

FOR LEASE

Multi-Tenant Office/Flex

9809

ROWLETT
BUILDING



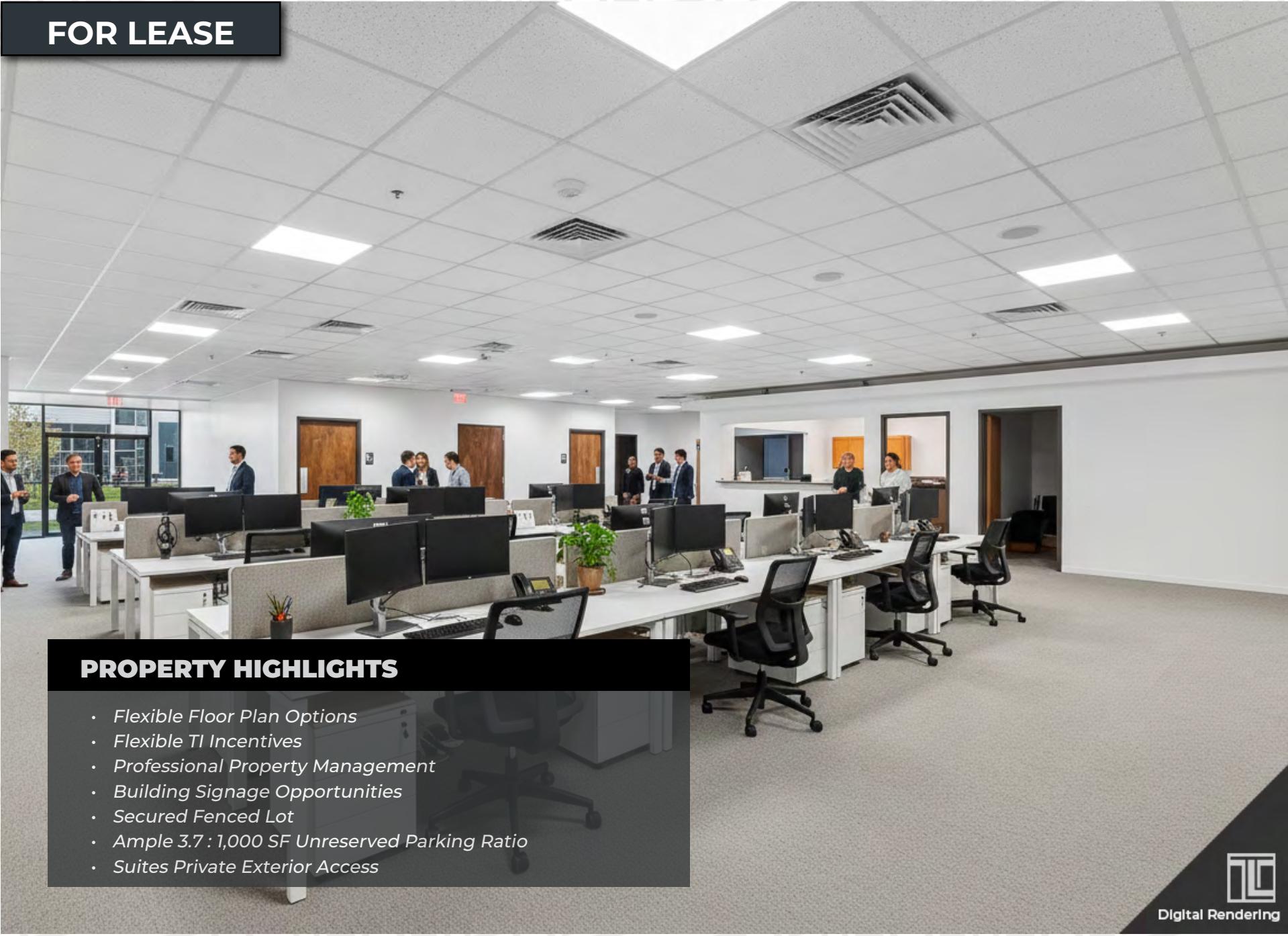
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PROPERTY HIGHLIGHTS

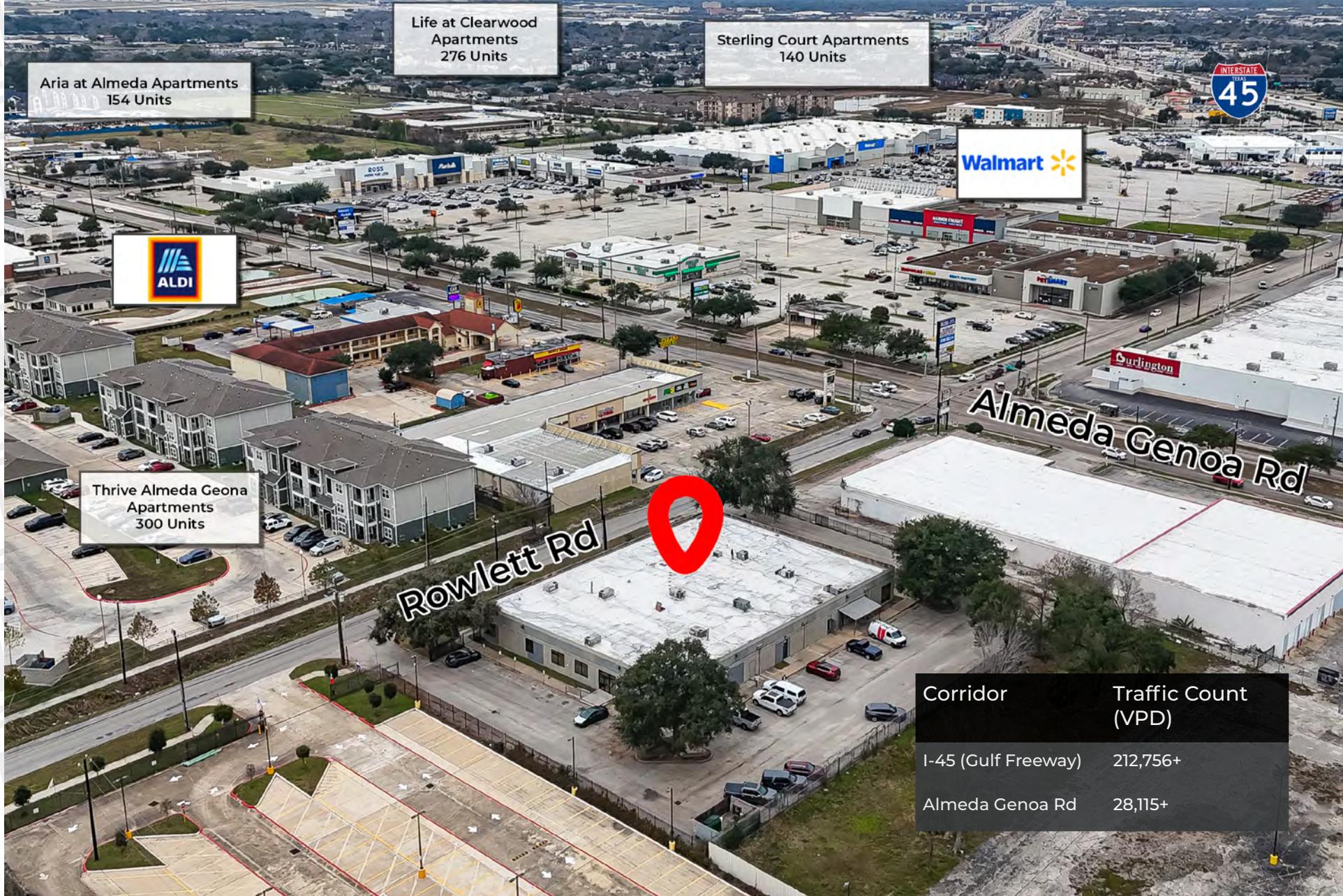
- *Flexible Floor Plan Options*
- *Flexible TI Incentives*
- *Professional Property Management*
- *Building Signage Opportunities*
- *Secured Fenced Lot*
- *Ample 3.7 : 1,000 SF Unreserved Parking Ratio*
- *Suites Private Exterior Access*



Digital Rendering

FOR LEASE

Downtown Houston



Thrive Almeda Geona
Apartments
300 Units

Life at Clearwood
Apartments
276 Units

Sterling Court Apartments
140 Units

Walmart



Almeda Genoa Rd

Corridor

I-45 (Gulf Freeway) 212,756+

Almeda Genoa Rd 28,115+

Traffic Count
(VPD)

9809 Rowlett Dr. Houston TX

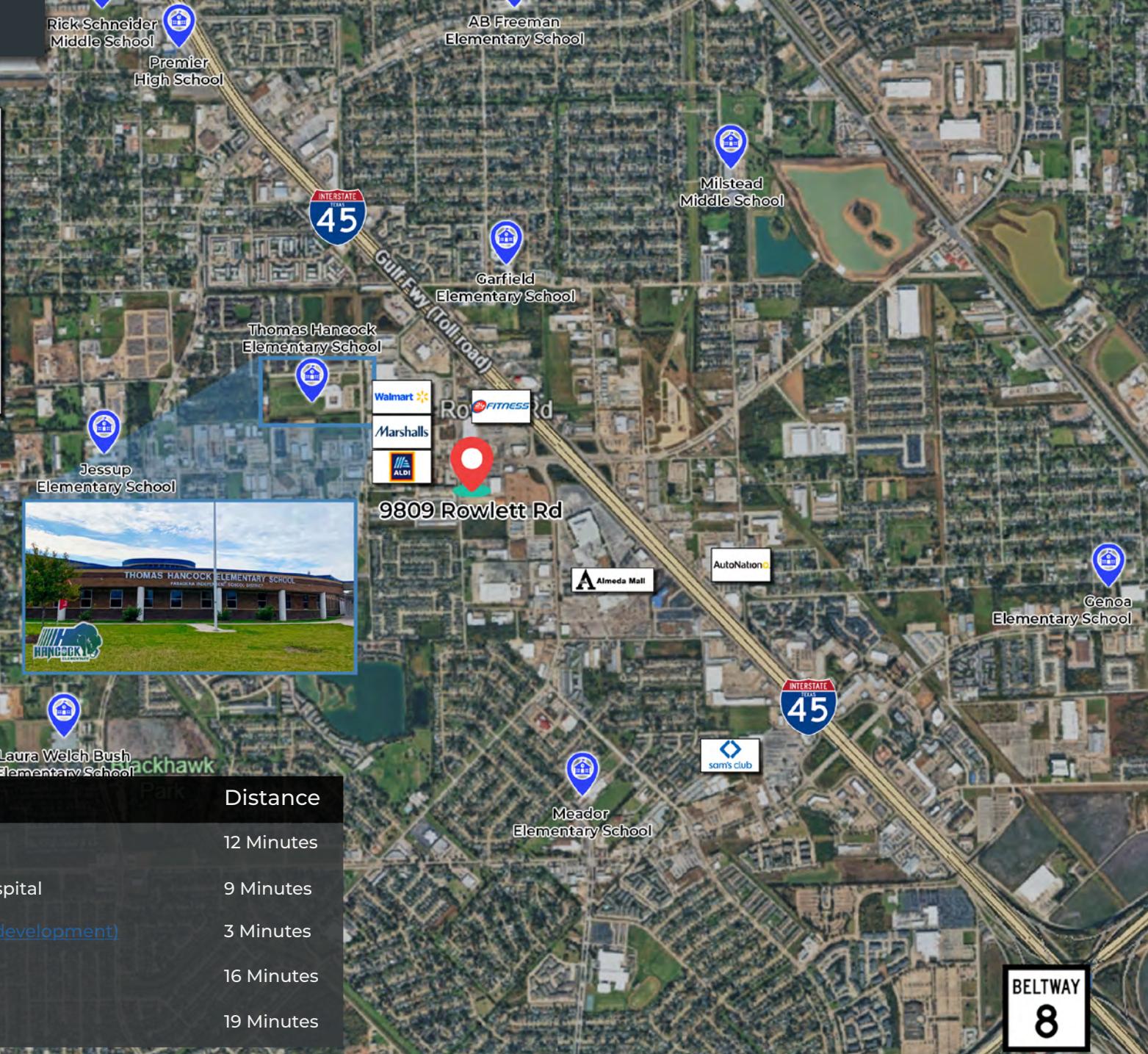
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LOCATION ADVANTAGE

FOR LEASE



William Hobby Airport



Location

Hobby Airport (HOU)

Distance

12 Minutes

Memorial Hermann SE Hospital

9 Minutes

Almeda Mall (Potential Redevelopment)

3 Minutes

Downtown Houston

16 Minutes

Port of Houston

19 Minutes

**BELTWAY
8**

FOR LEASE

Strategic Insights & Competitive Advantages

- **Tenant Synergy Advantage**

Long-term pediatric practice anchor ensures daily foot traffic and site reliability

- **High-Volume K-12 Pipeline**

Strategic proximity to 9+ schools (K-12) serving 4,800+ students daily

- **High-Density Family Hub**

80% family households within 1 mile create a captive, recurring local client base

- **Large Daytime Workforce**

42,000+ employees within 3 miles drive steady 8am-6pm site utilization

- **Logistics & Access Advantage**

Immediate connectivity to I-45, Hobby Airport, and the Port of Houston

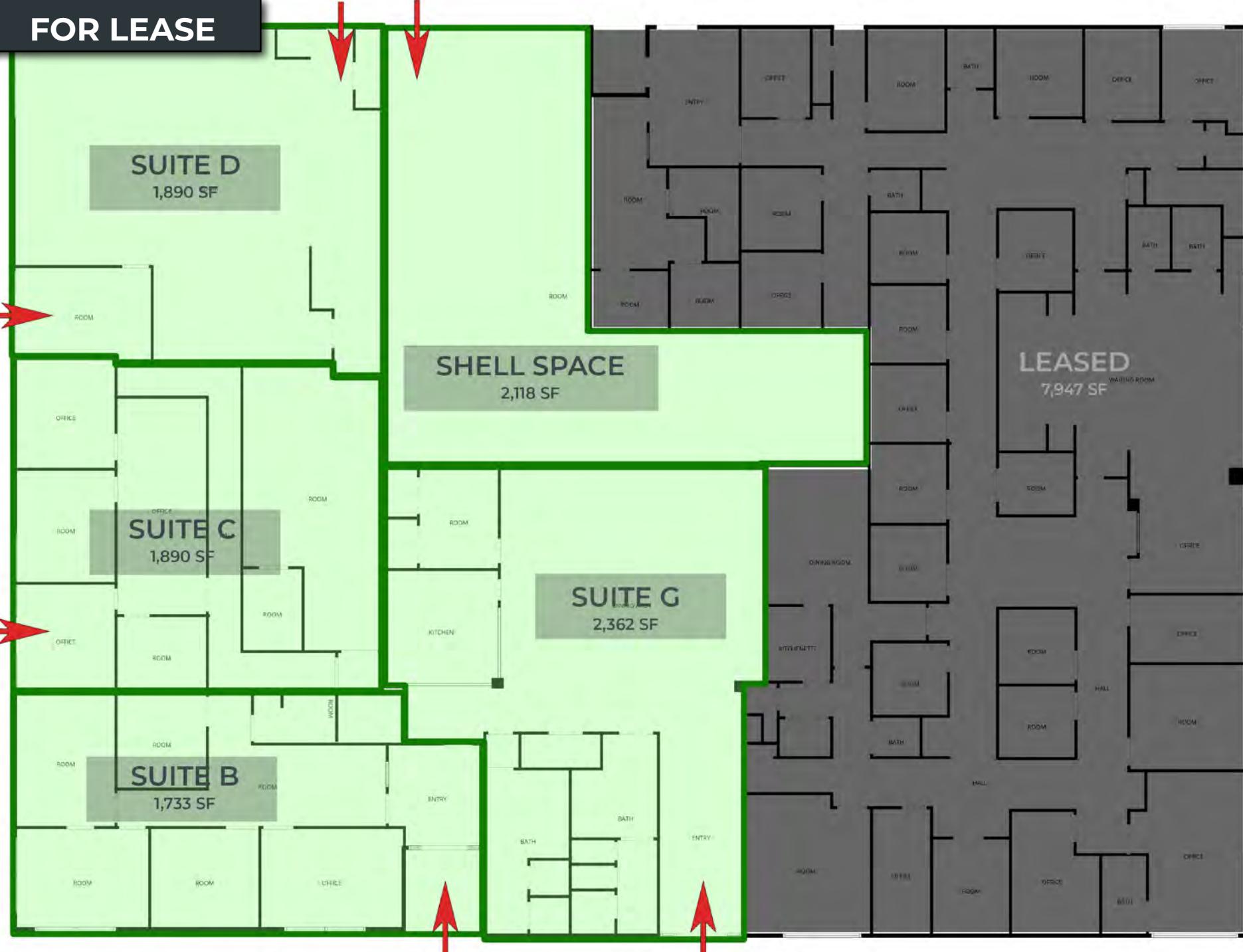


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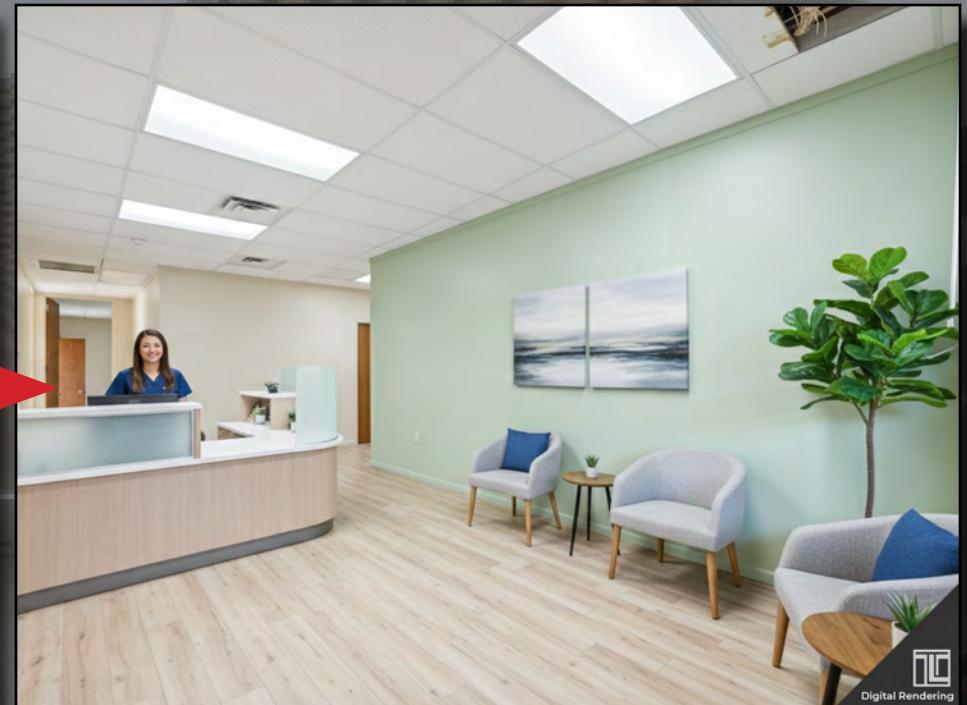
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SITE PLAN



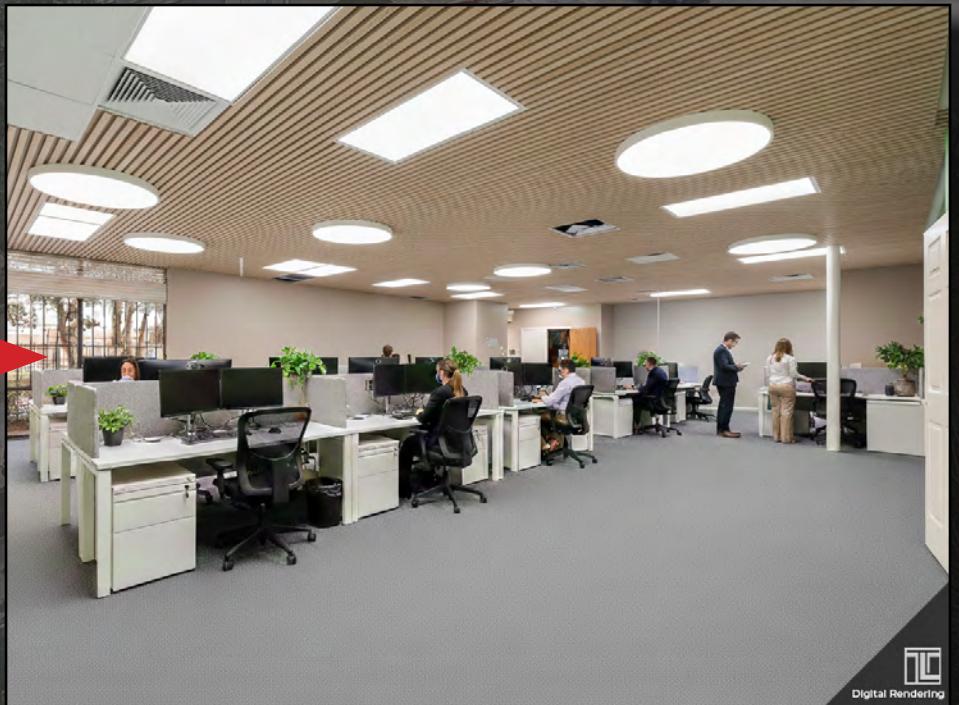
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DEMOCRAPHICS

FOR LEASE

1 Mile

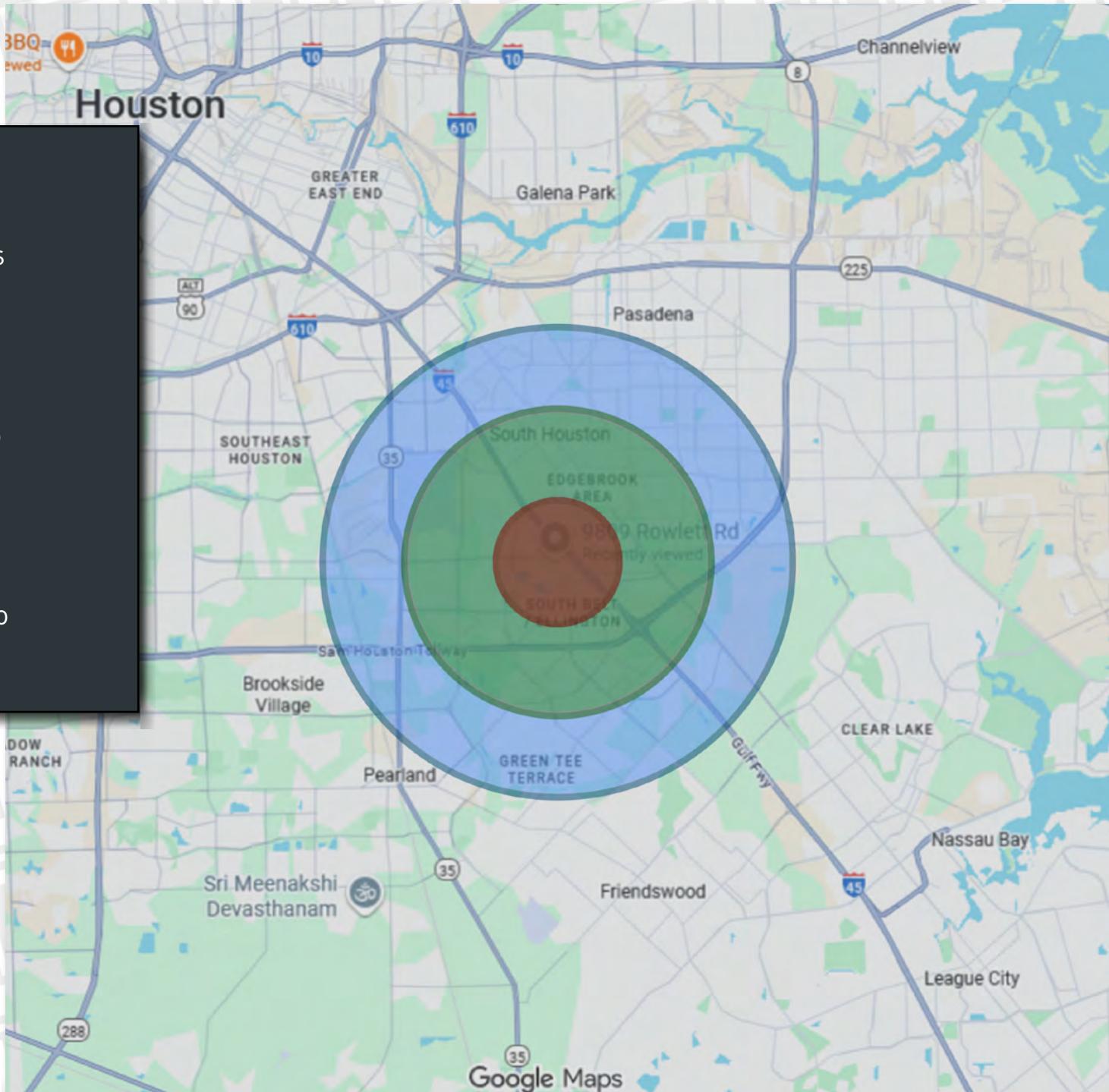
Daytime Pop	5,200
Population	14,233
Avg HH Income	\$82,926
Median Age	31.9
Total Households	4,820

3 Miles

Daytime Pop	42,000
Population	98,450
Avg HH Income	\$91,450
Median Age	33.1
Total Households	33,150

5 Miles

Daytime Pop	115,000
Population	294,612
Avg HH Income	\$96,800
Median Age	33.8
Total Households	98,200



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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.



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Information About Brokerage Services

Texas law requires all real estate licensees 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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