

# FOR LEASE



## SunBlossom Center

9450 Clarewood Drive  
Houston, TX 77036

## LANDPARK

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)



# LANDPARK

# FOR LEASE

6001-6501 Westline Dr • Houston, Texas 77036

## PROPERTY DESCRIPTION

Large warehouse/office space with reception area, 6 offices, 2 restrooms, 2 electric overhead doors, gate access, and the rest is warehouse space. Large yard with gate access. Many restaurants and fast food locations nearby.

Located near the Westchase District just minutes from the Galleria and downtown business district, SunBlossom Center is conveniently located at the corner of Westline and Clarewood Drive, just minutes from Sam Houston Parkway and the Westpark Tollway. Large office/warehouse spaces available Near Bellaire Blvd./Beltway 8 Flexible leases available and great restaurants, shopping, and many fast food locations nearby.

Overall, this property is an excellent opportunity to elevate your business to new heights, offering space at very competitive rates with ownership committed to providing professional and responsive management for their tenants. Schedule a viewing today and see for yourself what this property has to offer!



## For More Information

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**LandPark Commercial**  
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## PROPERTY HIGHLIGHTS

- 18,750 Square Feet.
- Reception, 6 Offices, 2 Restrooms, Large Warehouse.
- 1,646 SF Office / 17,104 SF Warehouse.
- 1 Grade Level Overhead Door.
- 1 Dock Well
- Building Signage Available
- Close to Restaurants, Hotels, and Shopping.
- Excellent Visibility and Access off Clarewood & Heavily Trafficked Bellaire Blvd.

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.

LANDPARK

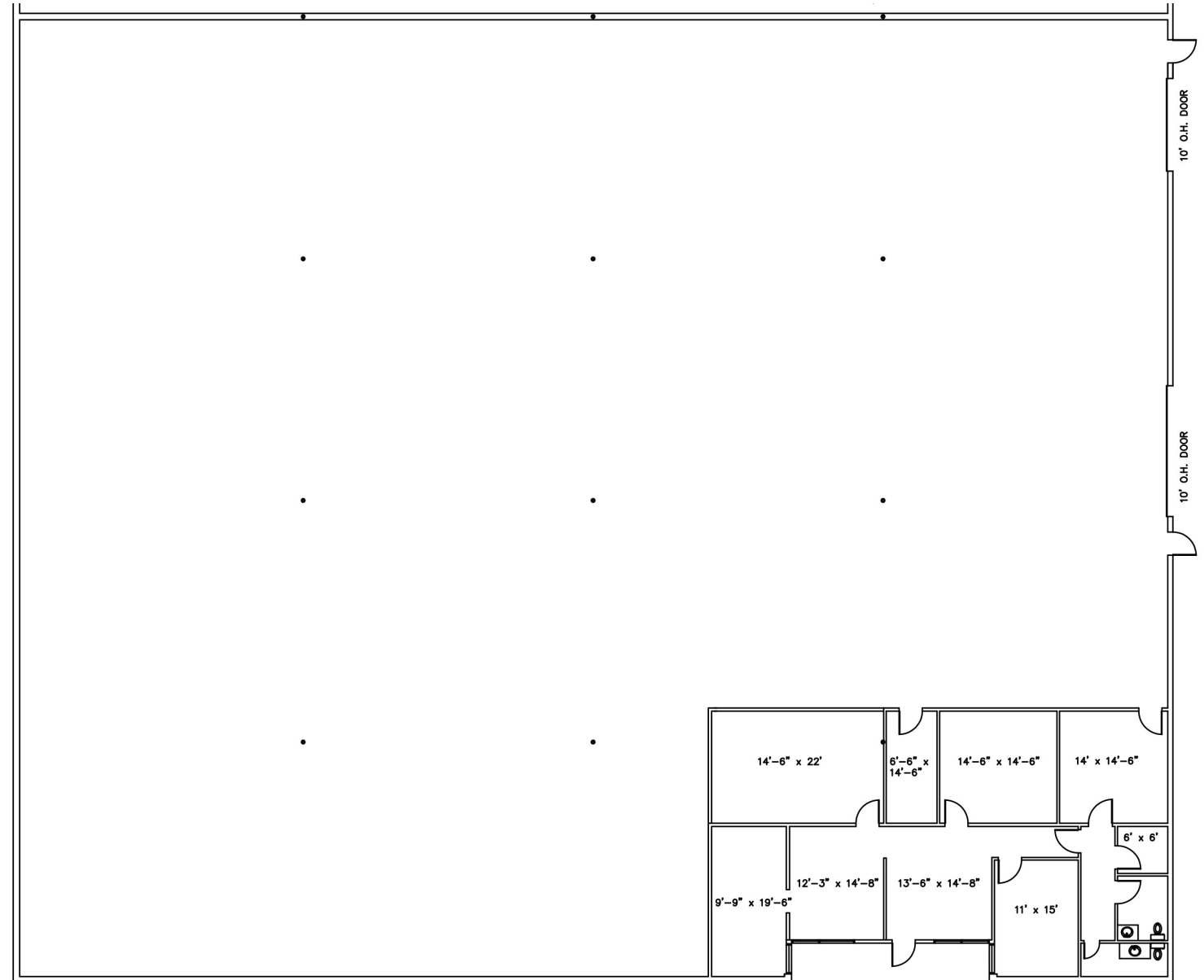
FOR LEASE

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
9450	18,750 SF	\$9.00 NNN



Availability



**Suite 9450**  
**18,750 SF**



# LANDPARK

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## Photos



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## Photos



LANDPARK

FOR LEASE



SUNBLOSSOM CENTER  
9450 CLAREWOOD DRIVE  
HOUSTON, TX 77036

Aerial

Google



LANDPARK

ADDICKS  
PARK TEN  
Addicks  
Reservoir

FOR LEASE

**SUNBLOSSOM CENTER**  
**9450 CLAREWOOD DRIVE**  
**HOUSTON, TX 77036**

CHINATOWN

Houston

Houston Zoo

SOUTHEAST  
HOUSTON

Brookside  
Village

Aerial





**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.*



11-2-2015

**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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Matthew B Easterling	715557	measterling@landparkco.com	(713) 325-4112
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date