2116 Bissonnet

PROXIMITY
COMMERCIAL ADVISORS

Owned by:
Platform

2116 BISSONNET STREET

Property Highlights

◇ Prime location in Boulevard Oaks & Southampton
◇ Designed by Michael Hsu Office of Architecture
◇ Developed by Platform Investment Group
◇ Mid-century modern design with sculptural brick façade
◇ Expansive glazing and natural light throughout
◇ Fresh, inspiring interior ideal for creative businesses
◇ Move-in ready and fully furnished
◇ High-end furnishings included
◇ 16 private offices
◇ Conference room
◇ Kitchenette
◇ Water filtration station
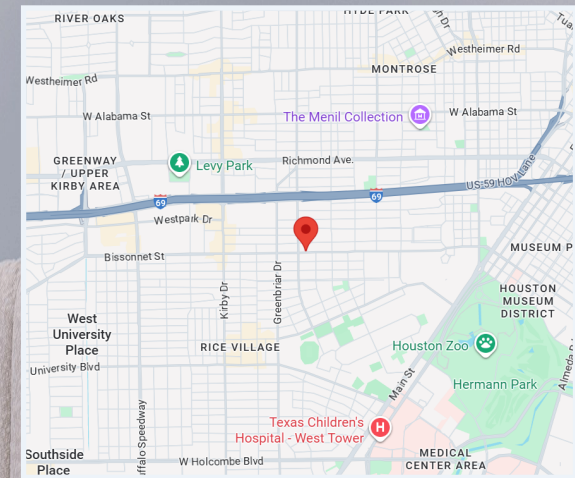
For lease information contact AGENT:

Robin A. Moore | Principal
281.955.7449
rmoore@proxcomm.net

Tiffany Velez | Assistant Director
281.955.7444
tvelez@proxcomm.net

Nearby Amenities:

◇ The Raven Grill
◇ Agnes
◇ Rice Village
◇ Rice University
◇ Hillstone
◇ Goode Company Seafood
◇ Pinks Pizza
◇ Simone on Sunset
◇ Chick-fil-A

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4,504SF

LUXURY OFFICE

FOR LEASE

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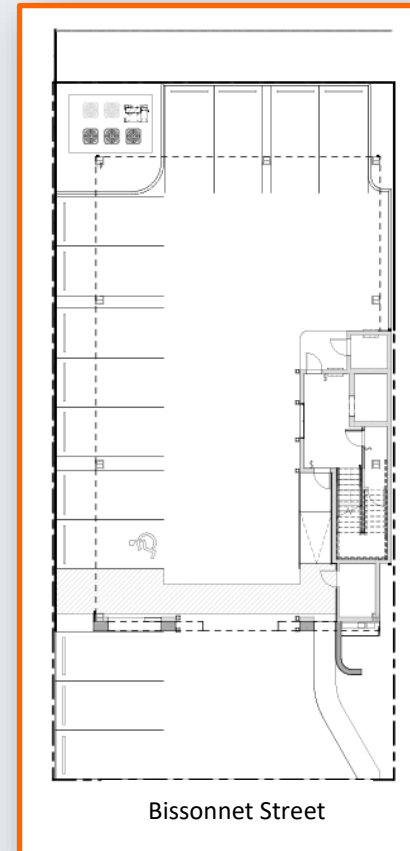
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*Upper Level

*14 on-site parking spaces. There are 45 additional parking spaces at 2132 and 2210 Bissonnet and another 125+ within a 3 minute walk.

Bissonnet Street

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.

Proximity Commercial Advisors, LLC	9007082	lahr@proxcomm.net	(281)955-8765
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Proximity Commercial Advisors, LLC	9007082	lahr@proxcomm.net	(281)955-8765
Designated Broker of Firm	License No.	Email	Phone
Leigh Anne Ahr	431858	lahr@proxcomm.net	(281)955-8765
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robin A Moore	598040	rmoore@proxcomm.net	(281)955-7449
Sales Agent/Associate's Name	License No.	Email	Phone

_____
Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the Texas Real Estate Commission   Information available at www.trec.texas.gov   IABS 1-0 Date

EQUAL HOUSING OPPORTUNITY