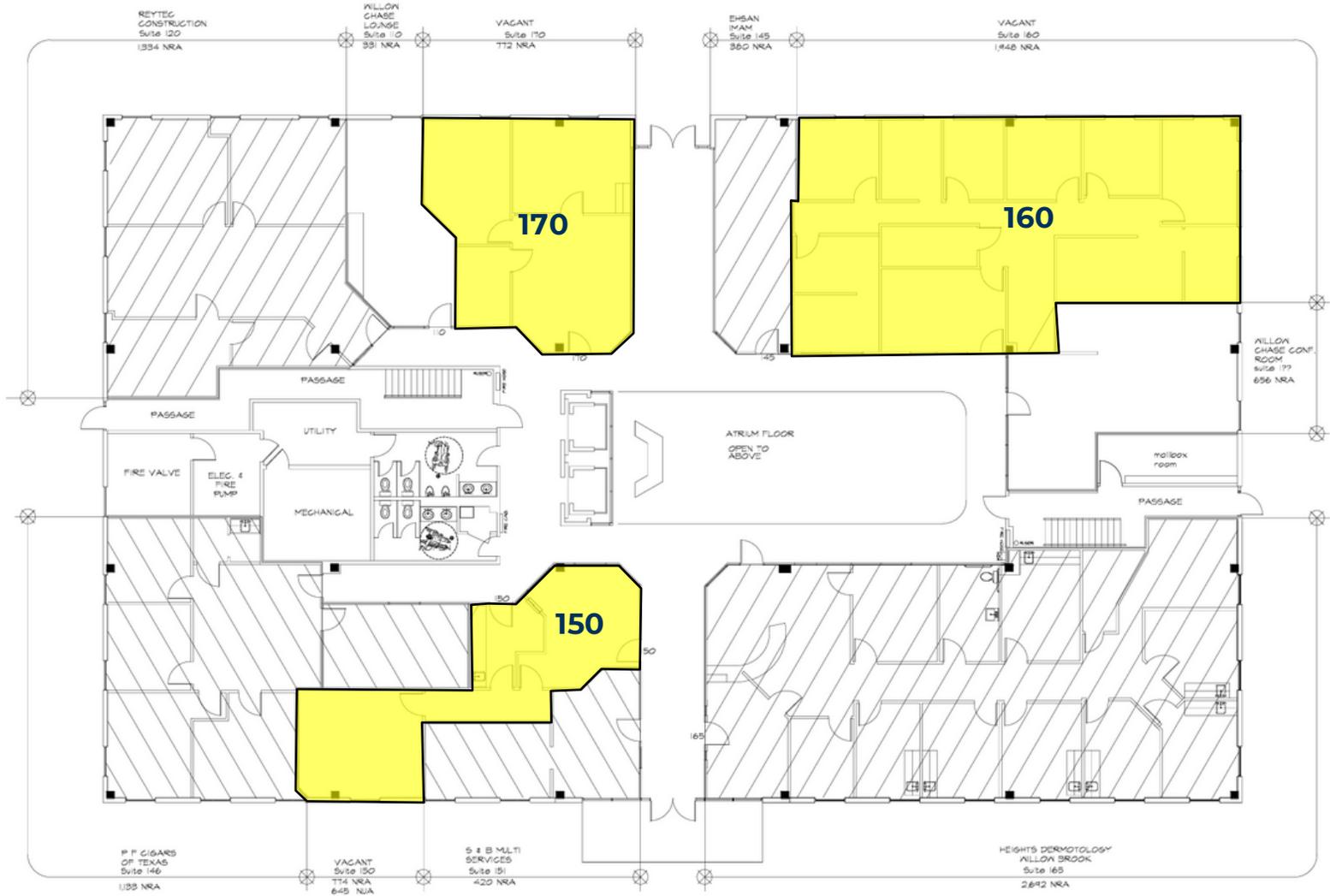
FLOOR 6

650 – 2,326–3,584 SF

SUITES FOR LEASE:

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

1ST FLOOR

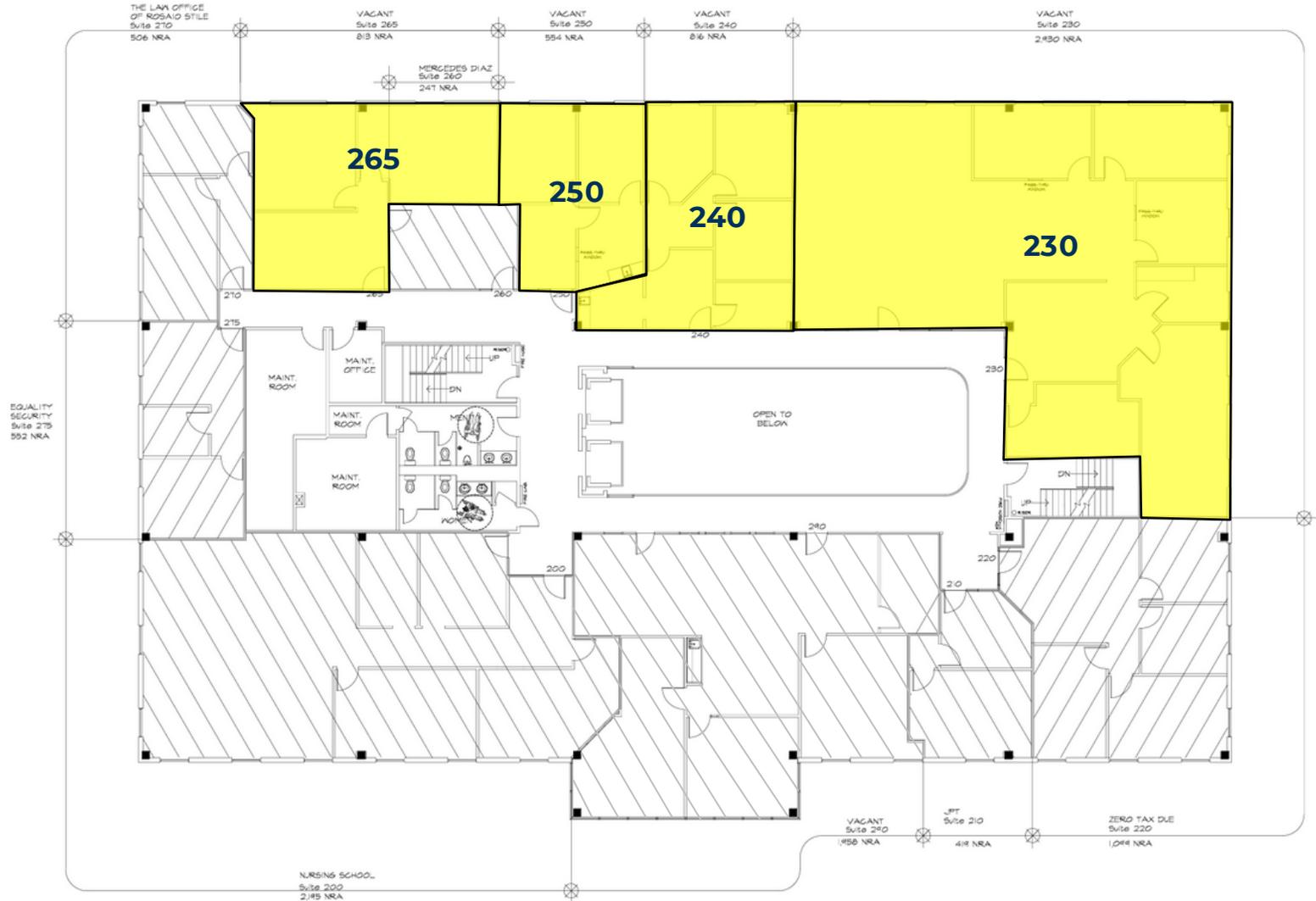


SUITES FOR LEASE:

230 – 2,930 SF **240** – 816 SF

250 – 554 SF **265** – 813 SF

2ND FLOOR

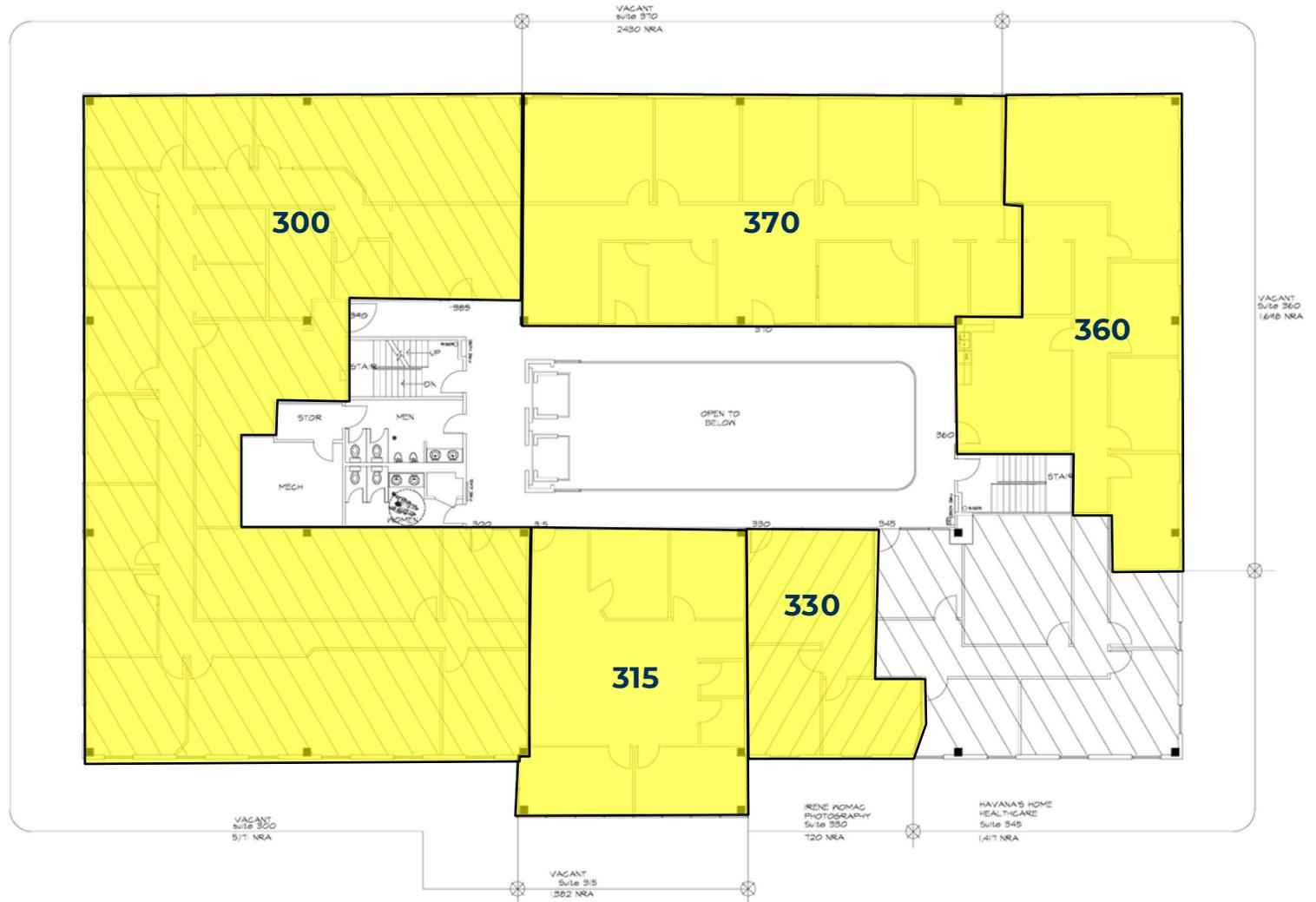


SUITES FOR LEASE:

300 – 5,191 SF **315** – 1,382 SF **330** – 720 SF

360 – 1,698 SF **370** – 2,430 SF

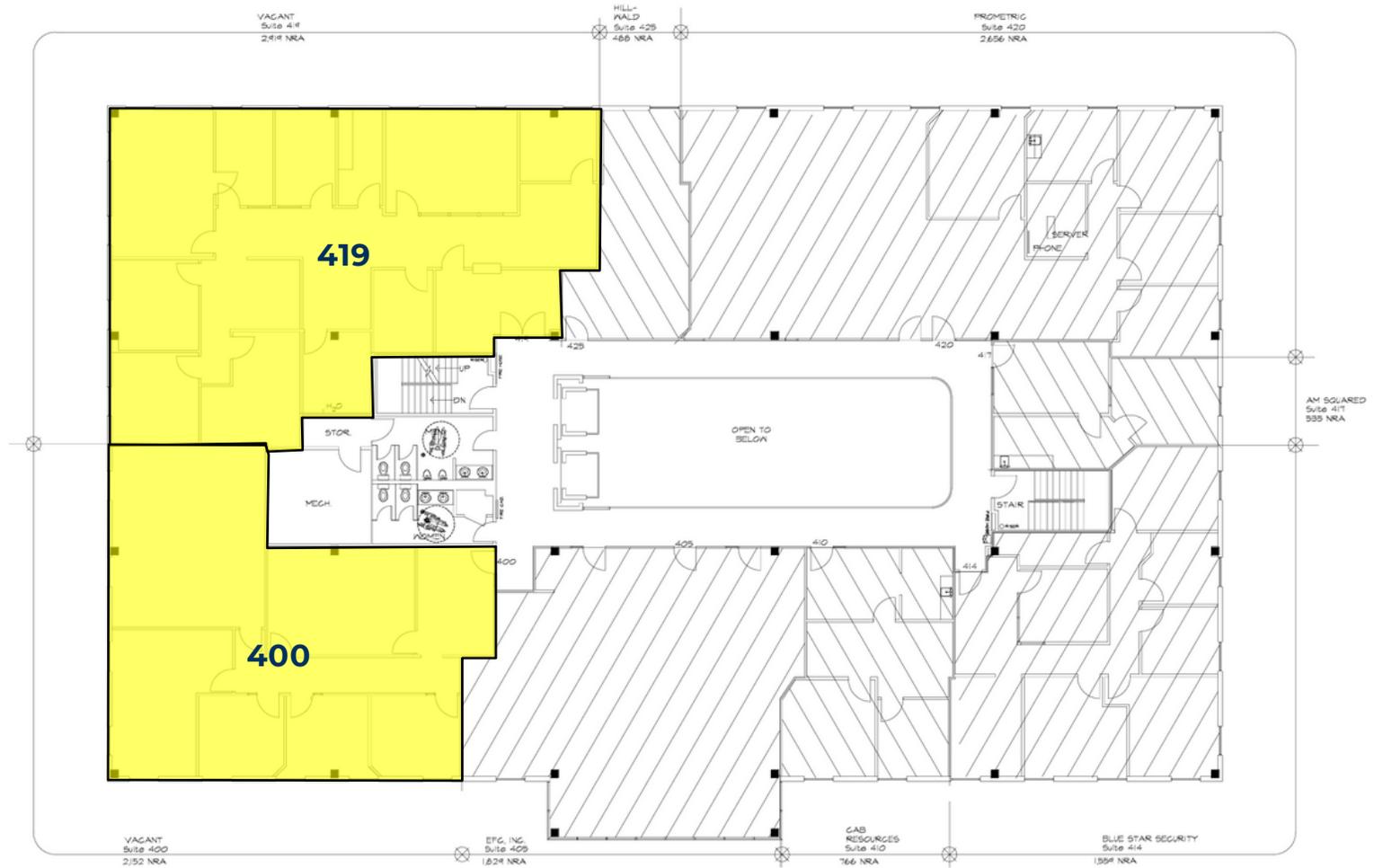
3RD FLOOR



SUITES FOR LEASE:

400 – 2,152 SF **419** – 2,919 SF

4TH FLOOR

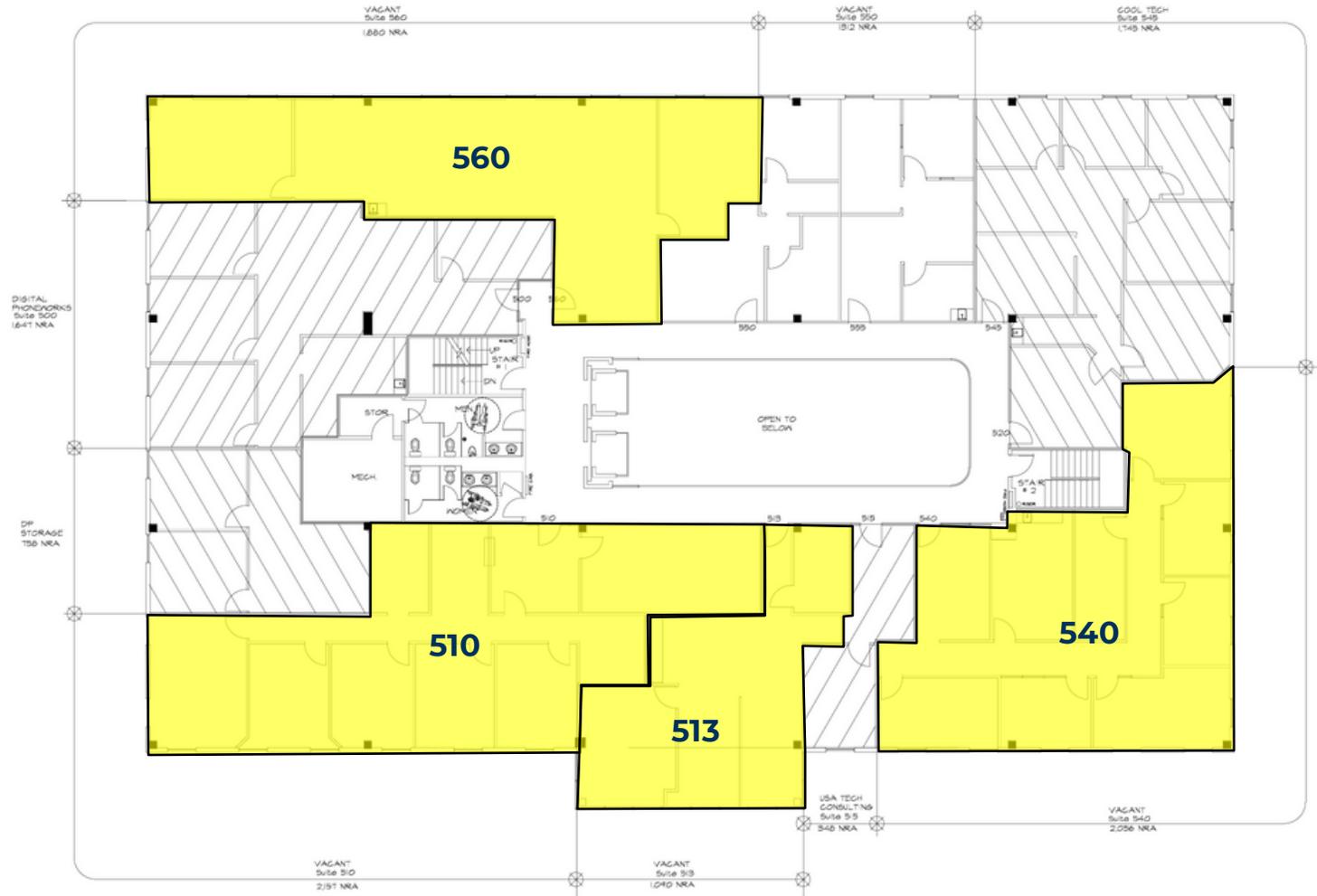


SUITES FOR LEASE:

510 – 2,157 SF **513** – 1,090 SF

540 – 2,056 SF **560** – 1,880 SF

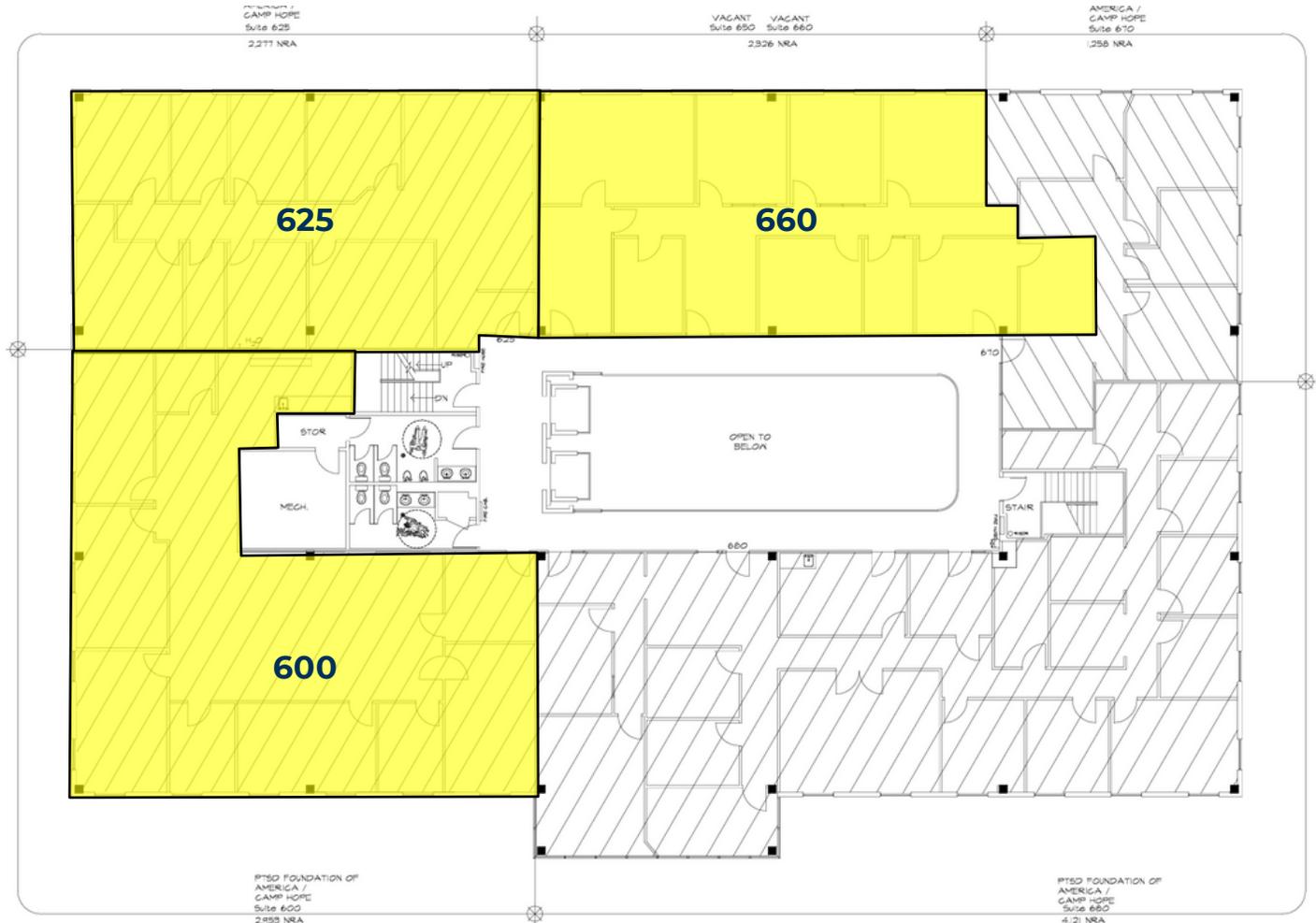
5TH FLOOR

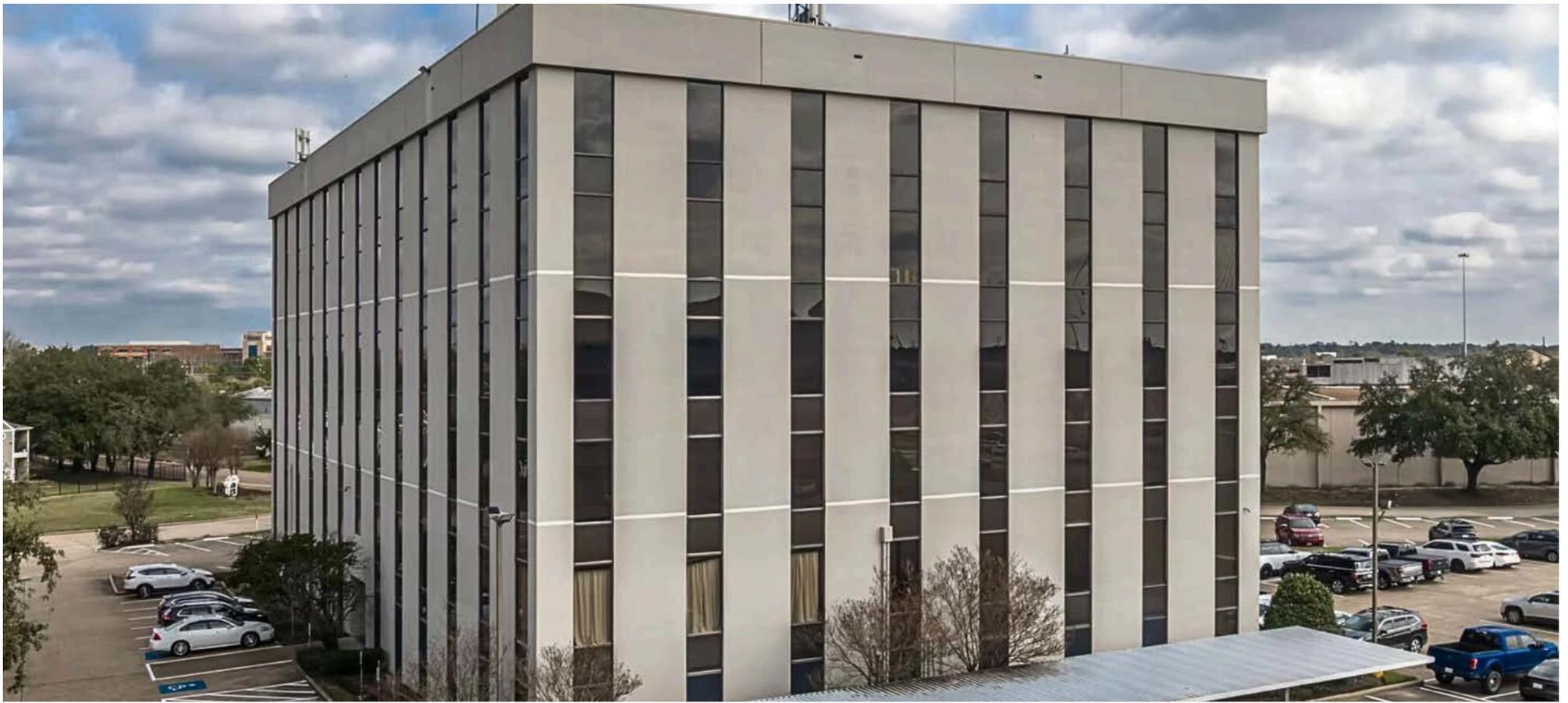


SUITES FOR LEASE:

600 – 2,953 SF **625** – 2,277 SF **660** – 2,326 SF

6TH FLOOR





CONTACT INFO

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E: sydney@dzmi.net

ZACH MAFRIGE | CHIEF OPERATING OFFICER

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



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