

Prepared For:
Allstate Insurance
Matthew Golden



Office space within a 2 mile radius of 5700 NW Central Dr.

Prepared By:
Ed Ayres
Houston Realty Advisors,



Houston Realty Advisors

Northwest Central Plaza - 5700 Northwest Central Dr

1

Houston, TX 77092-2039 | Harris County | Northwest Market | Northwest-1000 Submarket
73,401 SF Class B Office - General Bldg with 64,155 SF Available at \$16.00 - \$20.00 FSG



Property Type **General Office**
Bldg Size **73,401 SF**
Status **Existing**
Year Built **1983**

Land Area **2.30 Ac.**
Zoning **--**
Sublease **No**
% Occupied **12.6%**

Building Class **B**
Stories **4**
Typical Floor **600 /SF**
Parking Spaces **235**
Parking Ratio **3.20 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **64,155 SF**
Max Contig **9,720 SF**
Min Divisible **996 SF**
Rental Rate **\$16.00 - \$20.00 FSG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **1145720000014**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	5,215	5,215	5,215	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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1	140	3,215	3,215	3,215	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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1	160	996	996	996	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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1	170	1,800	1,800	1,800	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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1	190	1,342	1,342	1,342	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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2	200	3,396	3,396	3,396	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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Date: 12/07/2016



Northwest Central Plaza - 5700 Northwest Central Dr									1
Houston, TX 77092-2039 Harris County Northwest Market Northwest-1000 Submarket									
73,401 SF Class B Office - General Bldg with 64,155 SF Available at \$16.00 - \$20.00 FSG									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	1,280	1,280	1,280	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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2	210	2,695	2,695	2,695	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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2	220	2,663	2,663	2,663	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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2	245	1,577	1,577	1,577	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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2	250	1,065	1,065	1,065	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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2	260	3,272	3,272	3,272	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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3	301	9,100	9,100	9,100	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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3	320	2,047	2,047	2,047	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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3	350	6,315	6,315	6,315	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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4	400	8,457	8,457	8,457	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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4	401	9,720	9,720	9,720	\$16.00 - \$20.00 FSG	Office	Yes	Now	
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Northwest One - 13100 Northwest Fwy

2

Houston, TX 77040-6308 | Harris County | Northwest Market | Northwest-1000 Submarket
129,068 SF Class A Office - General Bldg with 41,121 SF Available at \$16.00 - \$18.00 FSG



Great office space located near the intersection of Northwest Fwy and Hollister Rd.

Property Type **General Office**
Bldg Size **129,068 SF**
Status **Existing**
Year Built **1982**

Land Area **4.29 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **68.14%**

Building Class **A**
Stories **6**
Typical Floor **21,168 /SF**
Parking Spaces **441**
Parking Ratio **3.41 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **41,121 SF**
Max Contig **16,153 SF**
Min Divisible **1,915 SF**
Rental Rate **\$16.00 - \$18.00 FSG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **0410830000053**

Operating Exp/SF **\$8.20 /SF**
Taxes/SF **\$0.83 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	135	3,145	3,145	3,145	\$16.00 - \$18.00 FSG	Office	Yes	Now	
--									
3	320	3,178	3,178	3,178	\$16.00 - \$18.00 FSG	Office	Yes	Now	
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Date: 12/07/2016

One Northwind Plaza - 7600 W Tidwell Rd

3

Houston, TX 77040-5714 | Harris County | Northwest Market | Northwest-1000 Submarket
145,792 SF Class B Office - General Bldg with 39,221 SF Available at \$17.00 - \$19.00 FSG



Building is conveniently located near shopping, restaurants, and hotels. Building signage can be seen from Hwy 290. Building amenities include: on-site conference room, on-site deli, on-site security (7 days a week) from 7:00 am -11:00 pm, on-site management and card key after hours access.

Property Type **General Office**
Bldg Size **145,792 SF**
Status **Existing**
Year Built **1980**

Land Area **3.00 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **76.65%**

Building Class **B**
Stories **8**
Typical Floor **17,864 /SF**
Parking Spaces **495**
Parking Ratio **3.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **39,221 SF**
Max Contig **13,045 SF**
Min Divisible **690 SF**
Rental Rate **\$17.00 - \$19.00 FSG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **15%**
Elevators **1**
Parcel # **1076440000002**

Operating Exp/SF **\$8.95 /SF**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	3,404	13,045	3,404	\$17.00 - \$19.00 FSG	Office	Yes	Now	
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2	204	1,174	4,578	1,174	\$17.00 - \$19.00 FSG	Office	Yes	Now	
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2	204/200	4,578	13,045	1,174	\$17.00 - \$19.00 FSG	Office	Yes	Now	
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2	205	2,167	5,571	2,167	\$17.00 - \$19.00 FSG	Office	Yes	Now	
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2	205/200	5,571	13,045	2,167	\$17.00 - \$19.00 FSG	Office	Yes	Now	
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One Northwind Plaza - 7600 W Tidwell Rd										3
Houston, TX 77040-5714 Harris County Northwest Market Northwest-1000 Submarket										
145,792 SF Class B Office - General Bldg with 39,221 SF Available at \$17.00 - \$19.00 FSG										
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term	
2	208	1,758	5,162	1,758	\$17.00 - \$19.00 FSG	Office	Yes	Now		
--										
2	208/200	5,162	13,045	1,758	\$17.00 - \$19.00 FSG	Office	Yes	Now		
--										
2	210/200	7,946	13,045	3,404	\$17.00 - \$19.00 FSG	Office	Yes	Now		
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2	Mult. Suites	13,045	13,045	1,174	\$17.00 - \$19.00 FSG	Office	Yes	Now		
--										
5	501	3,282	4,723	3,282	\$17.00 - \$19.00 FSG	Office	Yes	Now		
Elevator lobby exposure, reception, four offices, kitchen, storage, workroom.										
5	501/503	4,723	4,723	1,441	\$17.00 - \$19.00 FSG	Office	Yes	Now		
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5	503	1,441	4,723	1,441	\$17.00 - \$19.00 FSG	Office	Yes	Now		
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7	712	5,185	5,185	1,827	\$17.00 - \$19.00 FSG	Office	No	30 Days		
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Northwest Crossing II - 7676 Hillmont St

4

Houston, TX 77040-6400 | Harris County | Northwest Market | Northwest-1000 Submarket
135,571 SF Class B Office - General Bldg with 74,515 SF Available at \$14.00 - \$16.00 Plus E



Northwest Crossing II, located at 7676 Hillmont Street, is a professional office environment. This building provides quality, affordable office space with plenty of windows and ample parking. Tenants will also enjoy the on-site deli, security guard, security cameras and video surveillance, marquee signage opportunities, and 24-hour secure key card access. Conveniently located off of Hwy 290 with easy access to Beltway 8, the 610 Loop, and I-10 across from numerous restaurants, Best Buy, Walmart, and Target.

Property Type **General Office**
Bldg Size **135,571 SF**
Status **Existing**
Year Built **1982**

Land Area **6.28 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **45.04%**

Building Class **B**
Stories **3**
Typical Floor **48,558 /SF**
Parking Spaces **433**
Parking Ratio **3.02 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **74,515 SF**
Max Contig **13,436 SF**
Min Divisible **170 SF**
Rental Rate **\$14.00 - \$16.00 Plus E**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **16%**
Elevators **3**
Parcel # **107-765-000-0002**

Operating Exp/SF **- -**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	125.02	3,237	3,237	3,237	\$14.00 - \$16.00 Plus E	Office	Yes	Now	
10 interior offices, 1 bullpens, 4 entrances									



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Date: 12/07/2016

Northwest Crossing I - 13101 Northwest Fwy

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Houston, TX 77040-6309 | Harris County | Northwest Market | Northwest-1000 Submarket
77,484 SF Class B Office - General Bldg with 21,927 SF Available at \$14.50 - \$15.50 Gross



Parking garage/surface no cost (unreserved); \$50 (reserved.) Flexible space layouts. Tropical interior atrium. After hours key-card access and security system. Onsite security staff. Onsite management. HVAC: M-F 7am-6pm; Sat 8am-12pm.

Property Type **General Office**
Bldg Size **77,484 SF**
Status **Existing**
Year Built **1979**

Land Area **2.41 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **71.7%**

Building Class **B**
Stories **3**
Typical Floor **25,000 /SF**
Parking Spaces **150**
Parking Ratio **1.93 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **21,927 SF**
Max Contig **5,175 SF**
Min Divisible **582 SF**
Rental Rate **\$14.50 - \$15.50 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **16%**
Elevators
Parcel # **1077650000014**

Operating Exp/SF **\$9.03 /SF**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110-A	674	3,736	674	\$14.50 - \$15.50 Gross	Office	Yes	Now	3-7 years
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1	110-A/120	2,317	3,736	674	\$14.50 - \$15.50 Gross	Office	Yes	Now	
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1	110-A/120/125	3,736	3,736	674	\$14.50 - \$15.50 Gross	Office	Yes	Now	
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1	110-A/125	2,093	3,736	674	\$14.50 - \$15.50 Gross	Office	Yes	Now	
--									
2	215	3,266	3,266	3,266	\$14.50 - \$15.50 Gross	Office	Yes	Now	3-7 yeras
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5300 Hollister St

6

Houston, TX 77040-6137 | Harris County | Northwest Market | Northwest-1000 Submarket
85,721 SF Class B Office - General Bldg with 20,123 SF Available at \$15.50 - \$16.50 FSG



Attached parking garage. On-site management. On-site courtesy officer. Card-key access. Monitored security system with cameras. Attractive landscaping surrounds the Hollister & Hillmont Building. The property is convenient to nearby restaurants. Bank ATM access and Fed-Ex/Express Mail drops are also available. There is a courtesy patrol officer.

Property Type **General Office**
Bldg Size **85,721 SF**
Status **Existing**
Year Built **1983**

Land Area **2.15 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **78.45%**

Building Class **B**
Stories **5**
Typical Floor **18,043 /SF**
Parking Spaces **300**
Parking Ratio **3.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **20,123 SF**
Max Contig **6,097 SF**
Min Divisible **1,652 SF**
Rental Rate **\$15.50 - \$16.50 FSG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **1077650000015**

Operating Exp/SF **- -**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
5	510	3,449	3,449	3,449	\$15.50 - \$16.50 FSG	Office	Yes	Now	
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5200 Hollister St

7

Houston, TX 77040-6319 | Harris County | Northwest Market | Northwest-1000 Submarket
27,119 SF Class B Office - General Bldg with 4,244 SF Available at \$12.00 Gross



This office building is located NE of Pinemont Dr and Hollister St.

Property Type	General Office	Land Area	1.03 Ac.
Bldg Size	27,119 SF	Zoning	--
Status	Existing	Sublease	No
Year Built	1984	% Occupied	84.35%
Building Class	B	Available SF	4,244 SF
Stories	3	Max Contig	4,244 SF
Typical Floor	11,000 /SF	Min Divisible	260 SF
Parking Spaces	82	Rental Rate	\$12.00 Gross
Parking Ratio	2.57 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$6.70 /SF
Elevators	2	Taxes/SF	--
Parcel #	1077660000011		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	202	2,135	4,244	2,135	\$12.00 Gross	Office	Yes	Now	
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2	203	1,226	3,361	1,226	\$12.00 Gross	Office	Yes	Now	
--									
2	203/202	3,361	4,244	1,226	\$12.00 Gross	Office	Yes	Now	
--									
2	204/202	2,395	4,244	260	\$12.00 Gross	Office	Yes	Now	
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2	205/202	2,758	4,244	623	\$12.00 Gross	Office	Yes	Now	
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2	Mult. Suites	4,244	4,244	260	\$12.00 Gross	Office	Yes	Now	

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<div> <div>5200 Hollister St</div> <div> <div>Houston, TX 77040-6319 Harris County Northwest Market Northwest-1000 Submarket</div> <div>27,119 SF Class B Office - General Bldg with 4,244 SF Available at \$12.00 Gross</div> </div> </div>									7
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Open space available to create custom medical practice, business office or showroom. Attractive build-out options. Excellent visibility and signage. Water included. Building under new ownership with a generous landlord.

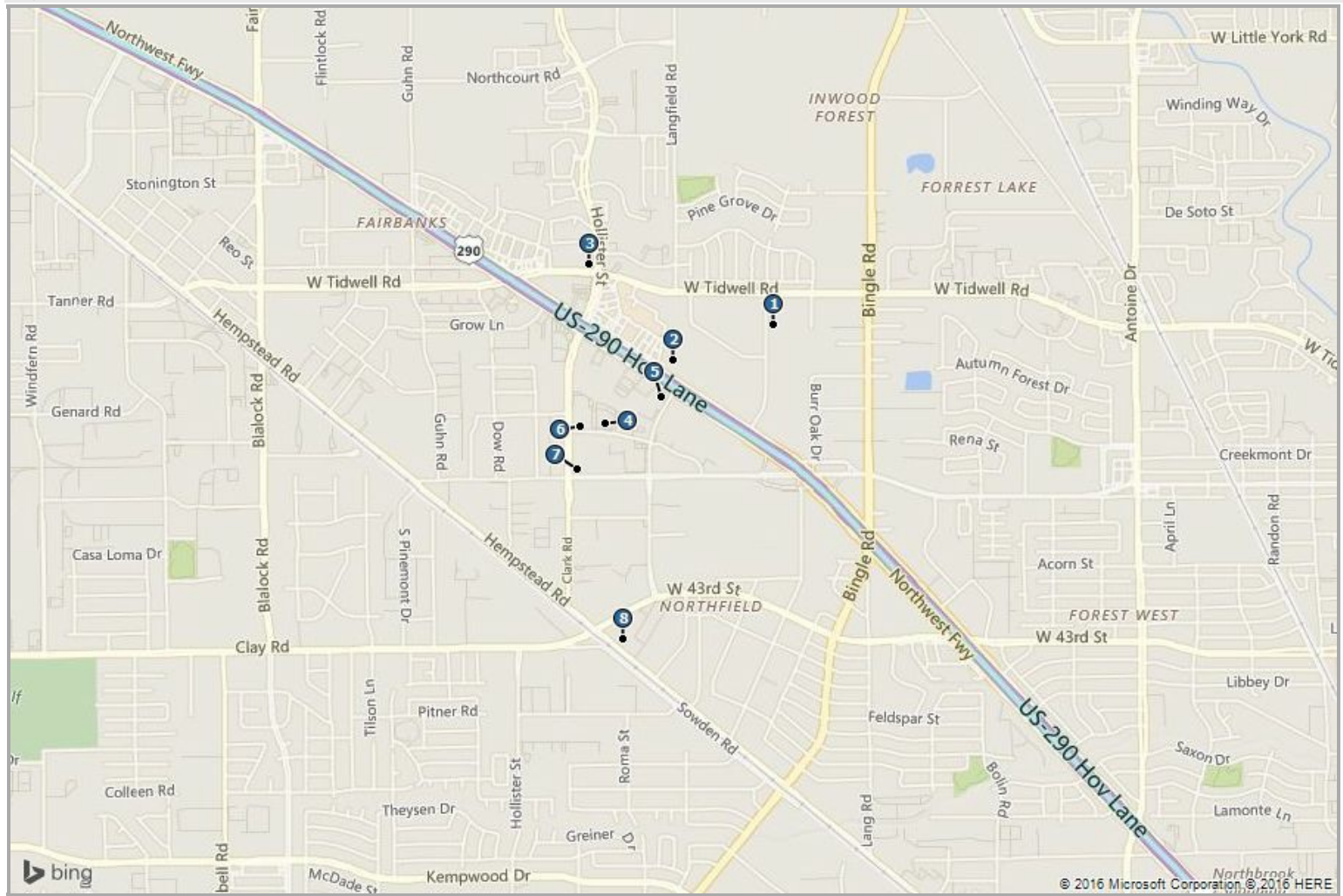
Property Type	General Office	Land Area	0.53 Ac.
Bldg Size	7,700 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	1984	% Occupied	54.55%
Building Class	C	Available SF	3,500 SF
Stories	2	Max Contig	3,500 SF
Typical Floor		Min Divisible	3,500 SF
Parking Spaces	25	Rental Rate	Negotiable Gross
Parking Ratio	0.00 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	- -
Elevators		Taxes/SF	- -
Parcel #	0451520000172		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,500	3,500	3,500	Negotiable Gross	Office	Yes	Now	
- -									

Map Report

8 Properties | 8 Listings | 33 Spaces

Avg lease rate: \$17.22



Address	City	Property	Total Avail
1 5700 Northwest Central Dr	Houston	73,401 SF Office / General	64,155 SF; \$16.00 - \$20.00 FSG
2 13100 Northwest Fwy	Houston	129,068 SF Office / General	53,864 SF; \$16.00 - \$18.00 FSG
3 7600 W Tidwell Rd	Houston	145,792 SF Office / General	44,200 SF; \$17.00 - \$19.00 FSG
4 7676 Hillmont St	Houston	135,571 SF Office / General	74,515 SF; \$14.00 - \$16.00 Plus E
5 13101 Northwest Fwy	Houston	77,484 SF Office / General	21,927 SF; \$14.50 - \$15.50 Gross
6 5300 Hollister St	Houston	85,721 SF Office / General	20,123 SF; \$15.50 - \$16.50 FSG
7 5200 Hollister St	Houston	27,119 SF Office / General	4,244 SF; \$12.00 Gross
8 12712 Hempstead Rd	Houston	7,700 SF Office / General	3,500 SF; Negotiable Gross