



FOR LEASE | OFFICE & INDUSTRIAL SPACES

KATY FWY AND WYCLIFF

11020 KATY FWY, HOUSTON, TX 77043

UNITS AVAILABLE

- UNIT 109: ±1,430 SF INDUSTRIAL
- UNIT 111: ±1,430 SF INDUSTRIAL/FLEX
- UNIT 119: ±400 SF FLEX
- UNIT 208: ±1,560 SF INDUSTRIAL
- UNIT 214: ±2,100 SF OFFICE
- UNIT 215: ±2,040 SF OFFICE
- UNIT 218: ±1,600 SF INDUSTRIAL

PROPERTY HIGHLIGHTS

- OFFICE & INDUSTRIAL SPACES AVAILABLE
- NEW HIGH-END OFFICE BUILDOUTS AVAILABLE IN SELECT UNITS
- KATY FWY AND WYCLIFF
- MINUTES FROM CITY CENTRE
- MEMORIAL SPRING BRANCH AREA
- TRAFFIC COUNT: 337,375 VPD
- EXCELLENT VISIBILITY AND ACCESS
- RESTROOM IN ALL SPACES
- GRADE LEVEL OVERHEAD DOORS



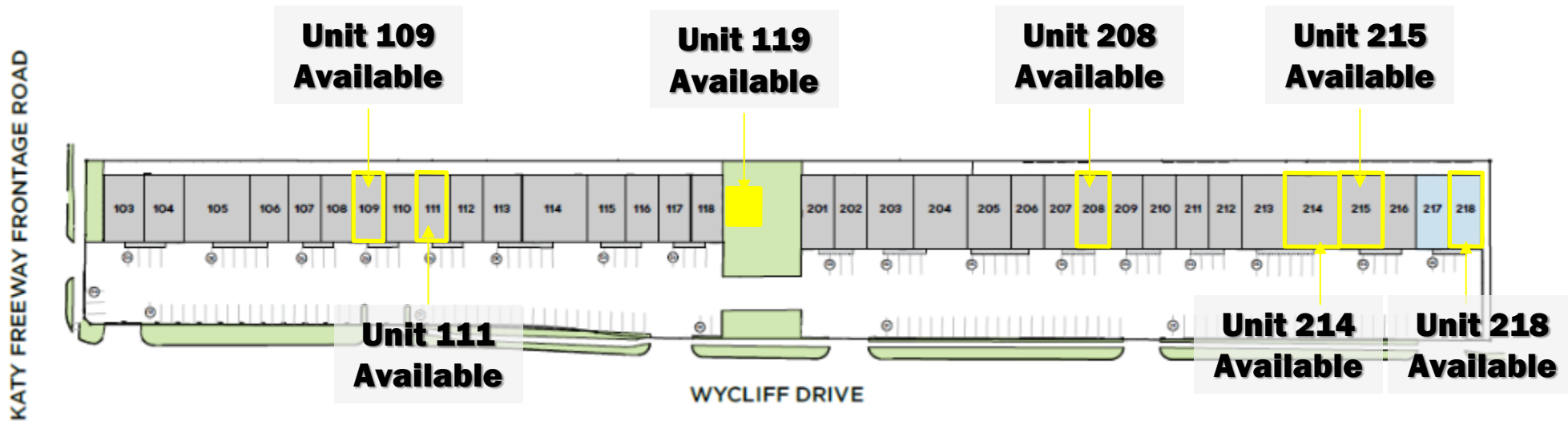
CALL OR TEXT TO SCHEDULE A TOUR
(281) 406-3936

Site Aerial



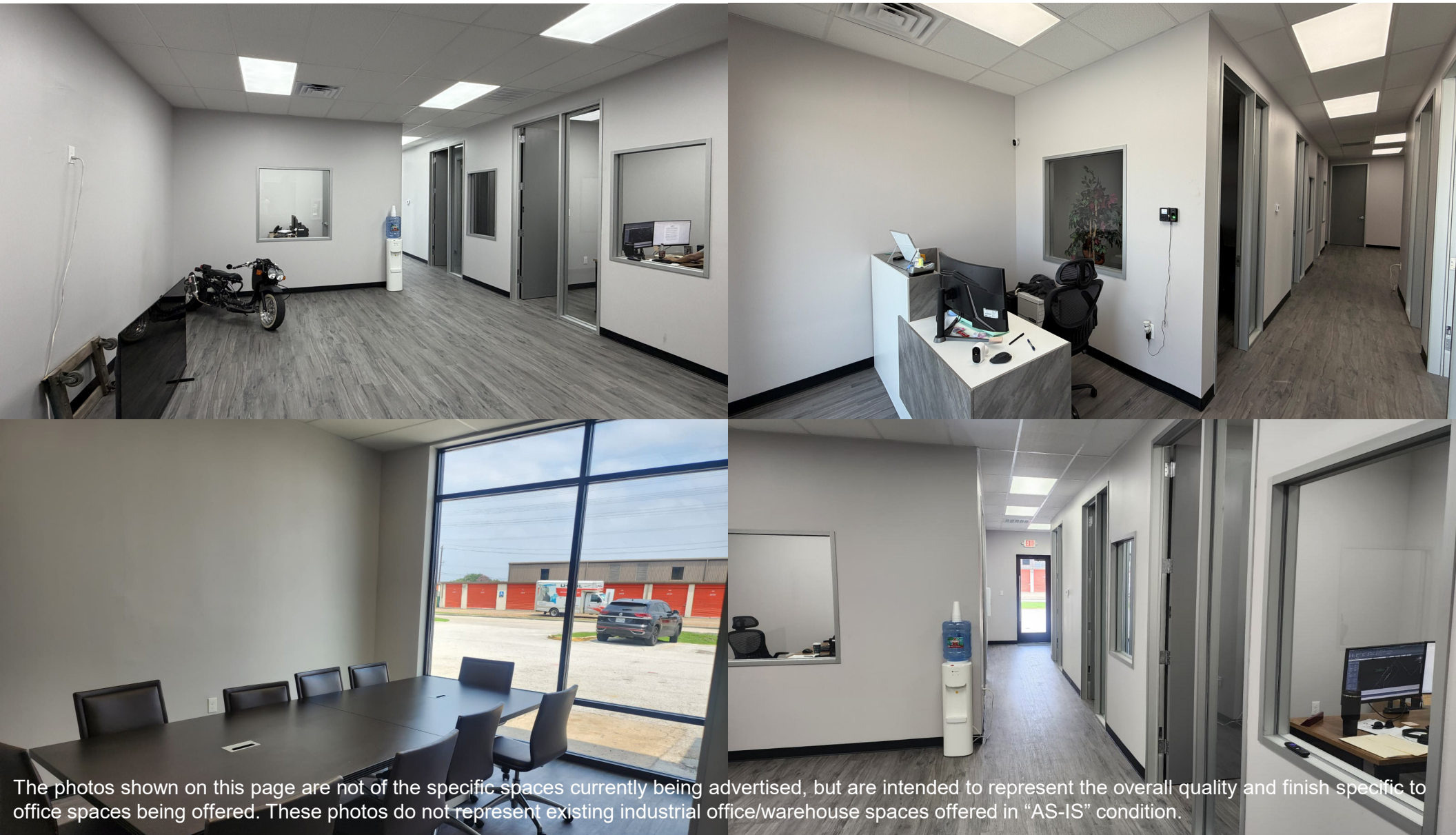
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Site Plan



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Photos (Recent Office Buildout at Property)



The photos shown on this page are not of the specific spaces currently being advertised, but are intended to represent the overall quality and finish specific to office spaces being offered. These photos do not represent existing industrial office/warehouse spaces offered in "AS-IS" condition.



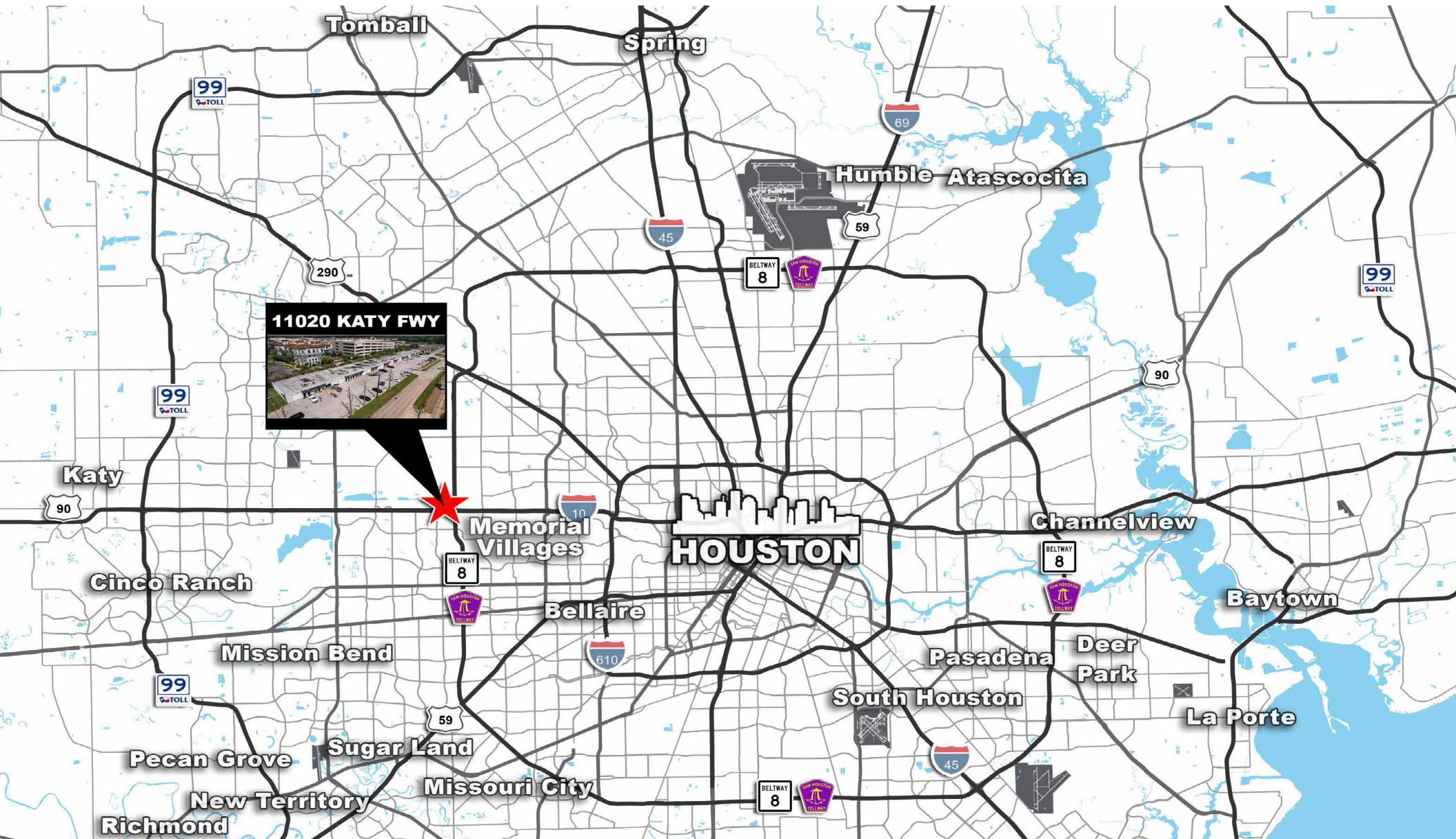
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Retail Map

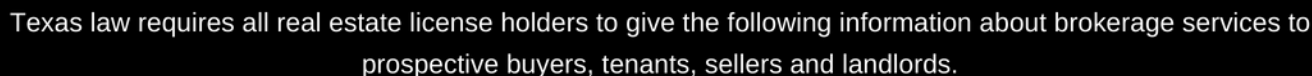


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Aerial Map



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- 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.

- 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.

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.

- 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.

- 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.

 Buyer/Tenant/Seller/Landlord Initials Date



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