

# FOR LEASE



## Beltway 8 Office Center

Flex | Warehouse | Office Space For Lease

9920-9980 W Sam Houston Pkwy S | Houston, Texas 77099

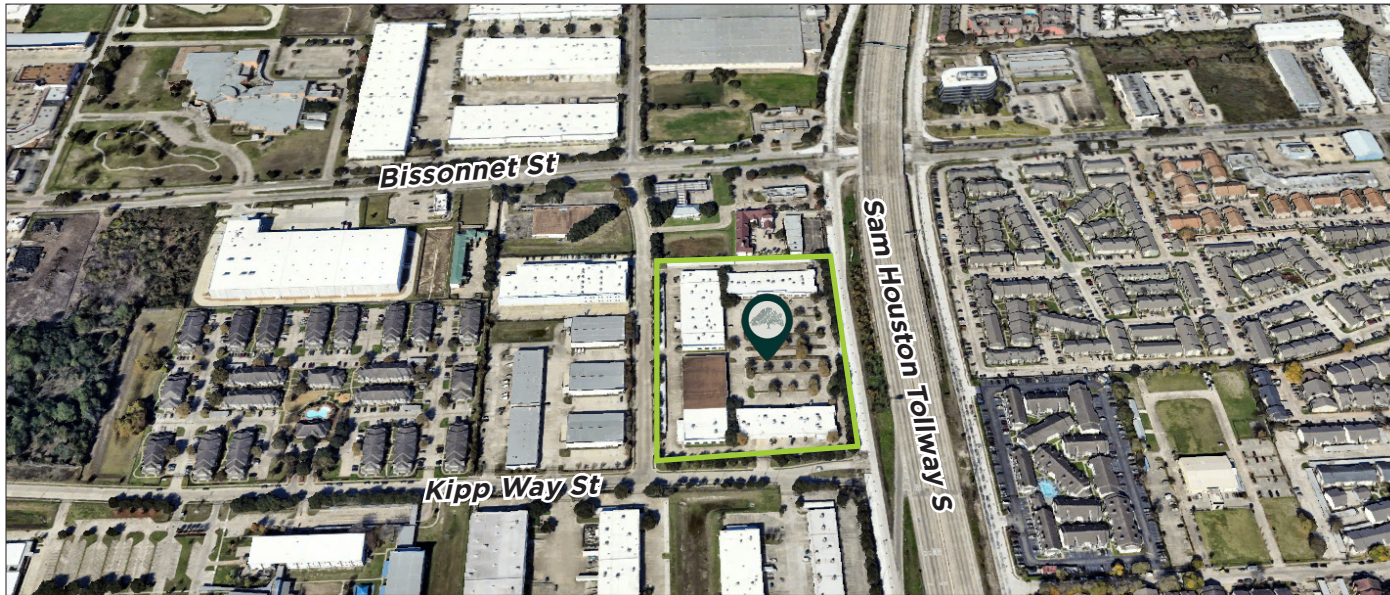
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# PROPERTY INFO



## PROPERTY DESCRIPTION

Looking for a spacious Flex property for your business operations? Check out this property located at 9920 W Sam Houston Pkwy S in Houston, TX. The four buildings offers a whopping total 116,700 square feet of space, making it ideal for a variety of uses.

Located in the bustling city of Houston, Texas, this unique property offers a versatile space for lease. Boasting a building type of 'other', this property's great location makes it accessible to all major highways and thoroughfares.

This remarkable property is ideal for someone looking for a dynamic space that can accommodate various business needs. Whether it be a retail store, office space, or even a warehouse, the open layout and high ceilings provide endless opportunities for customization.

The property also features ample lighting and large windows, creating a bright and inviting atmosphere. Additionally, the property offers a dedicated parking lot, ensuring that clients and customers can park with ease.

In summary, this one-of-a-kind property is an excellent opportunity for any business looking for a versatile space in the heart of Houston's thriving commercial district. Don't miss out on the chance to leave your distinctive mark on this remarkable property. Schedule your visit today!

## SPACE AVAILABILITY

UNIT	SF	RATE
9980-500	13,144 SF	\$12.00+\$5.99 (NNN)

## PROPERTY HIGHLIGHTS

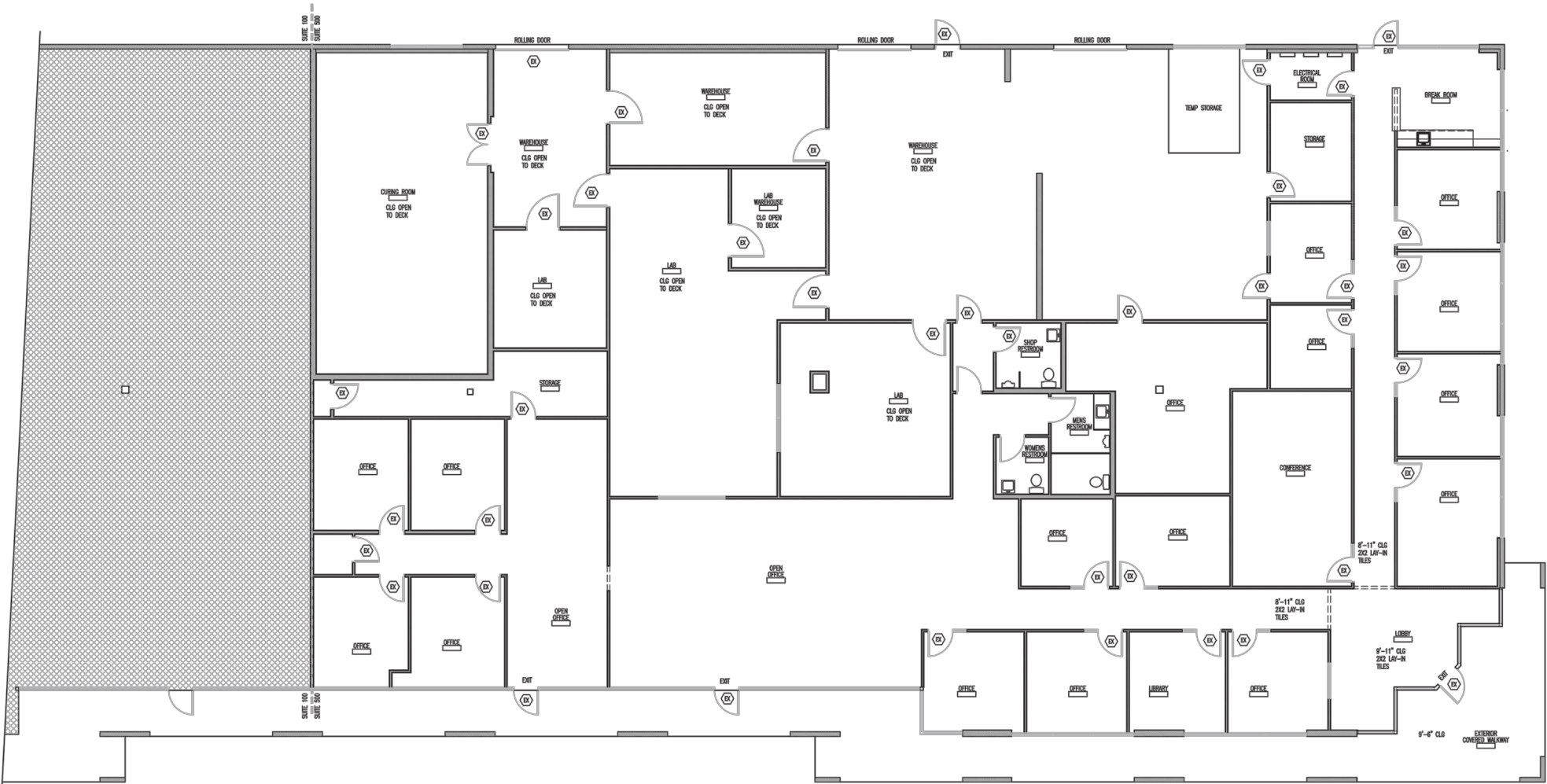
- Flex/WareHouse/Office Space Available
- 24-Hour Controlled Access
- Wrought Iron Security Gates
- Building Identity Available
- Great Visibility off the Beltway
- Close Proximity to Hobby Airport
- Four Buildings
- Abundant Covered, and Open Surface Parking Available w/lighting

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# FLOOR PLAN | BLDNG 9980 | SUITE 500 - 13,144 SF



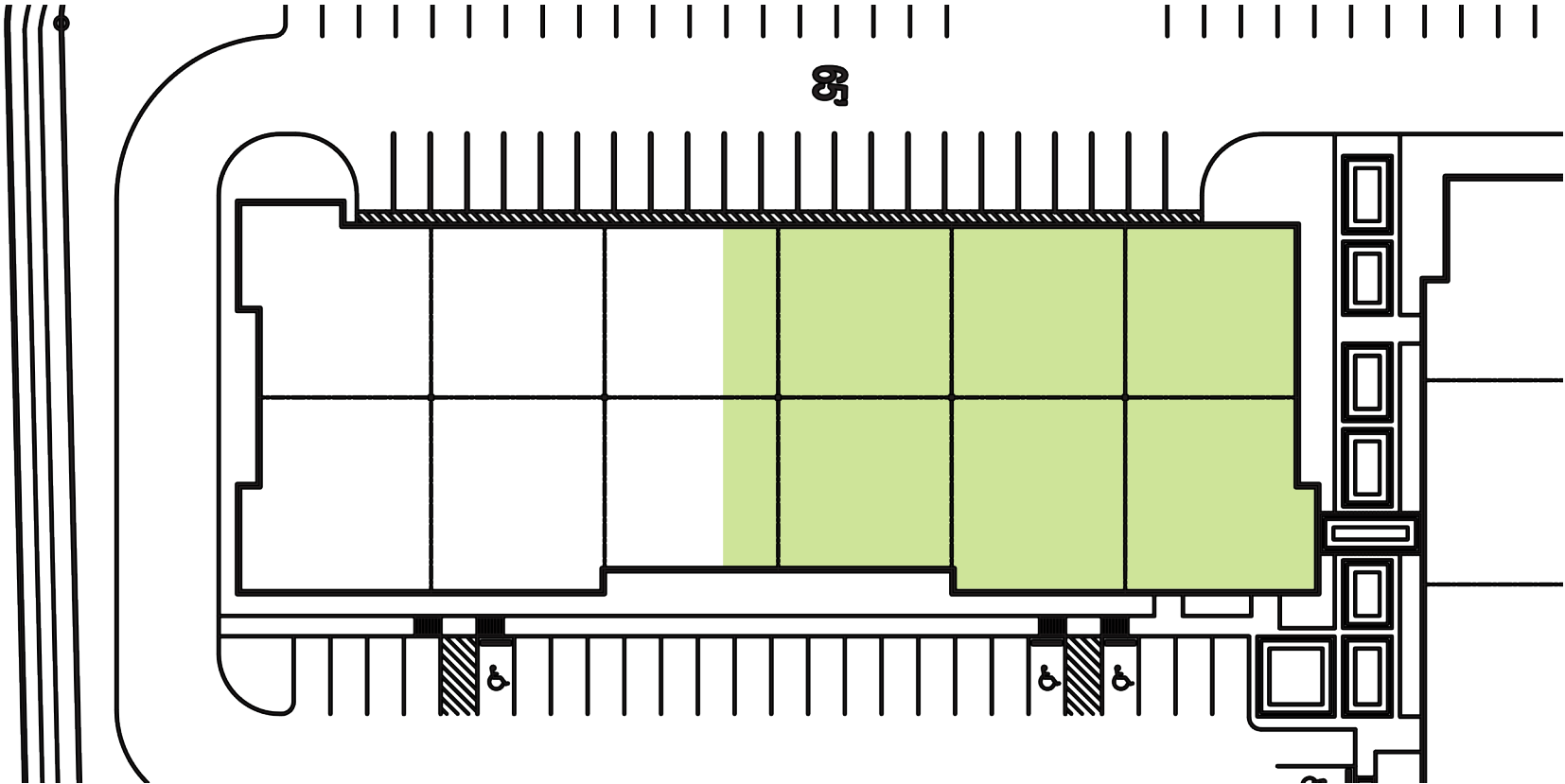
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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

# SITE PLAN | BLDNG 9980 | SUITE 500 - 13,144 SF



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# PHOTOS



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# PHOTOS



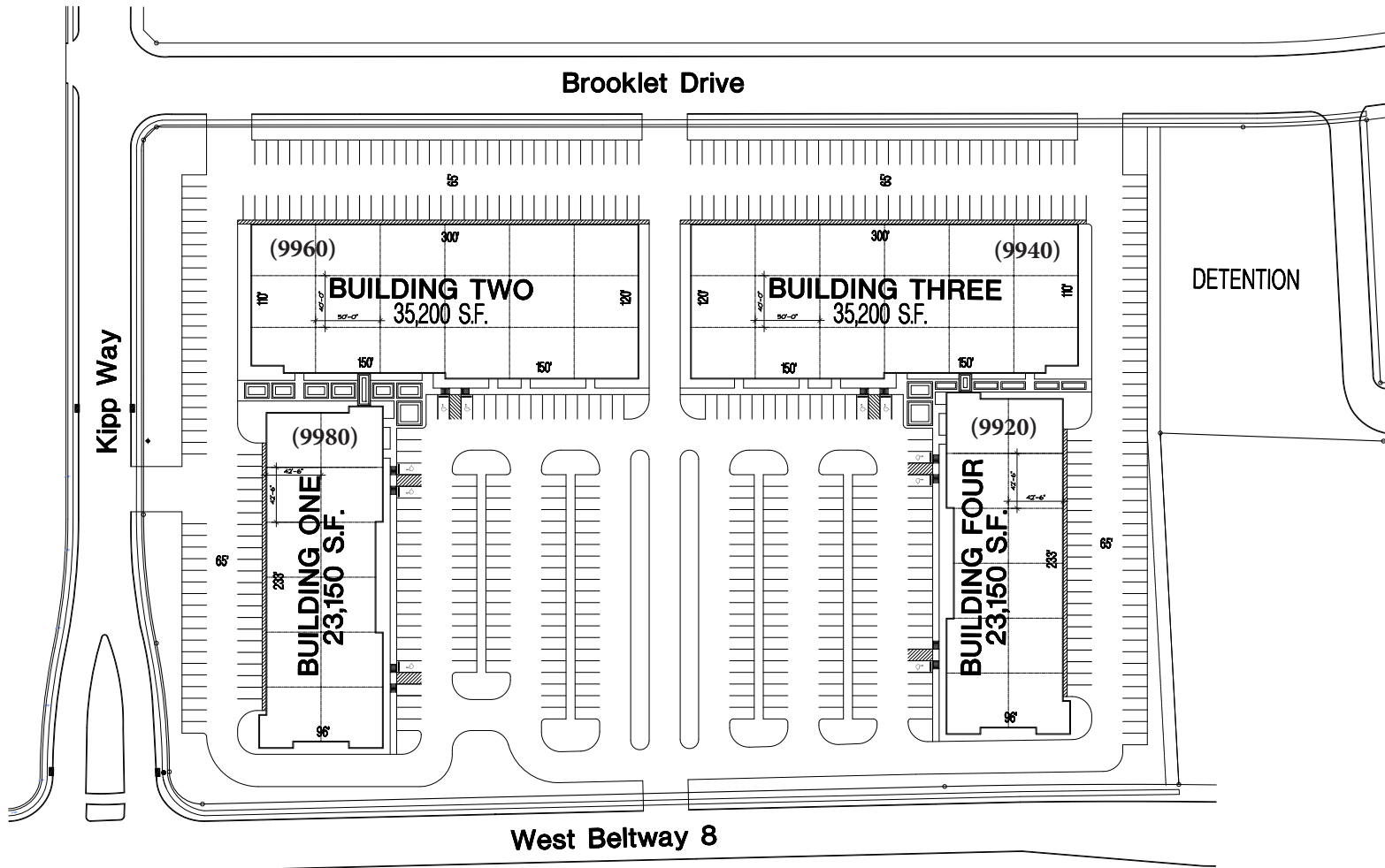
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# SITE PLAN



**TOTAL LAND AREA**  
455,053 sq.ft.

**TOTAL BUILDING AREA**  
116,700 sq.ft.

**TOTAL PARKING SPACES**  
500 STANDARD  
10 ADA



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# Information About Brokerage Services

## 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 known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner'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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_