

WESTPARK BUSINESS CENTER

207,571
SQUARE FEET

2.5 YRS
OF WALT

98%
OCCUPIED

14%+
MARK-TO-MARKET

SOUTHWEST
HOUSTON, TX



INFILL LOCATION IN
SOUTHWEST HOUSTON

UNIQUE SHALLOW BAY
INVESTMENT OPPORTUNITY
WITH ATTRACTIVE ROLL

VALUE-ADD OPPORTUNITY
VIA MARKING RENTS TO
MARKET

FUNCTIONAL LIGHT-
INDUSTRIAL PRODUCT
BELOW REPLACEMENT COST

DIVERSE RENT ROLL WITH
STICKY TENANTS



The Offering

JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Westpark Business Center (the “Property”). Westpark Business Center is a 207,571 square foot, three building, infill industrial business park in Houston, Texas. The Property is located at the southwest intersection of Dunvale Rd and Westpark Drive with frontage along Westpark Tollway, providing unmatched city wide connectivity via Beltway 8 and Loop 610.

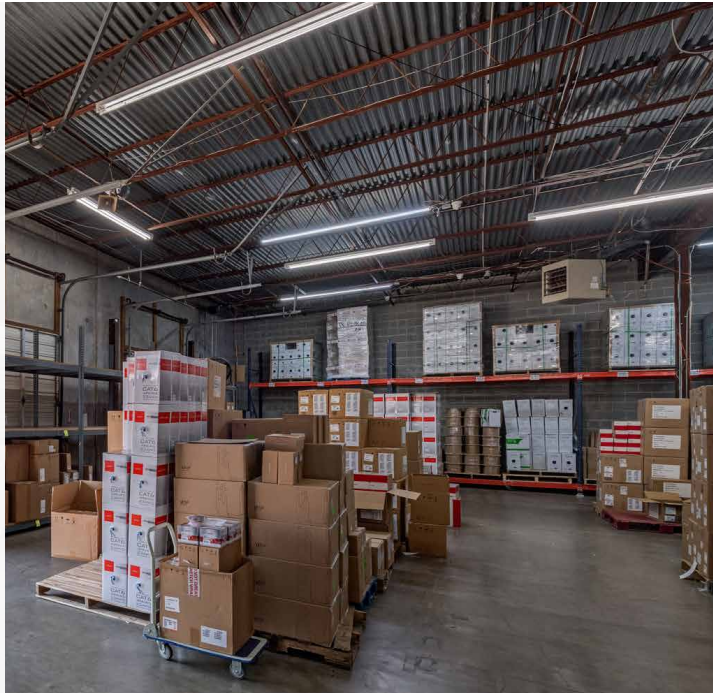
The Property is 98% occupied to 13 tenants with 2.5 years of weighted average lease term remaining and boasts an impressive 11.6 year weighted average tenure. The Property offers potential investors strong in-place cash flow via sticky tenants with the value-add potential to mark rents 14%+ in a short period of time. The property offers an attractive diverse rent roll, getting through nearly 50% of the in place tenants within two years.

As developers continue to focus on “big box” development, unique shallow-bay product in land constrained locations similar to Westpark Business Center represent irreplaceable real estate insulated from new supply and impossible to replicate today. Westpark Business Center presents desirable variability in both hold period and investment strategy optionality by offering an attractive WALT, as well as a diverse small bay site plan featuring front-load and rear-load capabilities.

With a 14%+ average mark-to-market opportunity upon tenant expiration, new ownership has the opportunity to acquire an infill business park and capitalize on the robust rent growth occurring in the Houston industrial market.

PROPERTY OVERVIEW

<i>Total Building (SF):</i>	207,571 SF
<i>Submarket:</i>	Southwest
<i>Office %:</i>	18%
<i>Occupancy:</i>	98%
<i>Loading Configuration:</i>	Front-Load & Rear-Load
<i>Year Built:</i>	1981-1982
<i># of Tenants:</i>	13
<i>WALT:</i>	2.5 Years
<i>Clear Height:</i>	18'
<i>Car Parking Spaces:</i>	219 Spaces
<i>Land Size:</i>	9.84 Acres
<i>Coverage Ratio:</i>	48.4%



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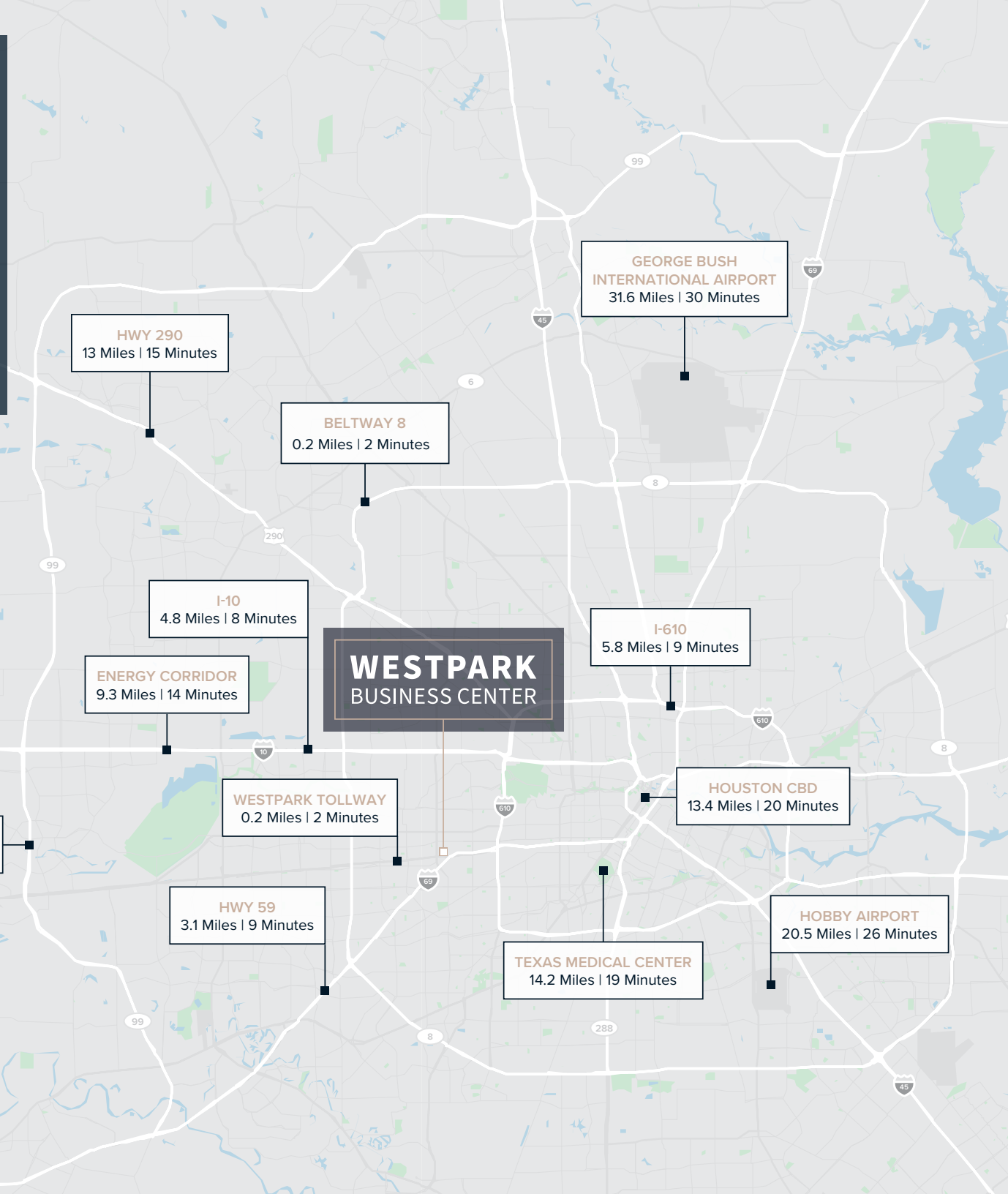
VALUE-ADD OPPORTUNITY VIA
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Strategic Location in Southwest Houston

Westpark Business Center is strategically located with frontage along Westpark Tollway, just 2.7 miles from the intersection of Beltway 8 and Westpark Tollway. This location provides convenient access to Houston's westward population growth as well as strong regional connectivity to the rest of the Houston MSA.



Superior Infill Location Proximate to Houston CBD

WestPark Business Center is located at the southwest corner of Dunvale Rd and Westpark Drive with frontage along Westpark Tollway. Situated in the southwest submarket, the Property is just 3.3 miles from Houston's Central Business District.

DOWNTOWN

GALLERIA

WESTPARK
BUSINESS CENTER

Brookfield
Properties
**WESTPARK BUSINESS
CENTER - BLDG 1**

EASTGROUP
PROPERTIES
**GLENMONT
BUSINESS PARK**

Brookfield
Properties
**WESTPARK BUSINESS
CENTER - BLDG 2**

Property Description

BUILDING SPECIFICS

	BLDG 5	BLDG 6	BLDG 7
<i>Building Address</i>	3912-3922 Dunvale Rd	8702-8708 Westpark Dr	8626-8636 Westpark Dr
<i>Building Size</i>	148,848 SF	19,183 SF	39,540 SF
<i>Office Finish</i>	10%	44%	35%
<i>Year Built</i>	1981	1982	1982
<i>Occupancy</i>	98%	100%	100%
<i># Of Tenants</i>	7	2	4
<i>WALT</i>	2.9 Years	2.1 Years	1.9 Years
<i>Clear Height</i>	18'	18'	18'
<i>Building Dimensions</i>	1051' x 135'	164' x 118'	251' x 160'
<i>Typical Bay Spacing</i>	30' x 33'4"	30' x 33'4"	30' x 33'4"
<i>Contruction Type</i>	Concrete Tilt-Wall	Concrete Tilt-Wall	Concrete Tilt-Wall
<i>Roof Type</i>	2-Ply Modified BUR	2-Ply Modified BUR	2-Ply Modified BUR
<i>Roof Age</i>	2008	2008	2008
<i>Fire Protection</i>	Wet Sprinkler	None	Wet Sprinkler
<i>Dock Doors</i>	29	5	11
<i>Ramps</i>	7	1	3
<i>Dock Wells</i>	0	2	0
<i>Dock Configuration</i>	Front-Load	Rear-Load	Rear-Load
<i>Electrical Service</i>	800 Amp, 480/277V 3-Phase	600 Amp, 120/208V 3-Phase	800 Amp, 120/480V 3-Phase

SITE SPECIFICS

<i>Site Area</i>	9.84 Acres
<i>Site Coverage</i>	48.4%
<i>Car Parking</i>	94 Spaces

Site Plan

WESTPARK BUSINESS CENTER

6

BUILDING 5

LIPAN RD

3938
SCP Distributors
25,058 SF

3936A-B
SH Salon
4,388 SF

3930-3934A
Worldpac
30,937 SF

3924
Angfan RPO
24,075 SF

3920
Lonesome Spike Holding
25,435 SF

3918
CE Premier Marketing
21,590 SF

3914 AVAILABLE
3,600 SF

3912
Super Megatronix
13,765 SF

BUILDING 6

8708
Manna Distributors
11,961 SF

8702
Asurion
7,222 SF

BUILDING 7

8636 United Refrigeration
7,200 SF

8634
LTS Associates
14,130 SF

8630
Honsen Scale
8,610 SF

8626
AAA AC Supplier
9,600 SF

WESTPARK DR

WESTPARK TOLLWAY (TOLL ROAD)

DUNVALE RD

Photo Gallery



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