



For Lease

**DENMARK HOUSE
OFFICE SPACE AVAILABLE**

12777 Jones Rd
Houston, TX 77070

FOR LEASE | Office Space Available

DENMARK HOUSE

12777 JONES RD HOUSTON, TX 77070



PROPERTY DESCRIPTION:

The Denmark House at 12777 Jones Road in Houston, Texas, is a prestigious corporate building offering high-end office space that is unrivaled in the surrounding area. This four-story, $\pm 119,388$ -square-foot building provides excellent value with full-service gross lease rates, compared to the higher cost of space with triple net leases. Suites in Denmark House range from small to large, allowing companies of all sizes to find their perfect fit. For businesses that want city offerings in a suburban Northwest Houston setting, Denmark House is the prime destination.

PROPERTY HIGHLIGHTS:

- Recent renovations to the lobby, common areas, and restrooms, providing tenants a prestigious corporate address.
- Newly added amenity center includes a 12-person conference room with multimedia and a tenant lounge with a fresh market kitchen.
- Building amenities include monument signage opportunities, security, on-site property management, and engineering staff.
- Covered parking available with a parking ratio of 3.75:1,000 square feet, and opportunity to expand surface lot further.
- Commuters can quickly reach State Highway 249, Beltway 8, Highway 290, and 610 Loop, and the IAH Airport is less than 30 minutes away.

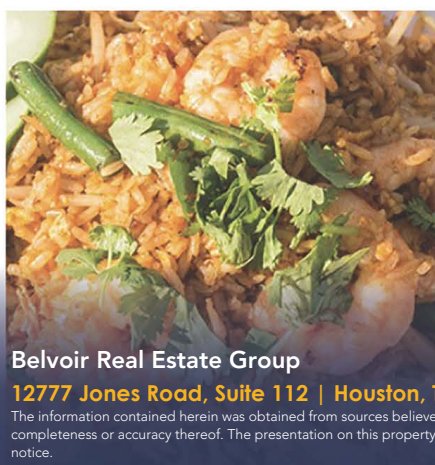
OFFERING SUMMARY

Lease Rate:	Contact for details
Currently Available:	400 - 17,500 SF
Building Size:	120,007 SF
Building Hours:	M-F: 7 AM-6 PM Sat: 8 AM-1 PM
Lease Terms:	Flexible
Parking:	3.75/1000 SF Reserved parking available for an additional monthly fee

NEARBY AMENITIES

Dining & Grocery:	Luigi's Ristorante Italiano Pearl River Asian Cafe Crescent Moon Coffee Bar & Cafe Kroger
Banking & Business:	Binx Credit Union Wells Fargo Bank Frost ATM Chase Bank
Highways:	99 Tollway, HWY 249, HWY 290, & Beltway 8

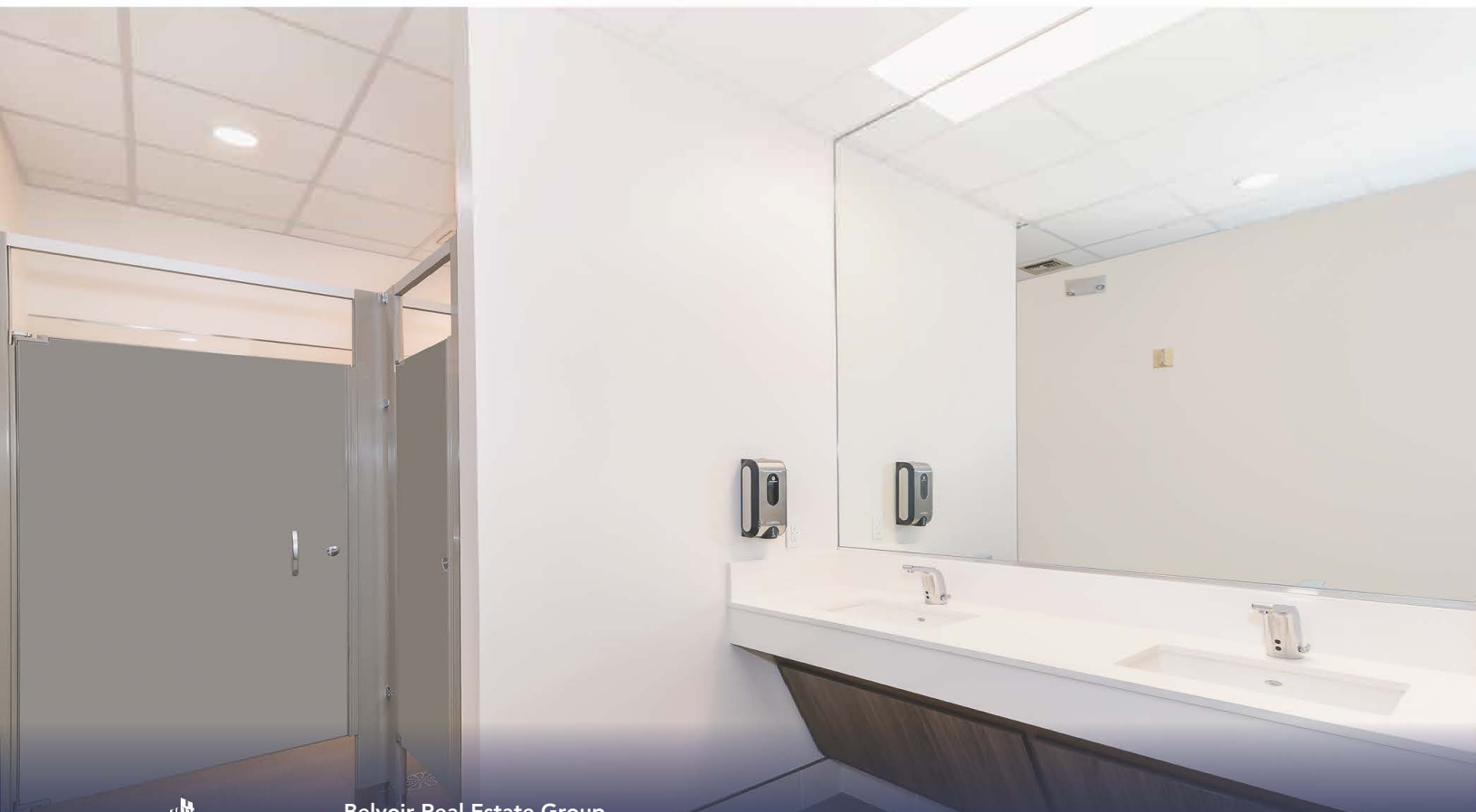
DENMARK HOUSE | Surrounding Retail



Belvoir Real Estate Group
12777 Jones Road, Suite 112 | Houston, TX 77070

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

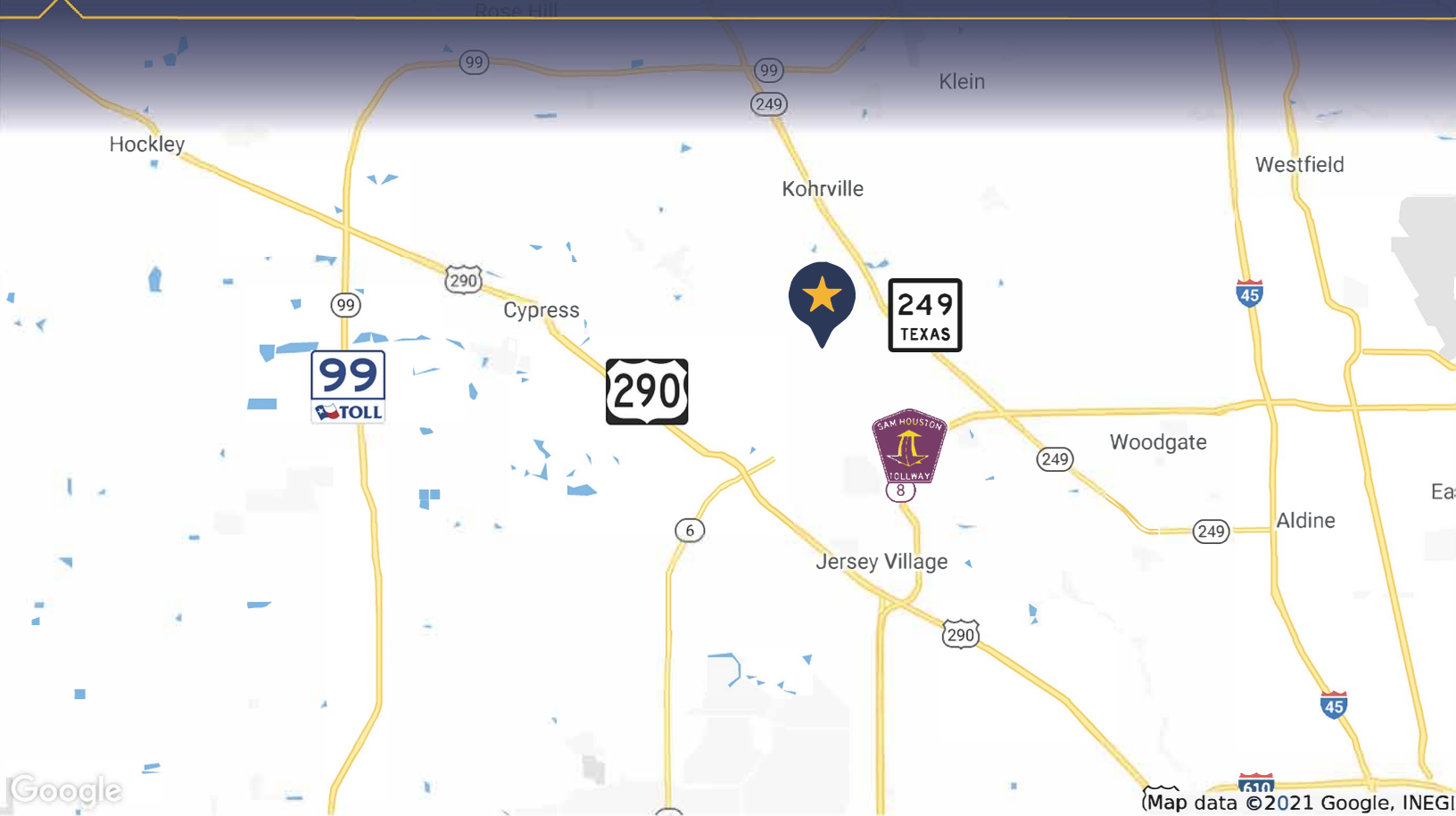
DENMARK HOUSE | Lobby and Restrooms



DENMARK HOUSE | *Tenant Lounge and Conference Room*



DENMARK HOUSE | Location



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12777 Jones Road, Suite 112 | Houston, TX 77070

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date