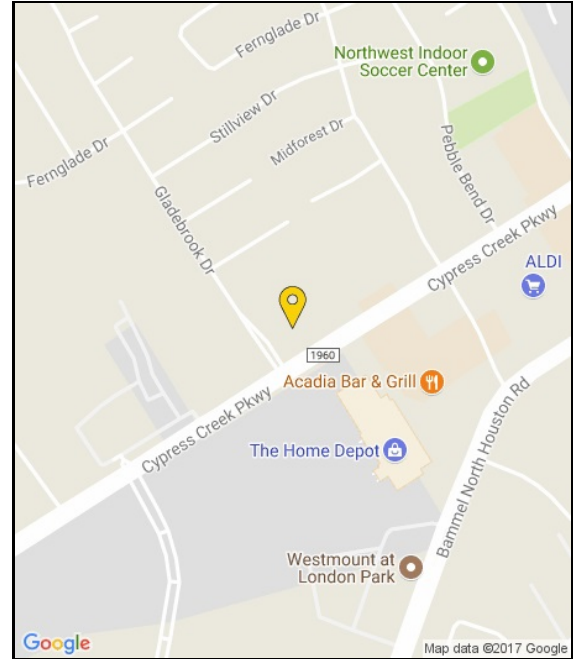


3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068



PROPERTY DETAILS

BUILDING DETAILS

- Property Size: 42,808 SF
- FM 1960 / Champions, North Houston Submarket
- On-Site Bank: Prosperity Bank
Renovated Lobby Ample Parking 24-Hour Secure Key Card Access Security Cameras, Video Surveillance & Exterior Lighting System On-Site Maintenance

THE BOXER ADVANTAGE

- Maintenance & janitorial services included in rent
- Competitive rental rates
- Flexible lease terms
- Short & simple lease
- Free in-house space planning services
- Tenant tools available via website & mobile app

AREA AMENITIES

- Methodist Willowbrook Hospital, Bush Intercontinental Airport, Willowbrook Mall Restaurants, Shopping, Hotels, Banks Post office nearby Easy access to FM 1960 I-45 Hwy 249 METRO bus route

DIRECTIONS [\(Map\)](#)

Travelling from downtown on I-45 North, turn left on FM 1960, property will be on the right. On FM 1960 West & Gladebrook



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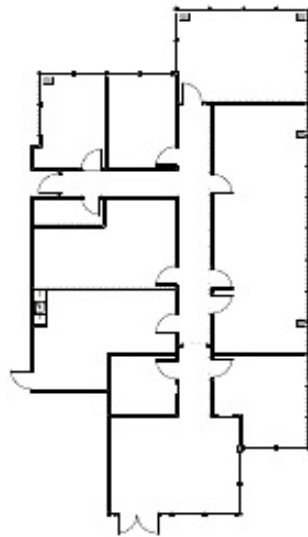
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3934 FM 1960 ROAD WEST

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SUITE: 102

RSF: 3,103



SUITE FEATURES:

Reception
4 window offices
1 interior offices
large conference room
workroom
breakroom
& storage

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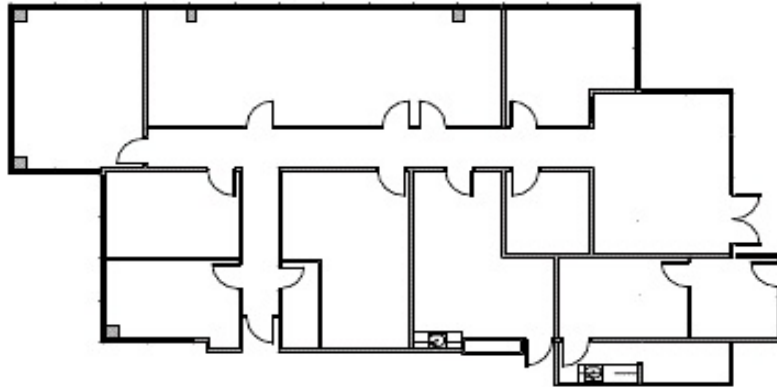
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 102.02

RSF: 3,548



SUITE FEATURES:

- 4 Window Offices
- 3 Interior Offices
- 1 Conference Room
- 1 Closets
- 4 Entrances

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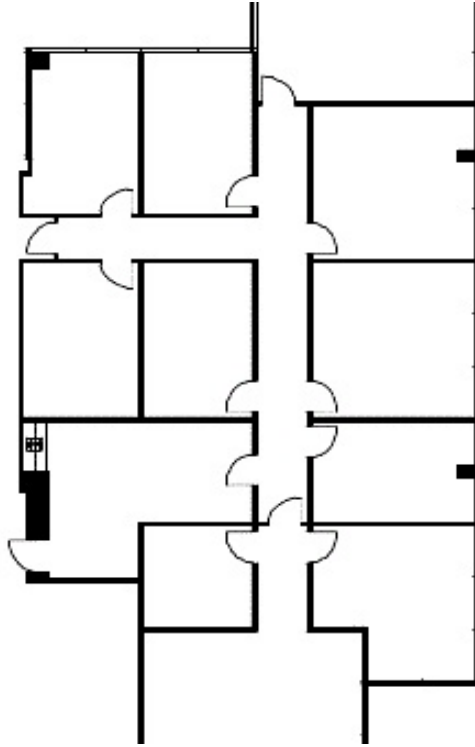
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 103

RSF: 4,097



SUITE FEATURES:

Double door glass reception with 5 window offices
5 interior offices
and break room. Includes 2 entrances.

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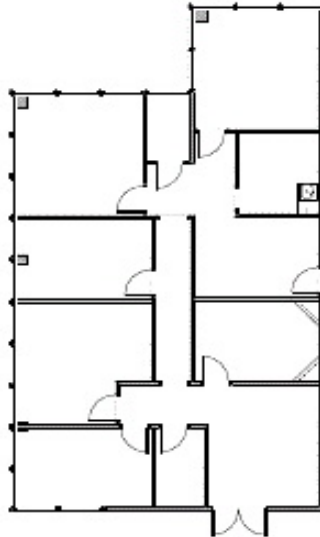
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 105

RSF: 2,194



SUITE FEATURES:

Reception

5 Window Offices

1 Interior Office

Workroom

Break Room & Storage

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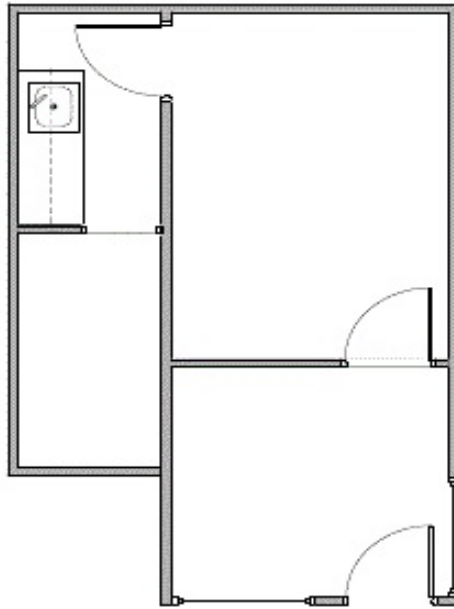
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SUITE: 150



SUITE FEATURES:

Leasing Office

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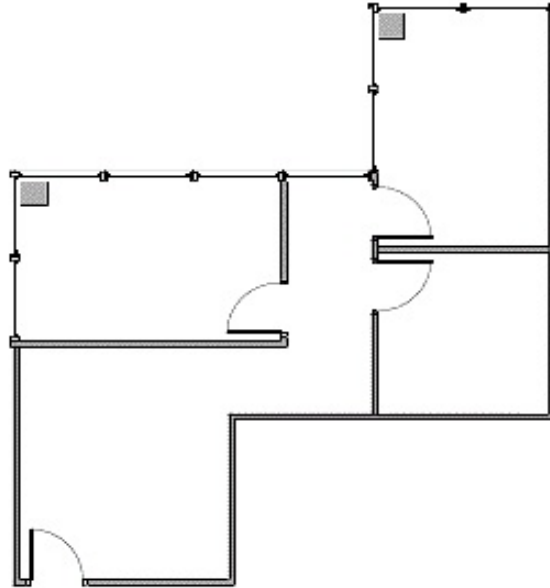
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3934 FM 1960 ROAD WEST

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SUITE: 200



SUITE FEATURES:

Reception

2 window offices & workroom

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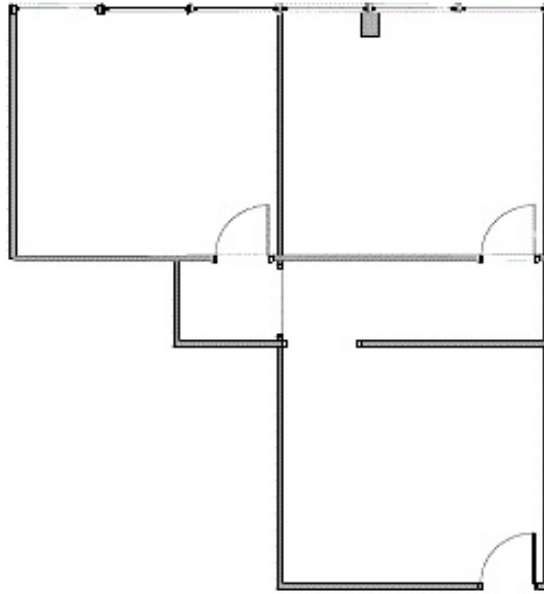
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3934 FM 1960 ROAD WEST

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SUITE: 202



SUITE FEATURES:

Reception & 1 window office

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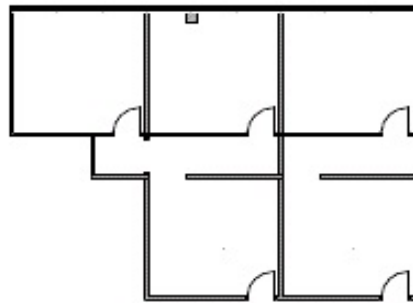
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3934 FM 1960 ROAD WEST

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SUITE: 202.02

RSF: 1,547



SUITE FEATURES:

3 Window Offices

2 Entrances

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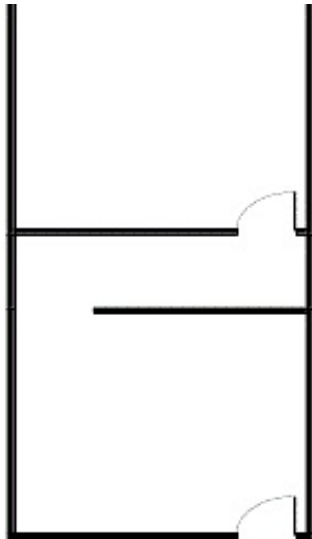
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SUITE: 203



SUITE FEATURES:
Reception & 1 window office

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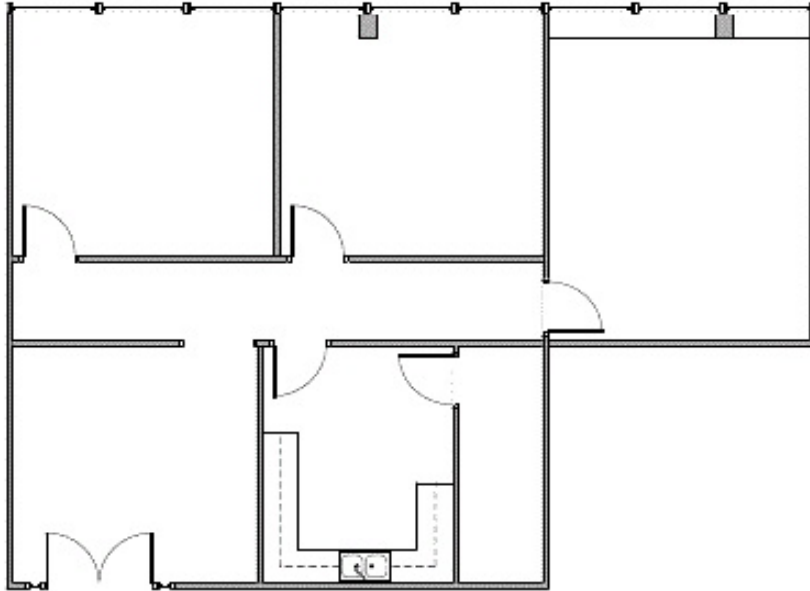
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 205

RSF: 1,636



SUITE FEATURES:

Elevator Lobby visibility Reception w/ double doors
3 window offices
workroom & break room with closet.

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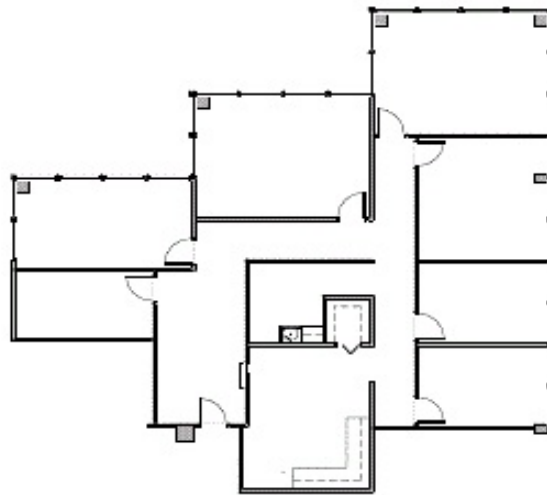
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 220

RSF: 2,700



SUITE FEATURES:

Reception
5 Window Office
2 Interior Office
Conference
& Kitchen/Break Room

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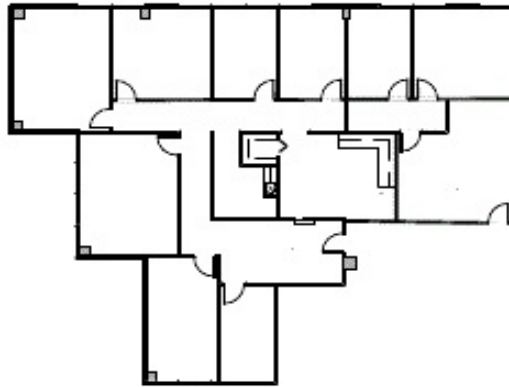
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 220.02

RSF: 3,577



SUITE FEATURES:

7 Window Offices

1 Interior Office

1 Conference Room

2 Entrances

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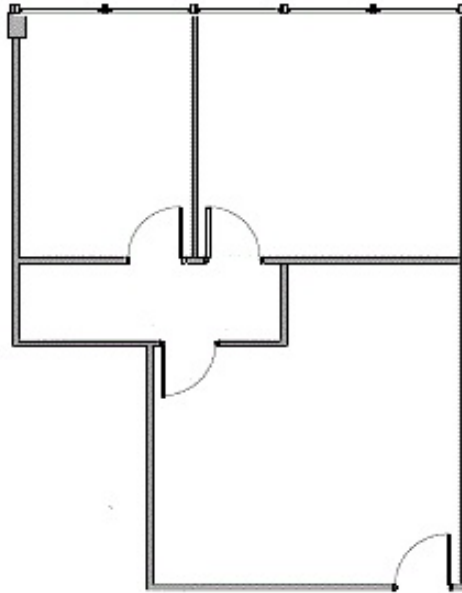
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3934 FM 1960 ROAD WEST

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SUITE: 225



SUITE FEATURES:

Reception

2 window offices & work area

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3934 FM 1960 ROAD WEST

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SUITE: 300.01

RSF: 3,868



SUITE FEATURES:

- 9 Window Offices
- 3 Interior Offices
- 2 Conference Rooms
- 1 Bullpen
- 2 Entrances

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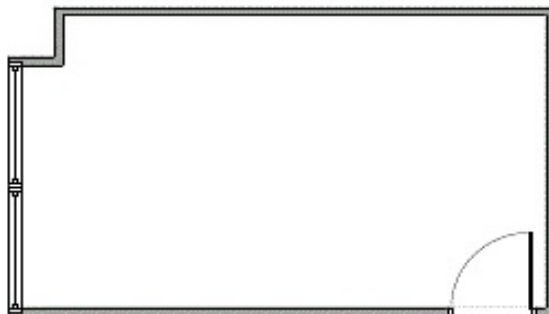
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 300B



SUITE FEATURES:

Executive Window Suite
Featuring Shared Waiting Area
Lounge
& Conference Room.

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3934 FM 1960 ROAD WEST
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SUITE: 300B.02

**Floorplan
image not
available**

SUITE FEATURES:

2 executive window suites with 2 separate entrances.

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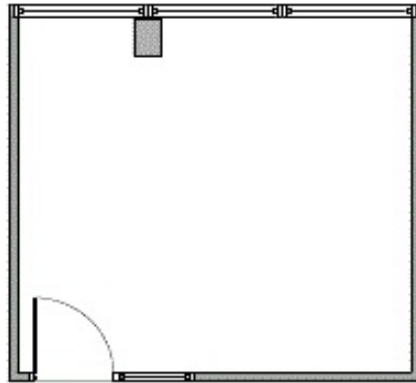
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3934 FM 1960 ROAD WEST

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SUITE: 300C



SUITE FEATURES:

Executive Window Suite
Featuring Shared Waiting Area
Lounge
& Conference Room.

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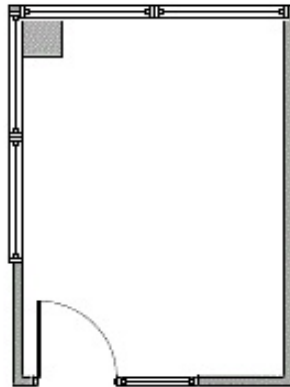
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3934 FM 1960 ROAD WEST

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SUITE: 300F



SUITE FEATURES:

Executive Window Suite
Featuring Shared Waiting Area
Lounge
& Conference Room.

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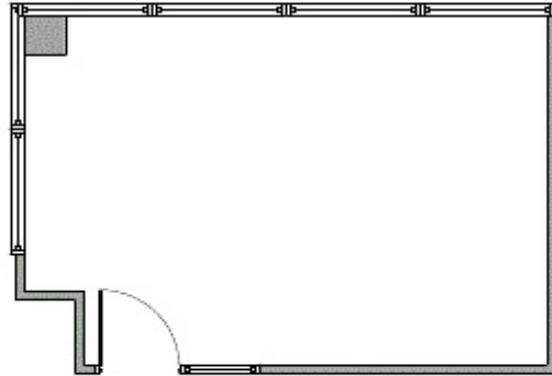
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SUITE: 300H



SUITE FEATURES:

Executive Window Suite
Featuring Shared Waiting Area
Lounge
& Conference Room.

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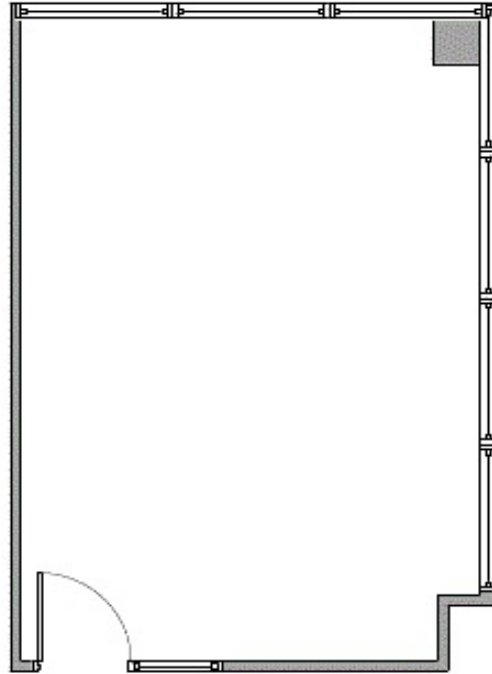
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3934 FM 1960 ROAD WEST

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SUITE: 300I



SUITE FEATURES:

Executive Window Suite
Corner Location
Featuring Shared Waiting Area
Lounge
& Conference Room.

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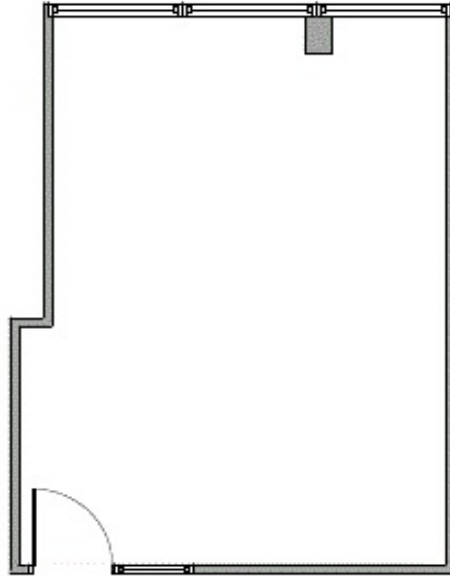
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 300K



SUITE FEATURES:

Executive Window Suite
Featuring Shared Waiting Area
Lounge
& Conference Room.

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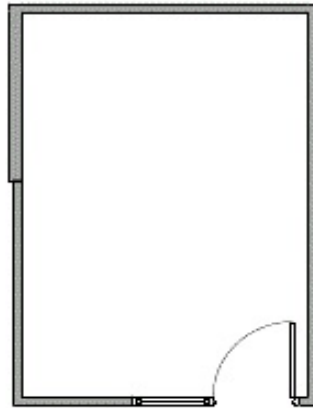
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3934 FM 1960 ROAD WEST

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SUITE: 300L



SUITE FEATURES:

Executive Suite
Featuring Shared Waiting Area
Lounge
& Conference Room.

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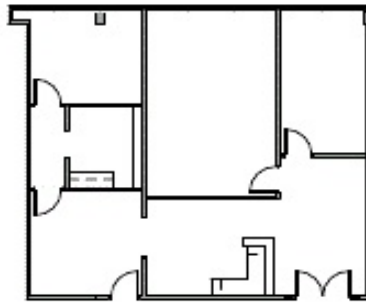
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 345

RSF: 1,549



SUITE FEATURES:

Double glass door entry way
reception with built in desk
2 window offices
1 interior office
large conference room
and work area.

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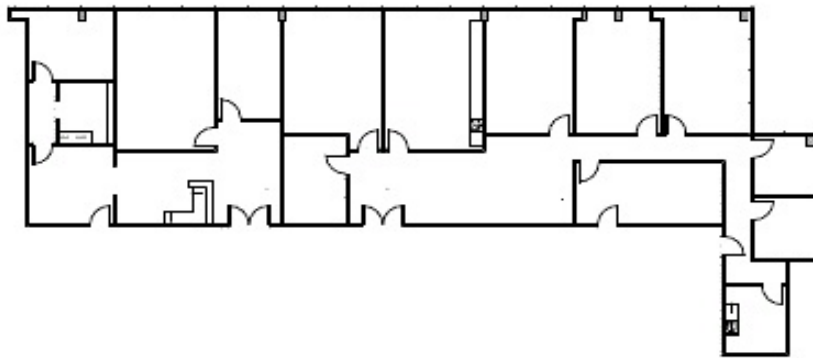
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 345.02

RSF: 5,023



SUITE FEATURES:

- 8 Window Offices
- 2 Interior Offices
- 1 Conference Room
- 1 Closets
- 4 Entrances

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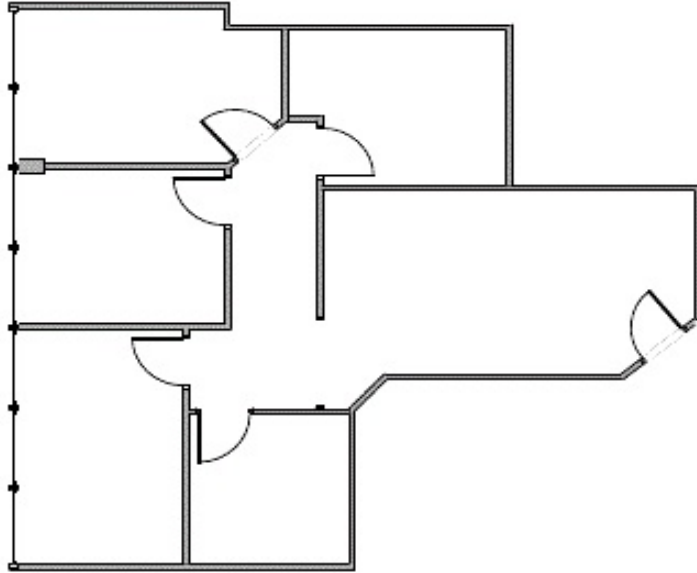
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3934 FM 1960 ROAD WEST

3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 350

RSF: 1,185



SUITE FEATURES:

Elevator Lobby Visibility Reception

3 window offices

1 interior office

workroom & storage

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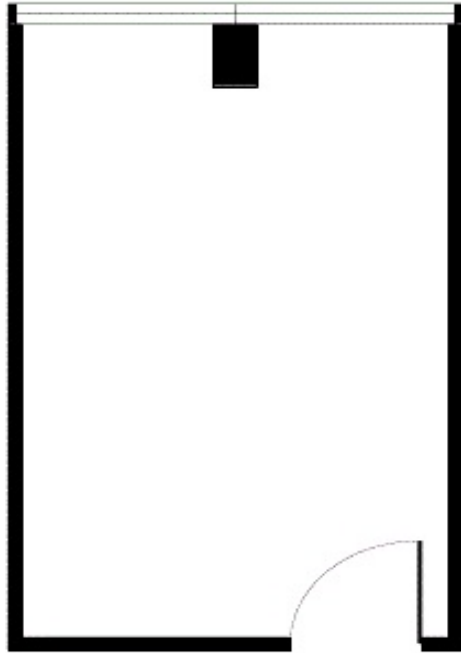
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3934 FM 1960 ROAD WEST

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SUITE: 370



SUITE FEATURES:

Window Office

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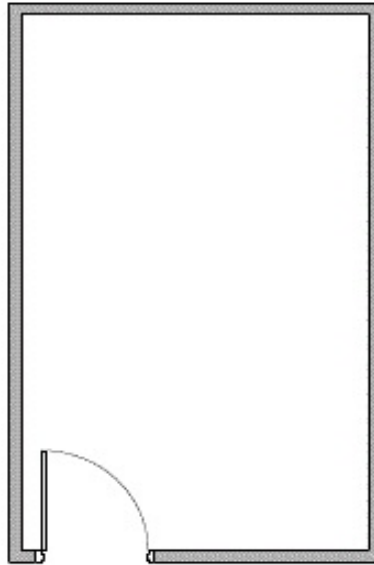
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SUITE: 373



SUITE FEATURES:

Interior Office

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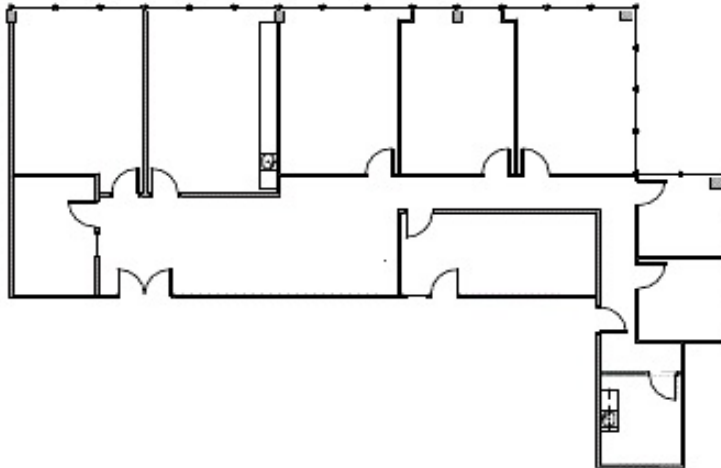
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3934 FM 1960 ROAD WEST, HOUSTON, TX 77068

SUITE: 380

RSF: 3,474



SUITE FEATURES:

Reception

4 window offices

1 interior office

1 break room

1 work room & 1 storage closet

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