

FOR LEASE
(Furnished Offices Suites)



**COMMERCIAL
PARTNERS**

Rosehill Business Suites

16910 F.M. 2920, Tomball, TX 77377



Welcome to Rosehill Business Suites - a premier executive business park located in the bustling Northwest Houston Area on the popular and well-traveled F.M. 2920, in Tomball, Texas. This furnished private office business park offers quick access to Tomball Parkway (249) and the Grand Parkway (99).

FULLY FURNISHED PRIVATE OFFICES:

Move in ready office space for lease that is pre-built, furnished, and business-ready from the start. Private Offices & Commercial Office spaces.

OFFICE RATES: \$713/month to \$1,110/month!

EXCLUSIVELY LISTED BY:

Larry Cedillo
Broker, Cross Capital Realty
License: TX # 9000458

Vicky Cedillo
Brokerage Owner,
Cross Capital Realty
License: TX # 607705

For More Information, Please Contact: **Larry Cedillo**, Licensed Broker at Cross Capital Realty

Cell: 281.746.1512 | Office: 832.930.9737 | Email: LarryCedillo.Broker@gmail.com

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All-inclusive executive office space and custom team suites for any size team. Enjoy complimentary parking, premium amenities, and fully furnished business offices. Private suites lease options designed to meet the needs of businesses both large and small. Let your passion and hustle thrive, in a workspace that grows with you, when you need it.

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330 W. Main Street, Tomball, TX 77375

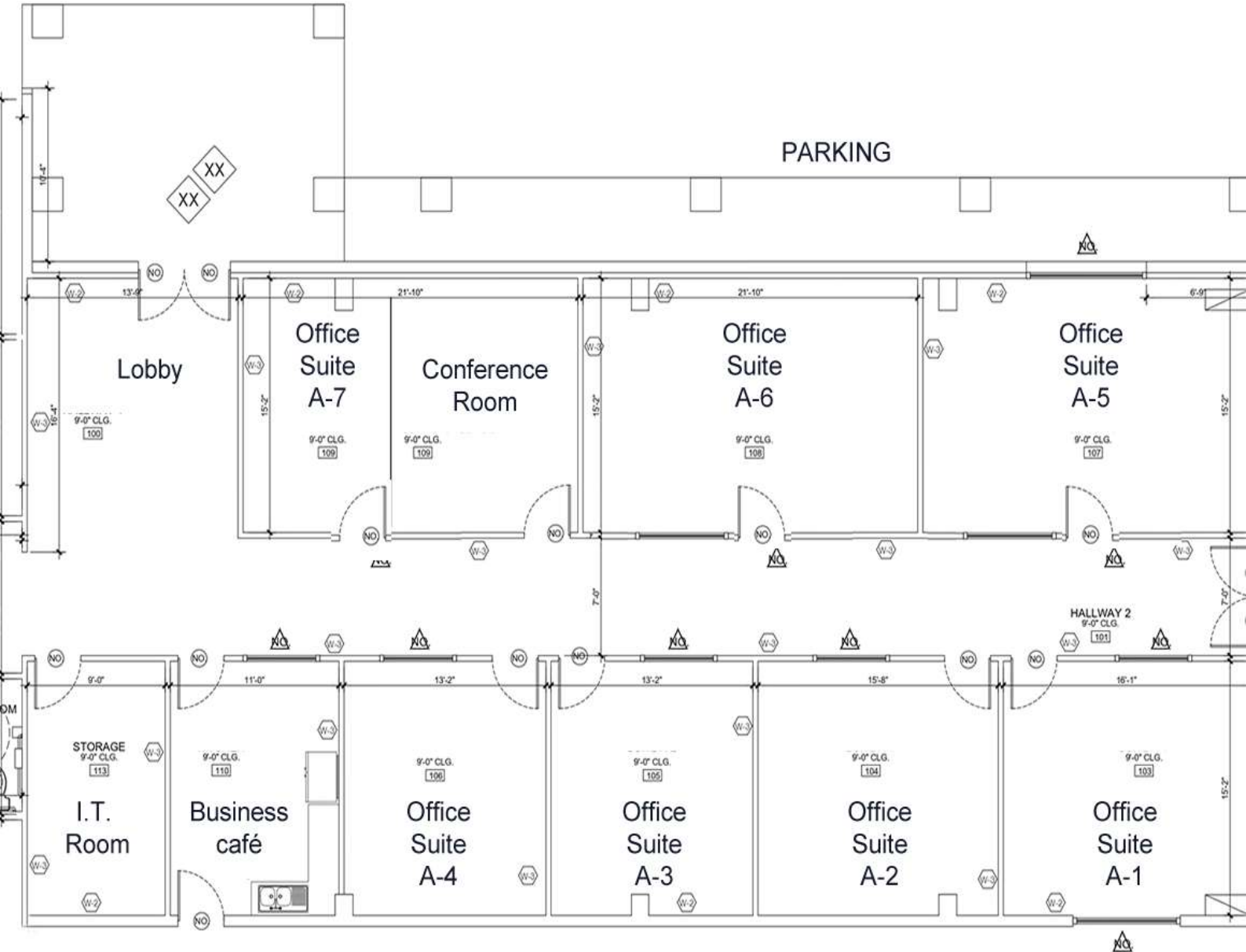
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ALL BUSINESS OFFICES ARE FURNISHED | ALL UTILITIES ARE INCLUDED & VALET TRASH:

All business offices are fully furnished & upgraded, enjoy access to private conference rooms & executive business suites, located in Tomball, TX. Fully-furnished with access to all amenities.

FULLY FURNISHED PRIVATE OFFICES

Move in ready office space for lease that is pre-built, furnished, and business-ready from the start. These private business suites are easy to maintain and are designed to help your business grow and succeed.

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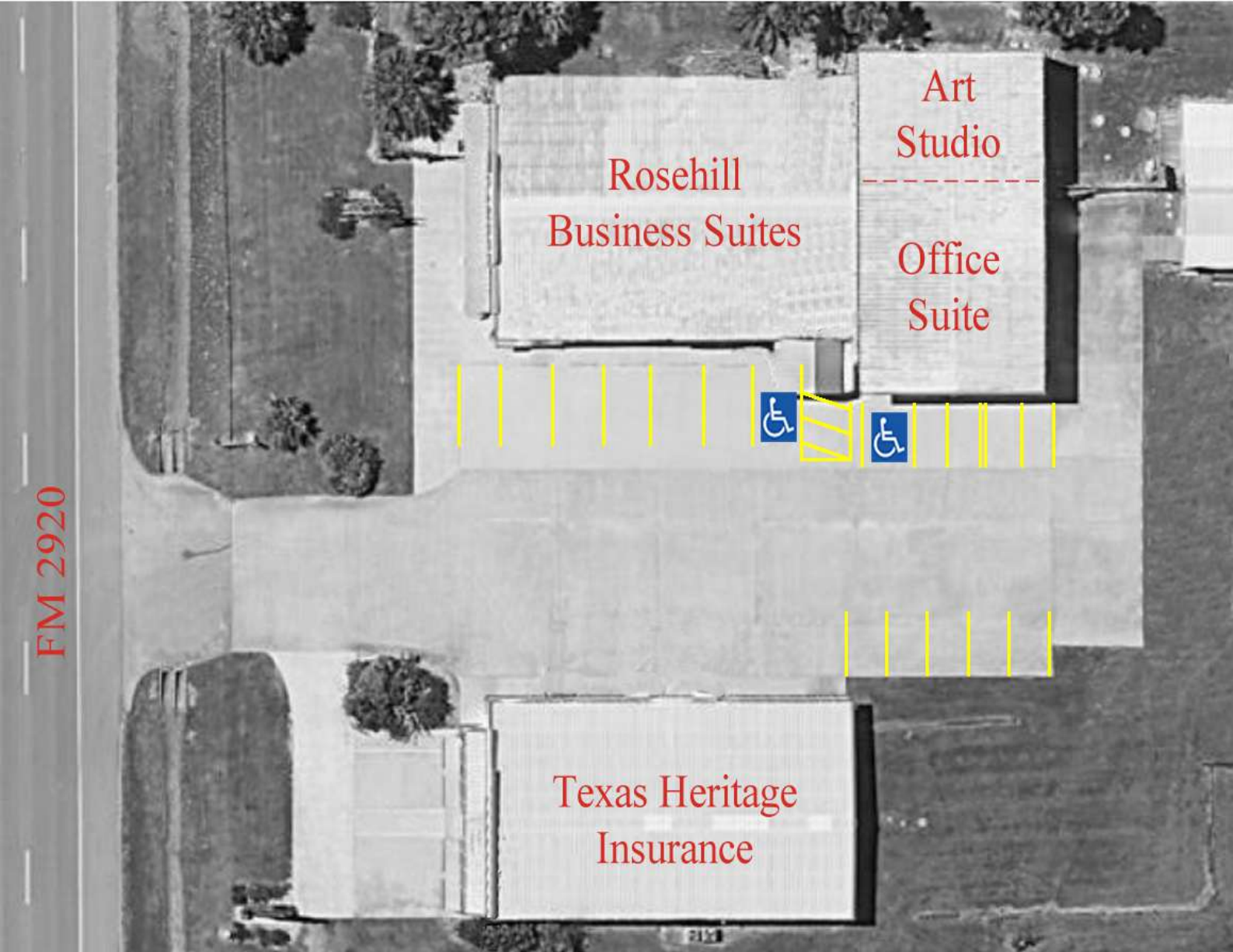


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Complementing beautifully-designed work spaces with a 1st class experience, Rosehill Business Suites are a collection of private offices that are all furnished with executive desk and executive chairs to provide a professional backdrop that brings out the best in your business. All offices are move-in ready (Fully Furnished Private Office), available on flexible terms and rates. Private office suites and additional commercial office space available.

Site Plan

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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 known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

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.

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.

<u>Cross Capital Realty</u>	<u>9000458</u>	<u>info@crosscapitalrealty.com</u>	<u>(832) 930.9737</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Lawrence Cedillo</u>	<u>610274</u>	<u>larry@crosscapitalrealty.com</u>	<u>(281) 746.1512</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Lawrence Cedillo</u>	<u>610274</u>	<u>larrycedillo.broker@gmail.com</u>	<u>(281) 746.1512</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Victoria Cedillo</u>	<u>607705</u>	<u>cedillo.vicky@gmail.com</u>	<u>(832) 797.6431</u>
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date