

Office Condominium For Sale



**3535 Briarpark Dr.
Houston, TX 77077**

Sales Price: \$198 Per Usable Square Foot

Broker Contact

May Qi, MBA GRI
mqi@uscc.biz
832 688 6666

Assistant

Rui Liu, PH.D.
rliu@uscc.biz
346 218 4760

Southwest Realty Group

Southwest
REALTY GROUP

BUILDING DETAILS

- 75,000 SF net rentable area
- 600- 6500 usable SF per unit
- Lot: 2.77 Acres
- 2 stories
- Year built: 1981
- West Chase submarket
- High ceiling atrium
- Surface parking: 2.5/1000
- Fiber optical and card key access
- 2 Tennis courts for owner and tenants to use (Exclude from condo area)

RENOVATION

- Many ACs were replaced in recent years
- Touchless restroom faucets & Toilets
- Roof
- Surveillance system in common areas and parking Lot
- canopies
- Planter and fish pond in the atrium

Executive Summary



Scan for more information



**3535
Briarpark**

Sales Price: \$198 Per Usable Square Foot

An extremely unique and rare opportunity to own a vacant office condo or invest in a leased-out units in the 75,000-square-foot building, located in the prestigious Westchase District, the fourth largest business district in Houston with 140 office properties, which has historically been popular with oil and gas companies, engineering, and professional firms.

It is in proximity to major thoroughfares including Beltway 8, West Park Tollway, Richmond, and Westheimer RD, easy access to Interstate I -10 and City Centre, 15 miles west of downtown and 5 miles southeast of the Energy Corridor, 5 minute to Chinatown, while providing exceptional accessibility to retails, restaurants, hotel, and some of Houston's top business, with half of a million people within five miles range.

Business and professional atmosphere, Spacious and well-designed landscaped atrium with an indoor fish pond, bright nature skylighted, 2 tennis courts next to properties, onsite management.

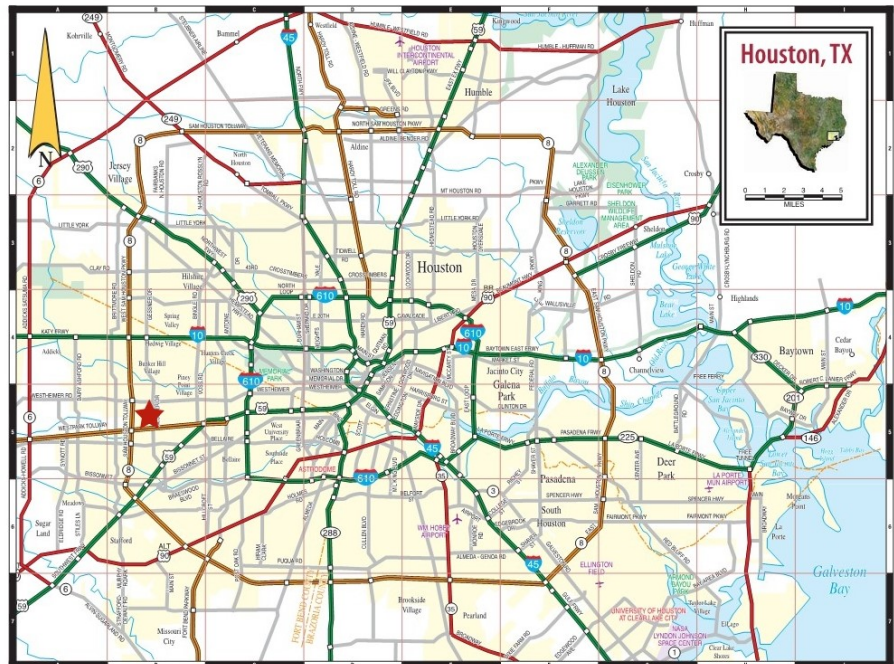
This is a rare opportunity to acquire a ready-to-move-in or invest in a rent income-generating office condo with a long-term loyal tenant. Owner's finance is available.



Scan for Google map



Location Map:



ADDITIONAL PHOTOS



3535 Briarpark

First Floor

Broker Contact

May Qi, MBA GRI
mqi@uscc.biz
832 688 6666

Assistant

Rui Liu, PH.D.
rliu@uscc.biz
346 218 4760

Southwest Realty Group



ADDITIONAL PHOTOS



**3535 Briarpark Dr.
Houston, TX 77077**

First Floor

Broker Contact

May Qi, MBA GRI
mqi@uscc.biz
832 688 6666

Assistant

Rui Liu, PH.D.
rliu@uscc.biz
346 218 4760

Southwest Realty Group



ADDITIONAL PHOTOS



**3535 Briarpark Dr.
Houston, TX 77077**

Second Floor

Broker Contact

May Qi, MBA GRI
mqi@uscc.biz
832 688 6666

Assistant

Rui Liu, PH.D.
rliu@uscc.biz
346 218 4760

Southwest Realty Group



ADDITIONAL PHOTOS



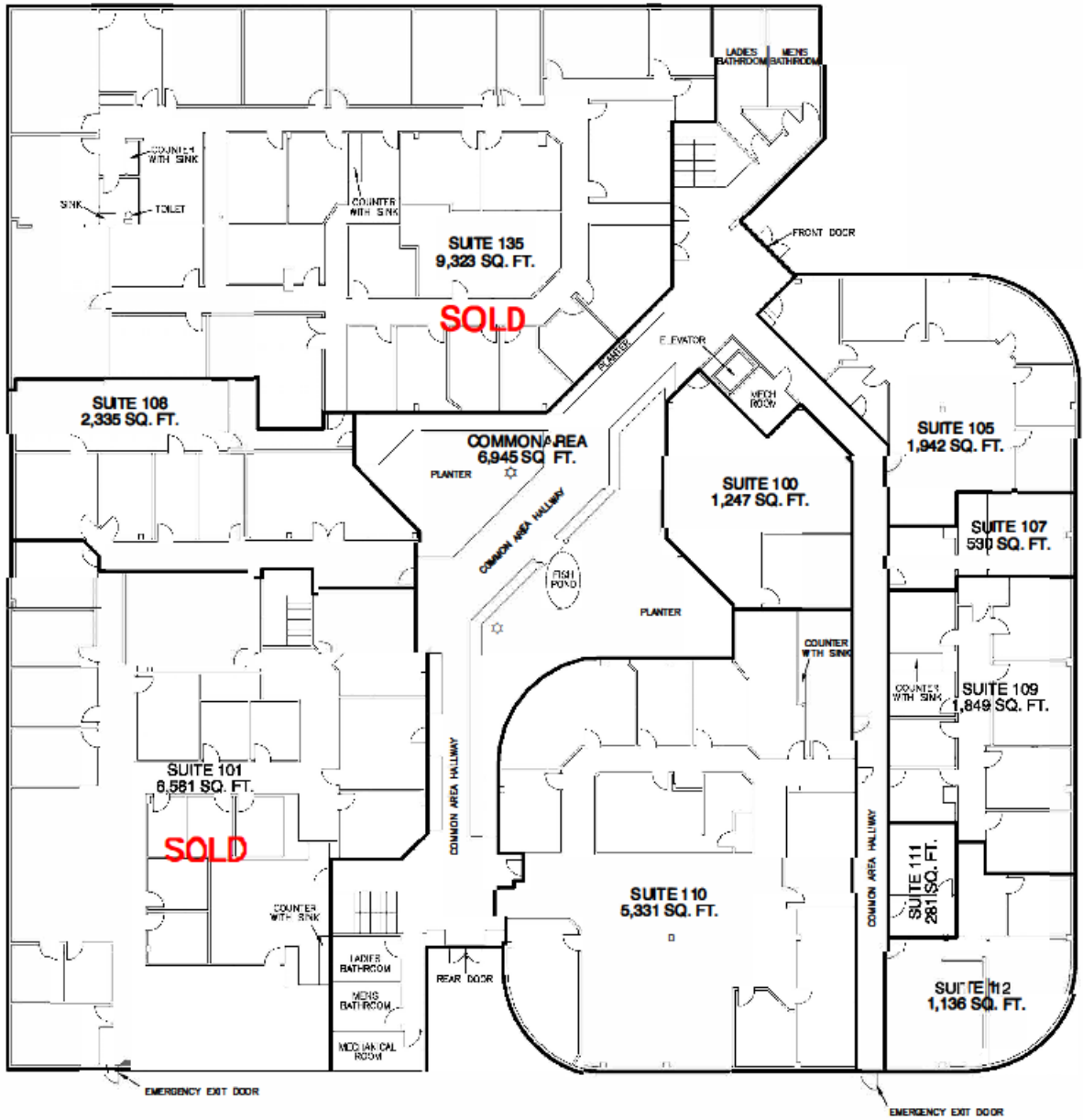
**3535 Briarpark Dr.
Houston, TX 77077**

Vacant and Leased-out units are available



MASTER FIRST FLOOR

HEIGHT FROM FLOOR TO CEILING - 8.9



MAS

ADDRESS: 3535 BRIAR
HOUSTON, TX

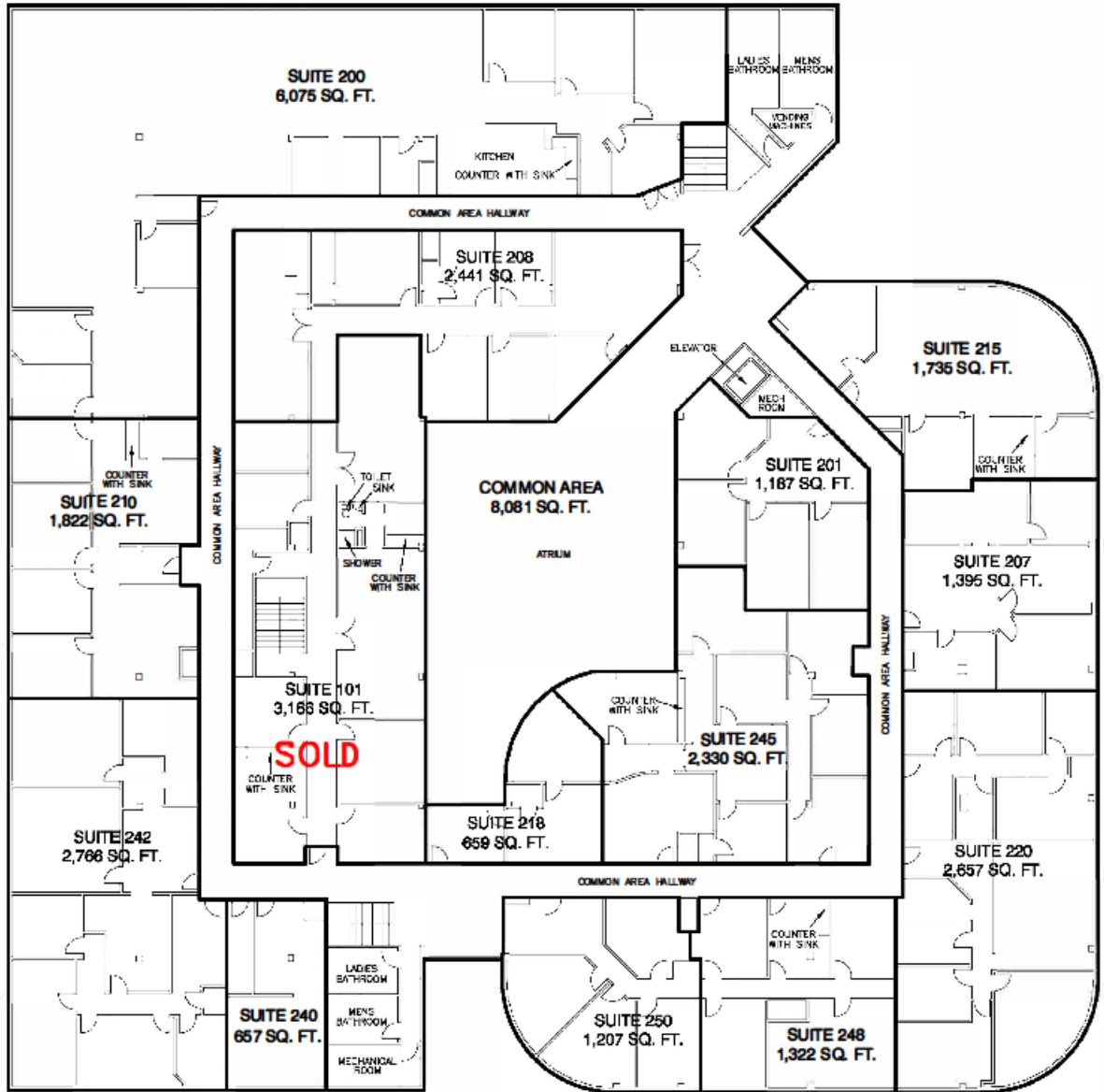
JOB NO.: 238-21

SOUTH TEXAS REAL ESTATE
11281 Richmond
TEL: 281-251-1111

001190117 2021

MASTER SECOND FLOOR

HEIGHT FROM FLOOR TO CEILING - 9.0'



MAST

ADDRESS: 3535 BRIAN
HOUSTON,
JOB NO.: 238-21

South Texas
11281 Richer
TE
COPYRIGHT 2021



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.

Southwest Realty Group	03376796	mayqi houston@yahoo.com	7139881668
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
May Qi	664009	mayqi houston@yahoo.com	8326886666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date