

FOR LEASE



Winkler Business Center

Light Distribution Space For Lease
9361-9367 Winkler Dr | Houston, TX 77017

ALEXANDER EBEL
574.440.5016
aebel@landparkco.com

BILL MCGRATH, CCIM
713.875.7790
bmcgrath@landparkco.com






LANDPARK

2550 Gray Falls Drive, Suite 400
713.789.2200
www.landparkco.com

PROPERTY INFO



PROPERTY HIGHLIGHTS

-  Epoxy Coated Warehouse.
-  Gated access to rear driveway
-  Single bathroom.
-  Grade level overhead door.
-  Clear Height: 12

PROPERTY DESCRIPTION

LandPark is pleased to present multiple flex spaces for lease at 9361–9371 Winkler Drive in Houston, Texas. This well-positioned property in Southeast Houston totals 40,815 square feet and offers a variety of suite sizes to accommodate different business needs. Each available space includes approximately 50% office build-out, with epoxy-coated warehouse floors and grade-level loading. A common dock is also available for tenant use. The property is gated for added security and provides convenient access to Hobby Airport, I-45, and Highway 225, making it an ideal location for service providers, light industrial users, and logistics operations seeking flexible and functional space in a prime location.

SPACE AVAILABILITY

UNIT	SF	RATE
9361-B	3,000 SF	\$9.60/sf (NNN)
9361-C	3,000 SF	\$9.60/sf (NNN)
9363-C	3,000 SF	\$9.60/sf (NNN)

ALEXANDER EBEL
574.440.5016
aebel@landparkco.com

BILL MCGRATH, CCIM
713.875.7790
bmcgrath@landparkco.com



PHOTOS



ALEXANDER EBEL
574.440.5016
aebel@landparkco.com

BILL MCGRATH, CCIM
713.875.7790
bmcgrath@landparkco.com

LANDPARK

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PHOTOS



ALEXANDER EBEL
574.440.5016
aebel@landparkco.com

BILL MCGRATH, CCIM
713.875.7790
bmcgrath@landparkco.com

LANDPARK

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

WINKLER BUSINESS CENTER

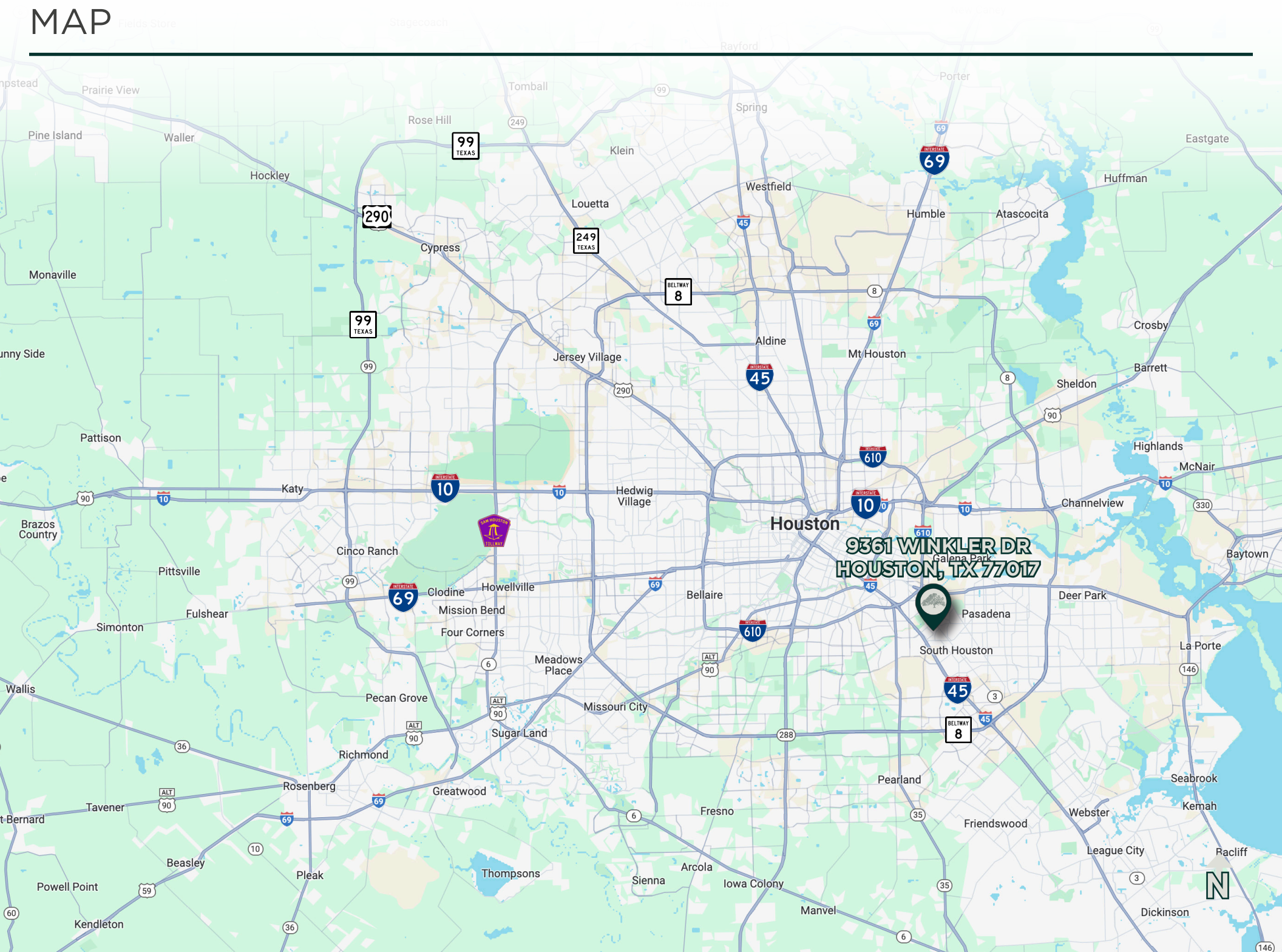


ALEXANDER EBEL
574.440.5016
aebel@landparkco.com

BILL MCGRATH, CCIM
713.875.7790
bmcgrath@landparkco.com



MAP





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 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 opinions 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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 purposes. 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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alexander Ebel	817627	aebel@landparkco.com	(574) 440-5016
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____