

# FOR LEASE

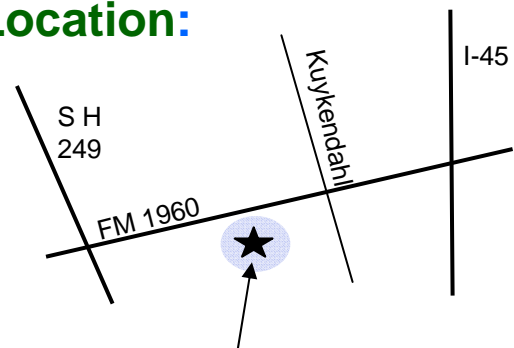


## The Woods Office Park

2611 FM 1960 West



### Location:



### The Woods Office Park

#### Building Features:

- Several one- and two-story buildings with a variety of floor plans ranging from 534 SF to 1,941 SF
- Feel like you are working at home
- Cathedral ceilings
- Wood burning fireplaces
- View of professionally landscaped grounds from all suites
- Private kitchens & restrooms in many suites
- Stained entry doors
- After hours secured access
- Individual tenant signage exposure to FM 1960
- Onsite management

#### Aggressive rental rates:

##### **(F&H Building)**

- \$12.45 psf Full Service Rate (1st floor)
- \$11.95 psf Full Service Rate (2<sup>nd</sup> floor)

##### **(One Story Buildings)**

- \$13.95 psf Modified Gross (Tenant pays janitorial and energy)

#### Area Amenities:

- FM 1960 location provides easy access to I-45, SH 249, Hwy 290 and Beltway 8
- Near area hospitals
- Numerous retail, restaurant, fitness and banking outlets in Champion Forest and Willowbrook areas

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Brenda Pennington

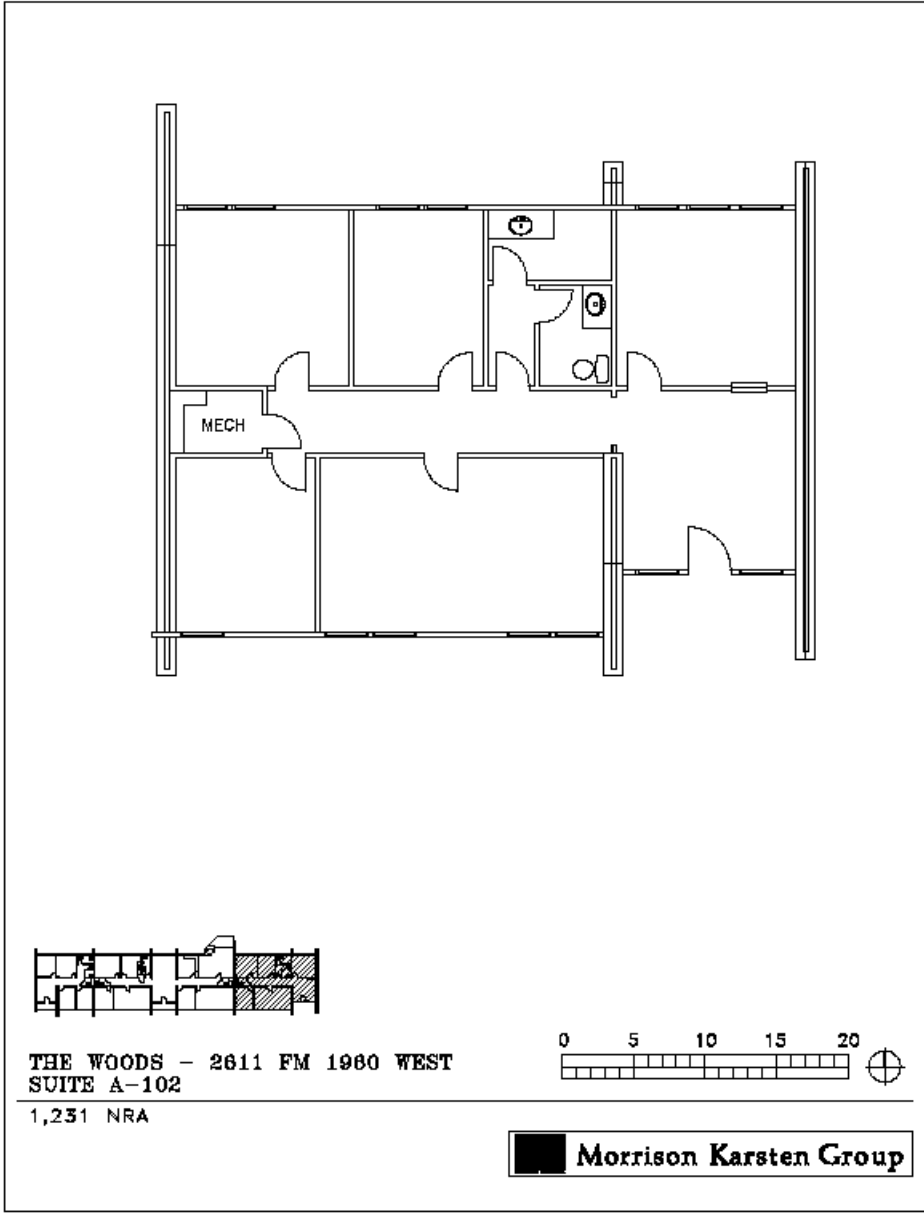
Office 713.621.5050

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| Suite | Sq. Ft.  | Information about Property  |
|-------|--|---|
| A-102 | Approx. 1,231<br>(1 <sup>st</sup> year: \$1,431.04<br>per month) | <ul style="list-style-type: none"> <li>• 5 offices</li> <li>• Conference room</li> <li>• Kitchen</li> <li>• Restroom</li> </ul>   |
| F-100 | Approx. 639<br>(1 <sup>st</sup> year: \$662.96<br>per month)     | <ul style="list-style-type: none"> <li>• Large reception, 2 offices, custom built-ins</li> </ul>  |
| F-120 | Approx. 556<br>(1 <sup>st</sup> year: \$576.85<br>per month)     | <ul style="list-style-type: none"> <li>• Reception area</li> <li>• Storage with built in cabinets</li> <li>• Executive window office</li> </ul>   |
| F-221 | Approx 551 sf<br>(1 <sup>st</sup> year: \$548.70<br>per month)   | <ul style="list-style-type: none"> <li>• Reception</li> <li>• Large executive window office</li> </ul>  |
| F-226 | Approx. 534<br>(1 <sup>st</sup> year: \$531.78<br>per month)     | <ul style="list-style-type: none"> <li>• Reception area</li> <li>• 1 large executive window office</li> </ul>   |
| H-103 | Approx. 1,006<br>(1 <sup>st</sup> year: \$1,043.73<br>per month) | <ul style="list-style-type: none"> <li>• 2 large Window offices – 17 x 16 and 13 x 15</li> <li>• Small waiting area with sliding glass window that leads to reception area/bullpen</li> <li>• Brick accent walls</li> </ul> |
| H-121 | Approx. 1,273<br>(1 <sup>st</sup> year: \$1,320.74<br>per month) | <ul style="list-style-type: none"> <li>• 3 window offices with wooded view</li> <li>• Waiting area</li> <li>• Interior conference room</li> <li>• Registration area with sliding glass windows</li> </ul>                   |
| H-203 | Approx. 1,941<br>(1 <sup>st</sup> year: \$1,932.91<br>per month) | <ul style="list-style-type: none"> <li>• Reception area</li> <li>• 2 large executive offices</li> <li>• Kitchen</li> <li>• Large file room</li> </ul>   |
| H-221 | Approx 543<br>(1 <sup>st</sup> year:\$540.74)<br>per month       | <ul style="list-style-type: none"> <li>• Reception area</li> <li>• 1 large executive window office</li> </ul>   |

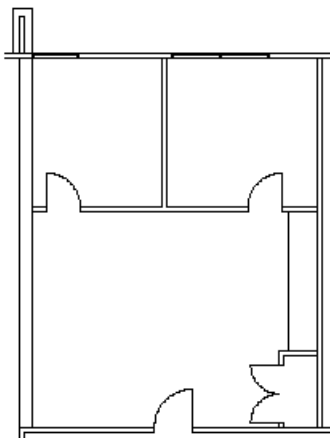
# 2611 FM 1960 West

## Suite A-102



# 2611 FM 1960 West

## Suite F-100



THE WOODS - 2611 FM 1960 WEST  
SUITE F-100

639 NRA

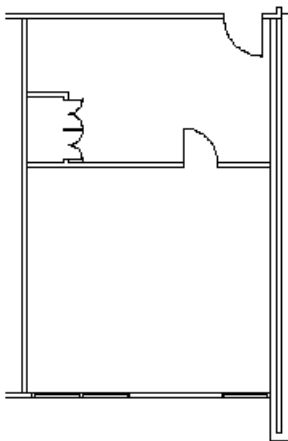
0 SCALE 8'-0"  
1/8" = 1'-0"



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## Suite F-120



THE WOODS - 2611 FM 1960 WEST  
SUITE F-120

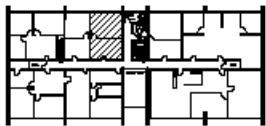
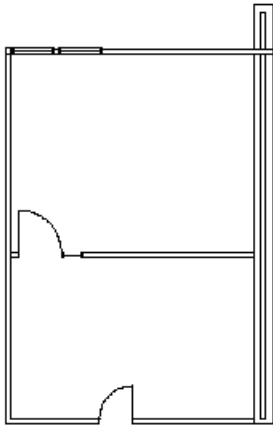
556 NRA

0 SCALE 8'-0"  
1/8" = 1'-0" 

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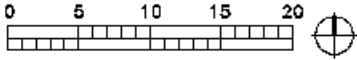
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## Suite F-221



THE WOODS - 2611 FM 1960 WEST  
SUITE H-221

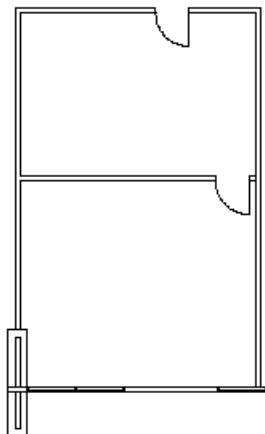
543 NRA



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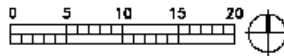
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## Suite F-226



THE WOODS - 2611 FM 1960 WEST  
SUITE F-226

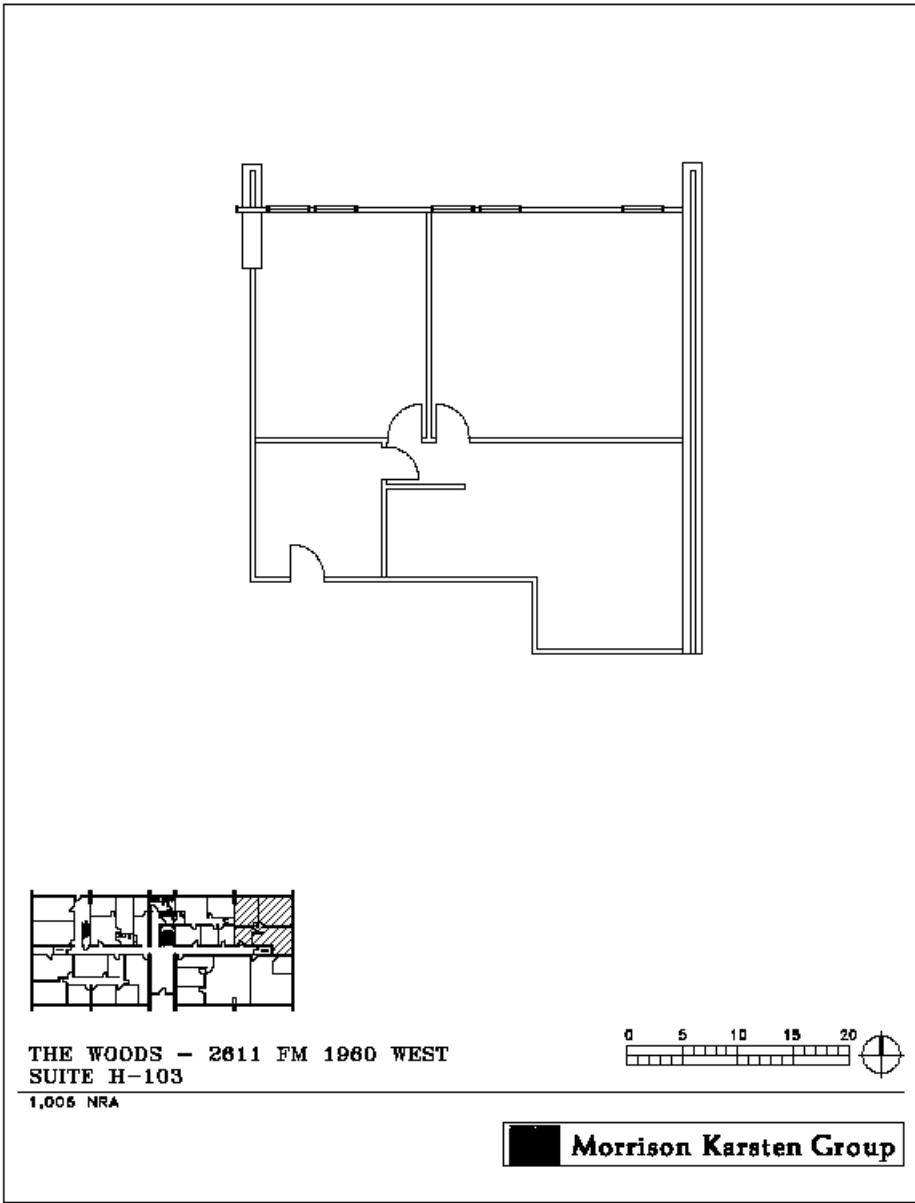
534 NRA



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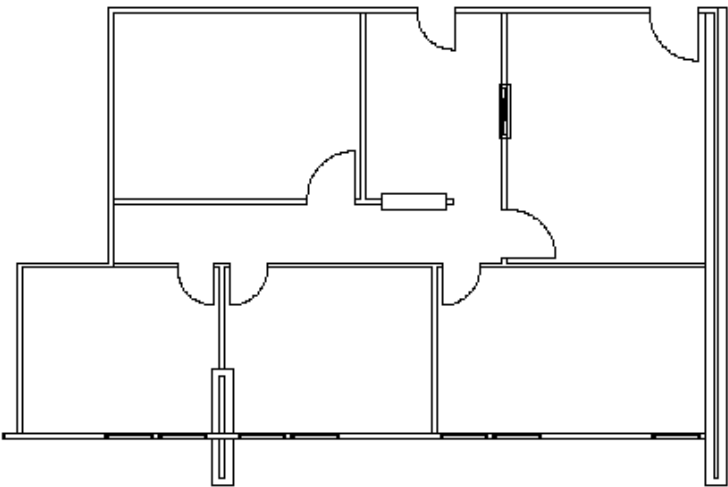
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## Suite H-103



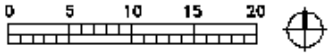
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## Suite H-121



THE WOODS - 2611 FM 1960 WEST  
SUITE H-121

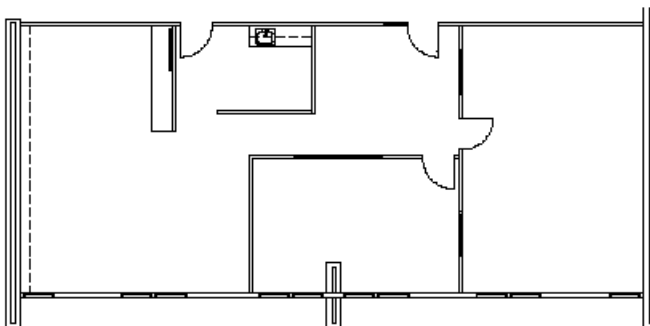
1,273 NRA



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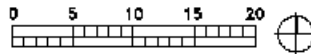
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## Suite H-203



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SUITE H-203

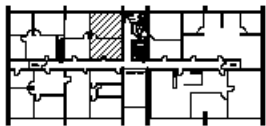
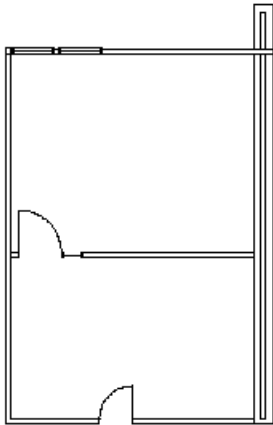
1,941 NRA



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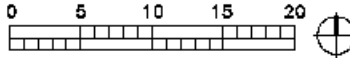
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## Suite H-221



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SUITE H-221

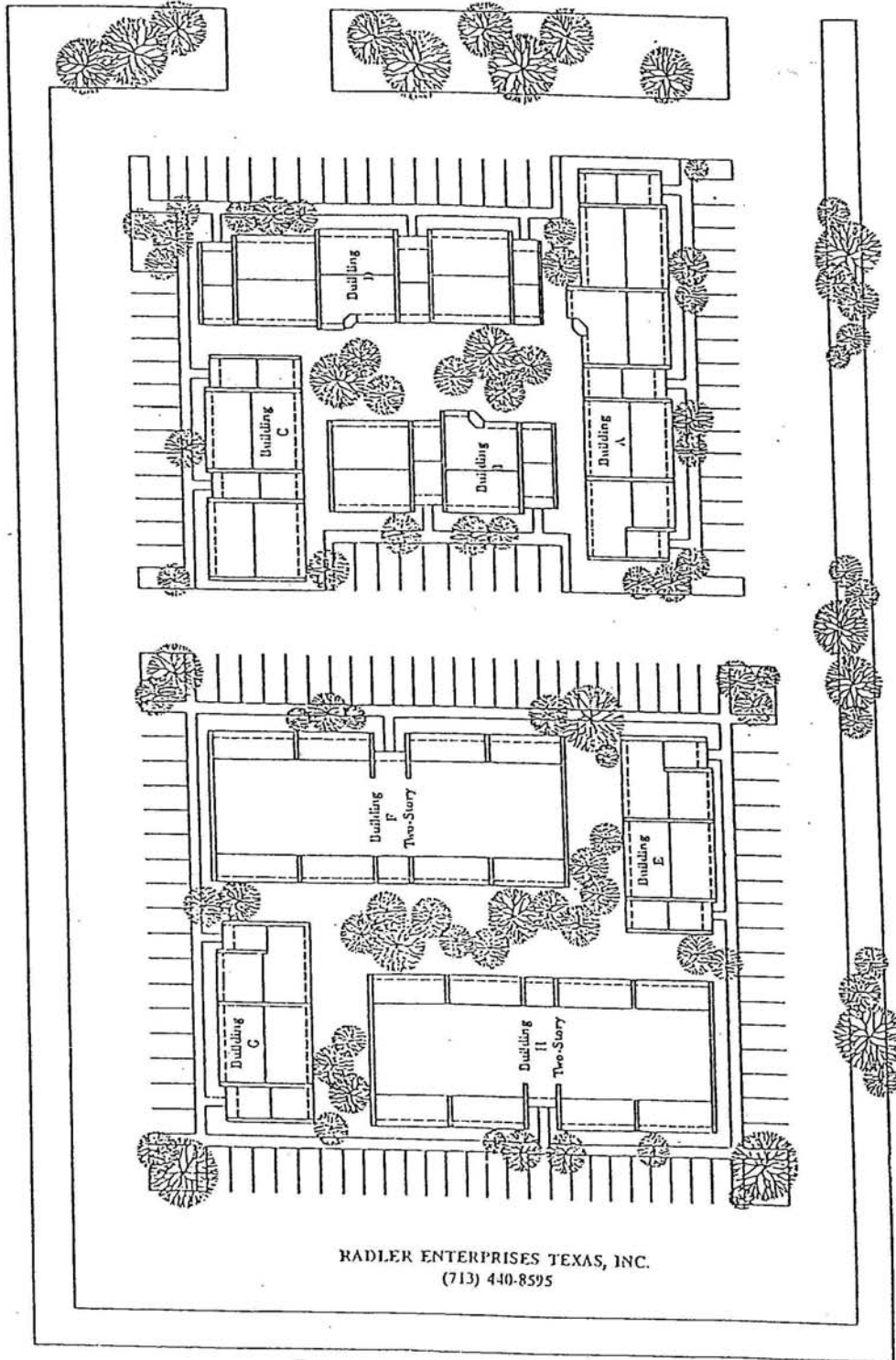
543 NRA



 **Morrison Karsten Group**

# OFFICE PARK

2611 FM 1960



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