

# for lease

**Westheimer Marketplace**  
12523 Westheimer Road | Houston, TX 77077

**2,000 SF Inline Space Available in Area Leading Membership 24-Hour Fitness Center**



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**JASON GAINES**

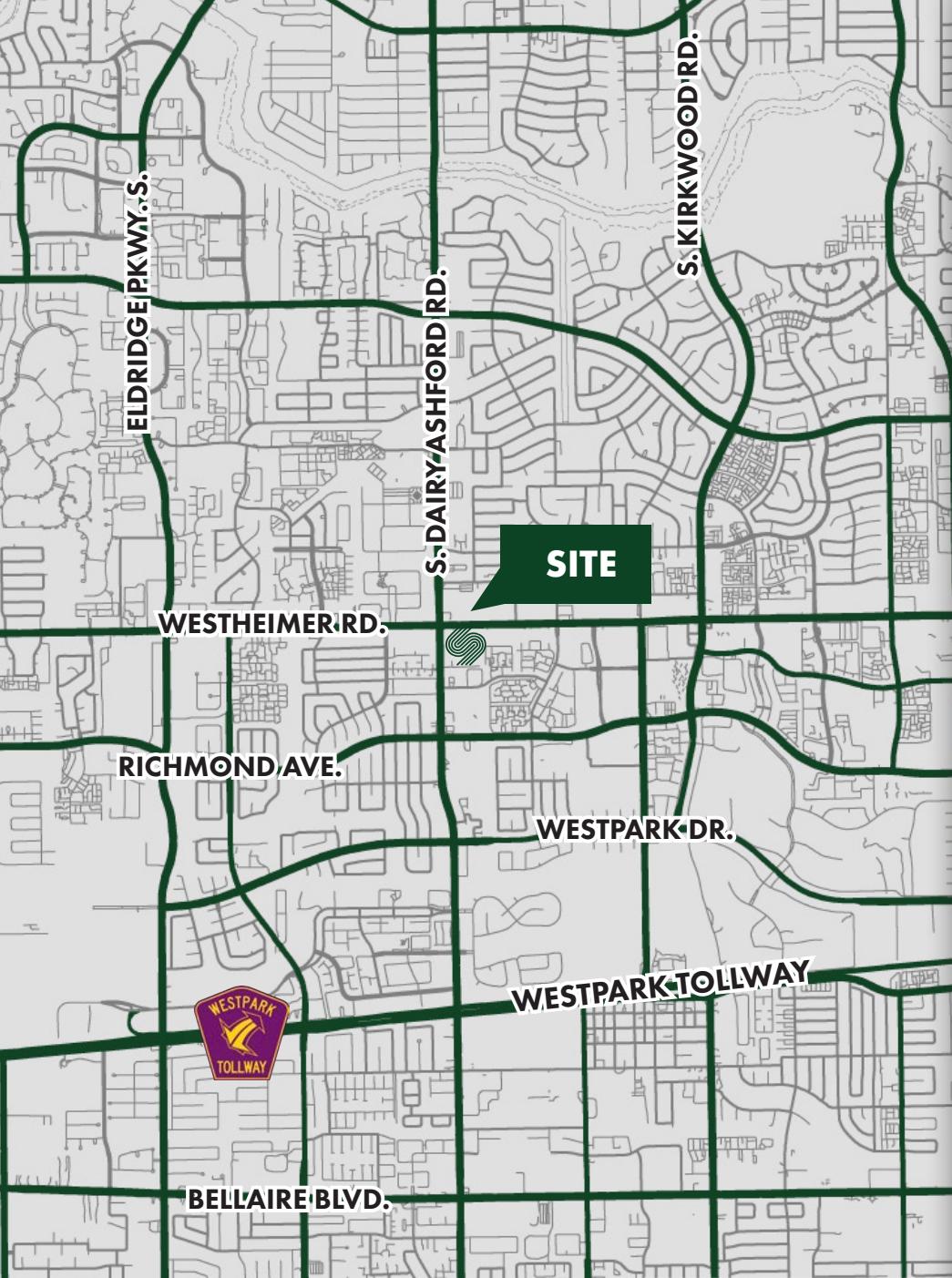
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## property highlights

### Westheimer Marketplace

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- Gordon Grocery now open
- Top performing locations for 24-Hour Fitness and Chuck E. Cheese
- 82,000+ vehicles per day combined at the intersection, and a population of 395,000 within a 5-mile radius
- Tesla charging stations adjacent to the entrance
- 2,000 SF inline former nail salon available
- Build-to-suit opportunity: up to 7,000 SF

#### Premises

- **Total SF:** 141,498
- **SF Available:** 4,000
- **Parking:** 5.83/1,000
- **Year Built:** 1993

**BTS:** Call for pricing  
**Inline Rent:** \$22 PSF  
**NNN Rent:** \$6.04 PSF

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# site plan

Unit	Tenant	SF
1	Chuck E. Cheese	22,666
2	Gordon Grocery	24,888
3	24 Hour Fitness	68,150
4	Stylo Cuts	3,000
5	Signarama	1,600
6	Brident Dental	3,025
7	African Restaurant	4,150
<b>8</b>	<b>AVAILABLE</b>	<b>2,000</b>
<b>9</b>	<b>AVAILABLE</b> 6/1 former nail salon	<b>2,000</b>
10	Speed Queen	4,800
Retail Building 1A		
1	Starbucks	1,850
2	Los Tacos	3,369



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GEORGE BUSH PARK

6  
TEXAS



ELDRIDGE PARKWAY

ENERGY CORRIDOR DISTRICT

— 19 million SF of office space  
— 94,000 Employees  
— Headquarters for major multinational corporations including: ConocoPhillips, Shell, McDermott, Sisco, CITGO, Worley, & BP

MEMORIAL DR



52,198 VPD

PARKWAY VILLAGE  
1,379 Homes

67,599 VPD

WESTHEIMER ROAD



DAIRY ASHFORD ROAD



DAIRY ASHFORD ROAD



WILLCREST DRIVE

BELTWAY  
8

WESTCHASE DISTRICT

— 4.2 Square Miles  
— 18.3 million SF in 119 office buildings  
— 93,652 Employees  
— 30,897 Residences  
— More than 100 restaurants

W SAM HOUSTON PKWYS

BMC Software  
Phillips 66  
Aspen Technology  
Statoil North America

HCC



6  
TEXAS



WESTHEIMER  
MARKETPLACE

SHADOWLAKE  
715 Homes

WESTPARK TOLLWAY

ROYAL OAKS  
283 Homes



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**population**

	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
Total Population	23,238	90,427	188,049
Median Age	34.2	34.5	34.9

**households**

	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
Total Households	10,612	40,520	77,847
Number of Persons Per Household	2.18	2.22	2.40
Average Household Income	\$86,467	\$94,629	\$92,776
Average Home Value	\$256,478	\$297,860	\$281,014

**race**

	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
White	30.4%	31.6%	30.5%
Black	27.9%	25.9%	23.6%
Asian	14.2%	14.9%	17.2%
American Indian	0.8%	0.7%	0.8%
Other	26.7%	26.9%	27.9%

**ethnicity**

	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
Hispanic	26.9%	28.1%	30.2%

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date