

FOR LEASE



The Atrium

10701 Corporate Drive
Stafford, TX 77477

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

10701 Corporate Drive • Stafford, Texas 77477

PROPERTY DESCRIPTION

This stunning office building located at 10701 Corporate Dr in Stafford, TX The Atrium is a three story multi-tenant office building containing approximately 187,208 square feet. Set amidst a prime commercial location, this property is designed to cater to the needs of modern business operations. On-site amenities include a deli, a conference room, card-key access, impressive entries, on-site management and leasing office.

As you enter the property, you'll be greeted by an impressive lobby that exudes a professional ambiance, creating a warm welcome for your clients and guests. The layout of the building is strategically designed for maximum functionality, allowing your employees to work efficiently.

This spacious property offers plenty of natural light, allowing for a refreshing and inspiring work environment. Inside, you'll find a mix of private offices, conference rooms, and open workstations, all of which are designed to suit your precise needs. The property is equipped with high-speed internet connectivity and other modern amenities, making it the perfect place to grow your business.

With its prime location and modern amenities, this commercial property is perfect for organizations looking to rejuvenate their workspace and enhance their brand image. If you're looking for premium office space in a great location, this property is an excellent choice. Don't miss out on this opportunity; schedule a viewing today!



For More Information

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LandPark Commercial

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PROPERTY HIGHLIGHTS

- Located in Stafford near Sugar Land.
- The building is prominently located near the Fountains Shopping Center.
- Close to restaurants, hotels, and more.
- Immediate access to 59 and 90.
- Excellent visibility and access off of the heavily trafficked Southwest Freeway.
- On-site leasing and management.
- 24-hour key card access, and adjacent garage parking.

SPACE AVAILABILITY

UNIT	SF	RATE (sf/mo)
Suite 102	726 SF	\$19.50
Suite 155	1,945 SF	\$19.50
Suite 193	976 SF	\$19.50
Suite 220	1,142 SF	\$19.50
Suite 230	1,270 SF	\$19.50
Suite 240	1,239 SF	\$19.50
Suite 268	3,230 SF	\$19.50
Suite 290	1,268 SF	\$19.50
Suite 340-110	334 SF	\$25.15
Suite 370	1,552 SF	\$19.50
Suite 376	1,612 SF	\$19.50
Suite 387	1,202 SF	\$19.50

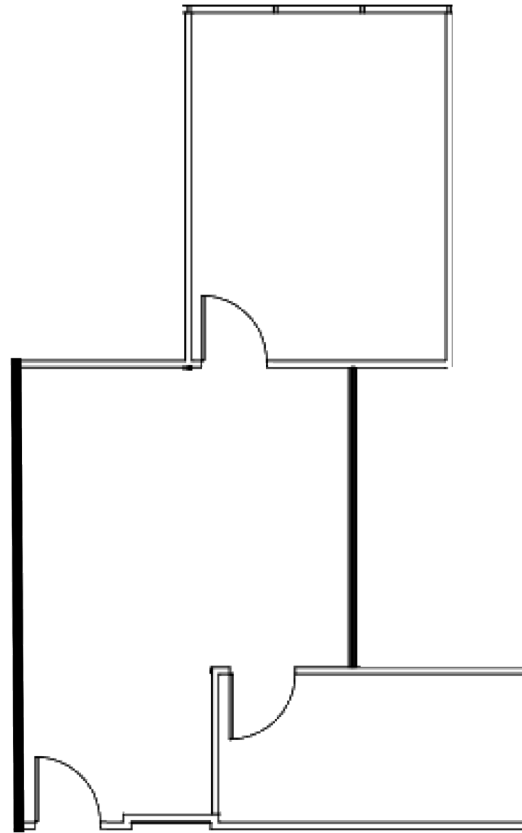


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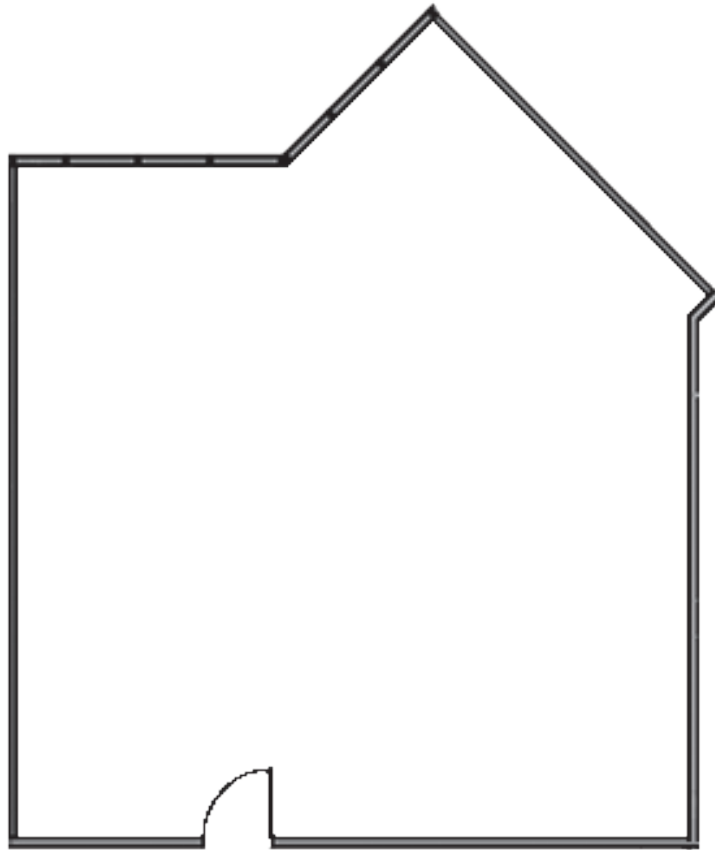


Photos

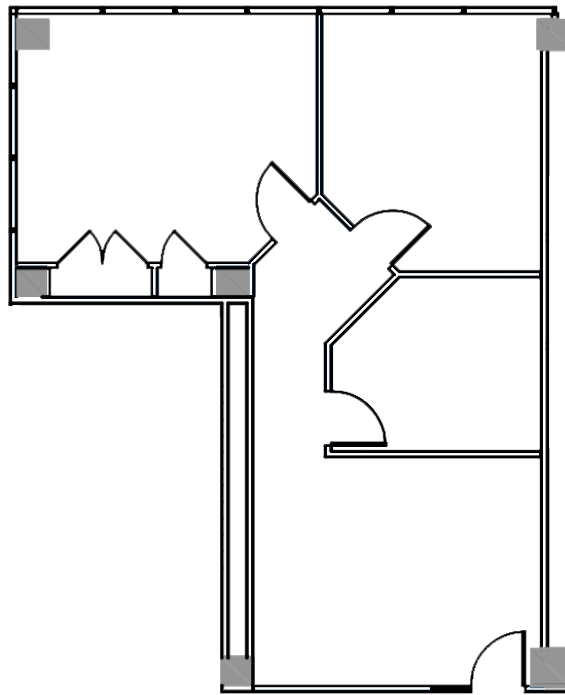


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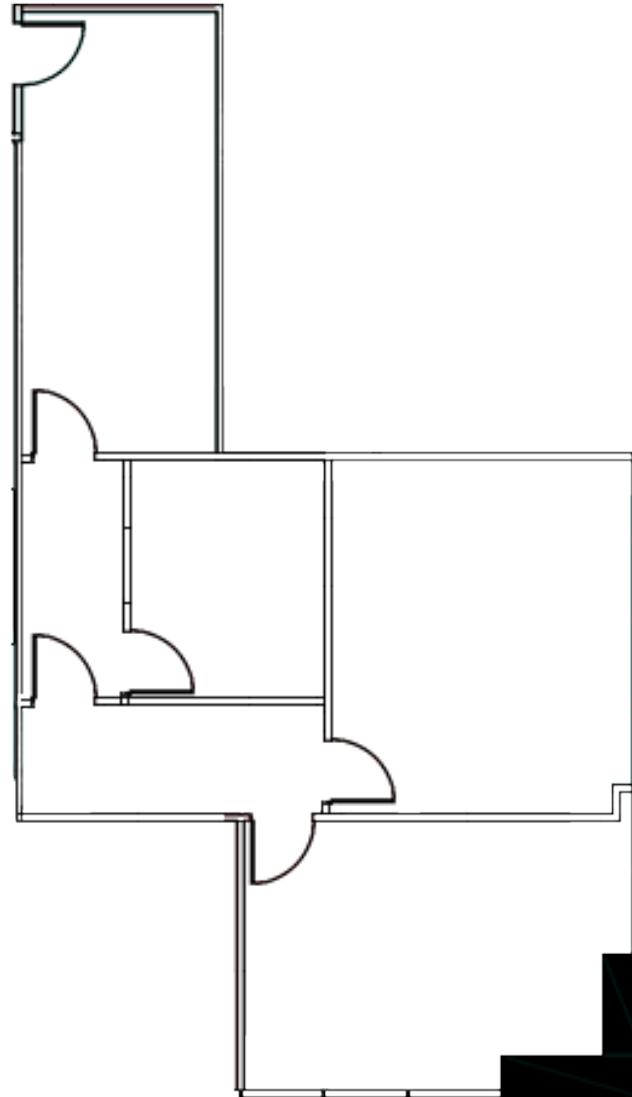
FLOOR PLAN



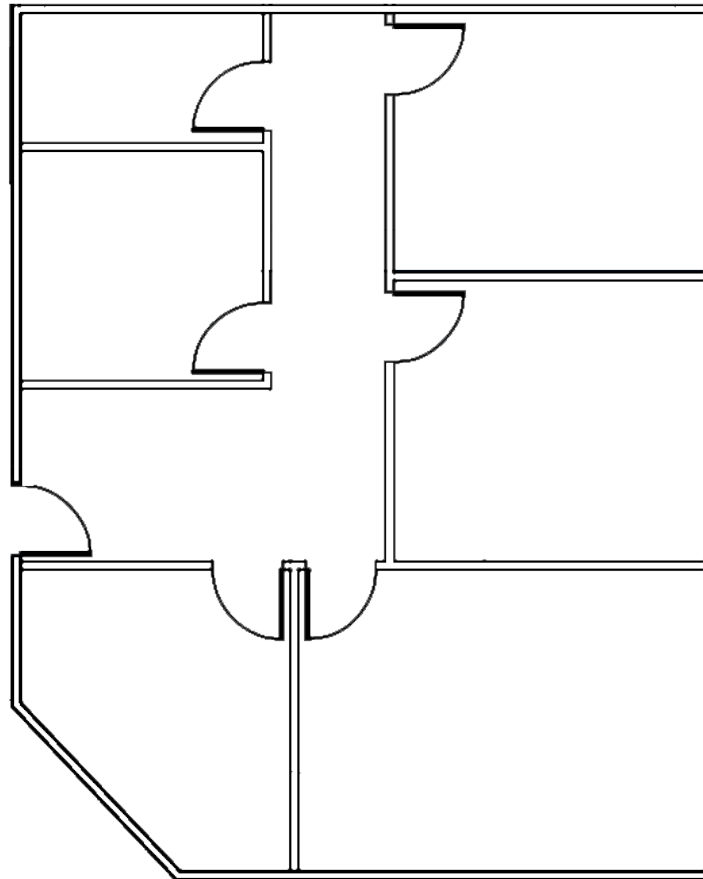
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1,945 SF



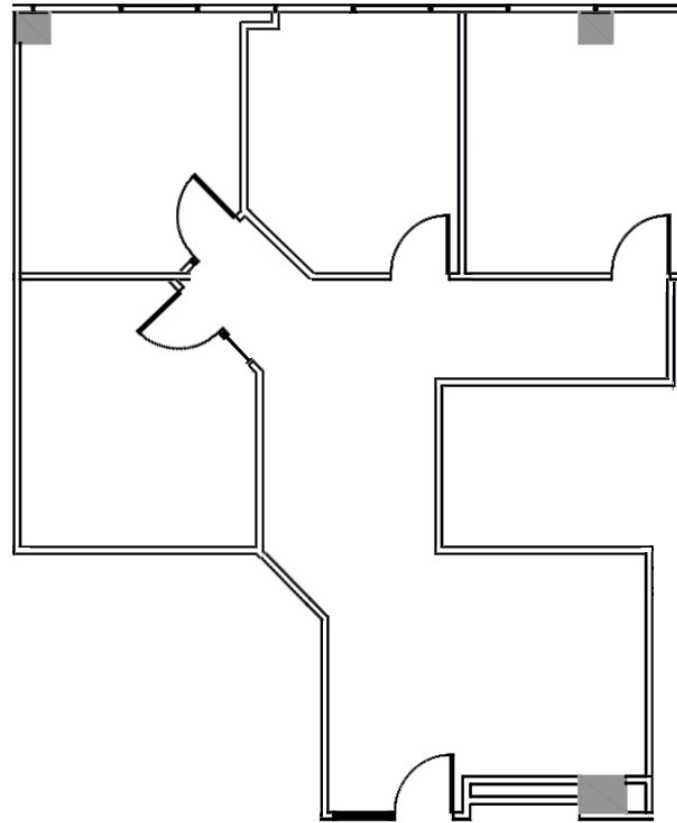
Suite 193
976 SF



Suite 220
1,142 SF



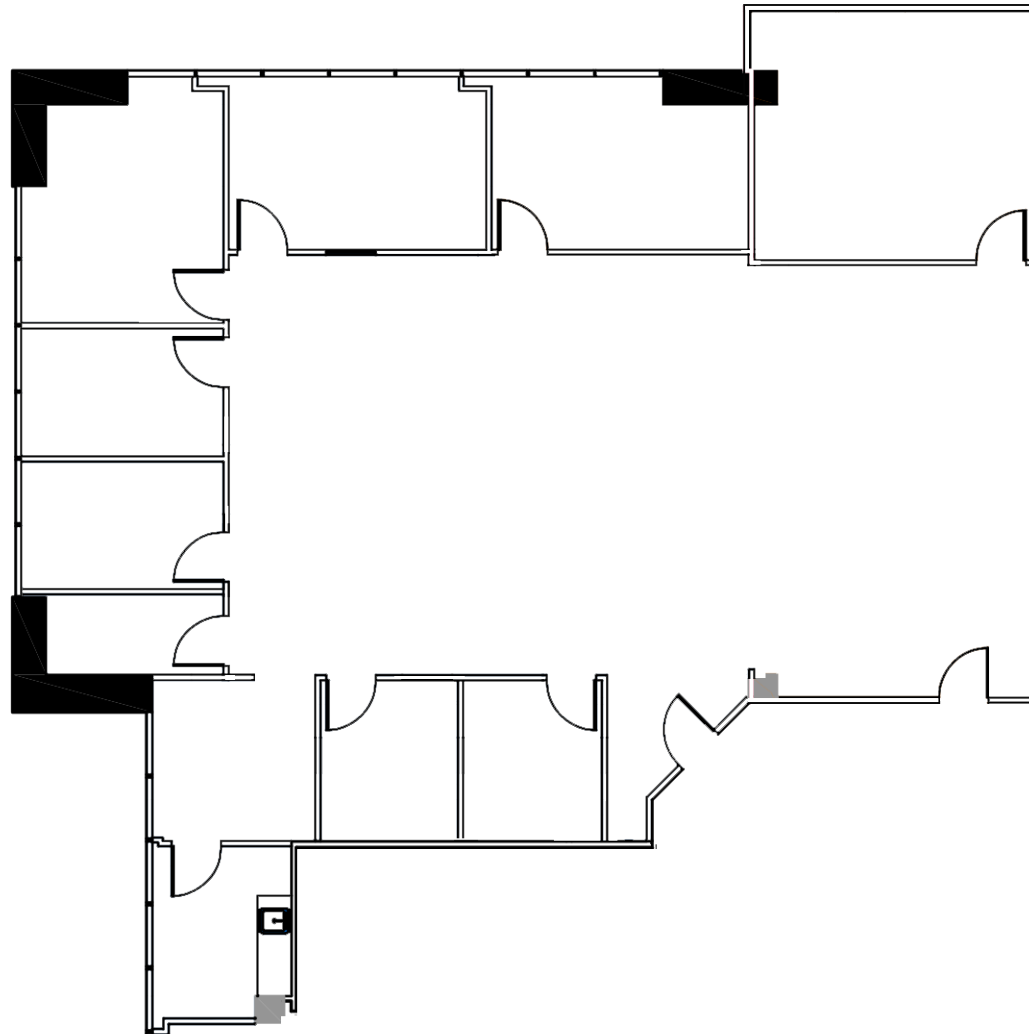
Suite 230
1,270 SF



Suite 240
1,239 SF

LANDPARK

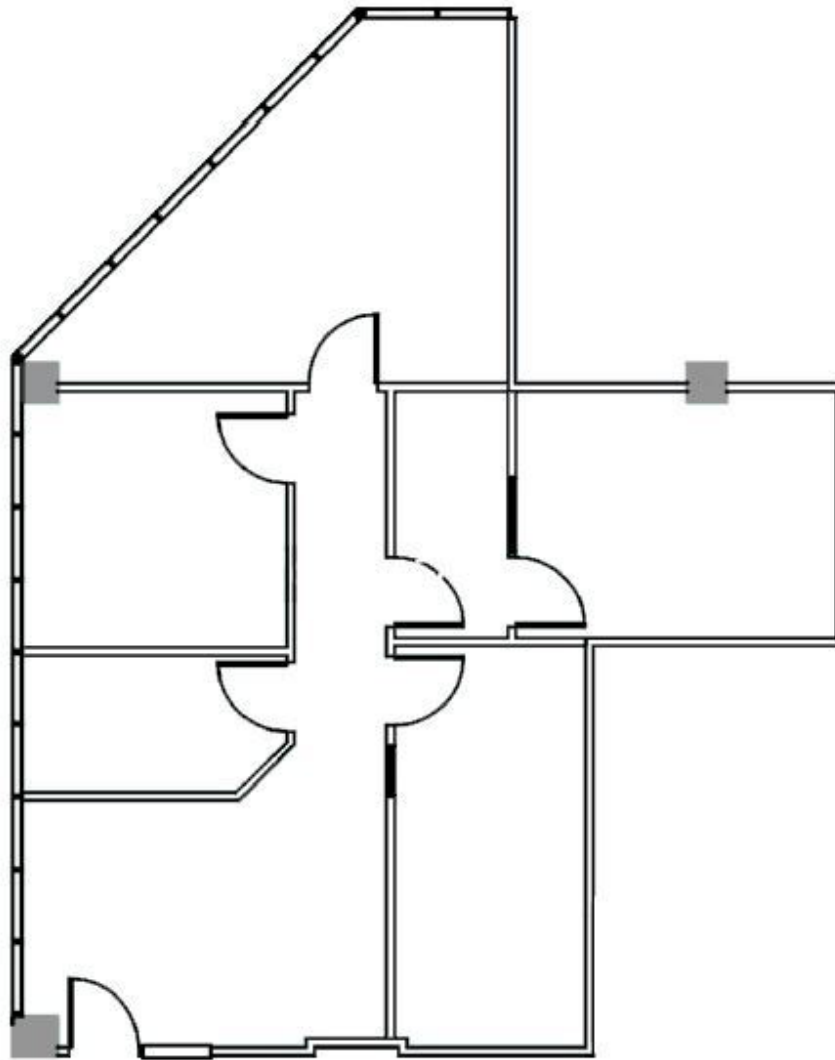
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Suite 268
3,230 SF

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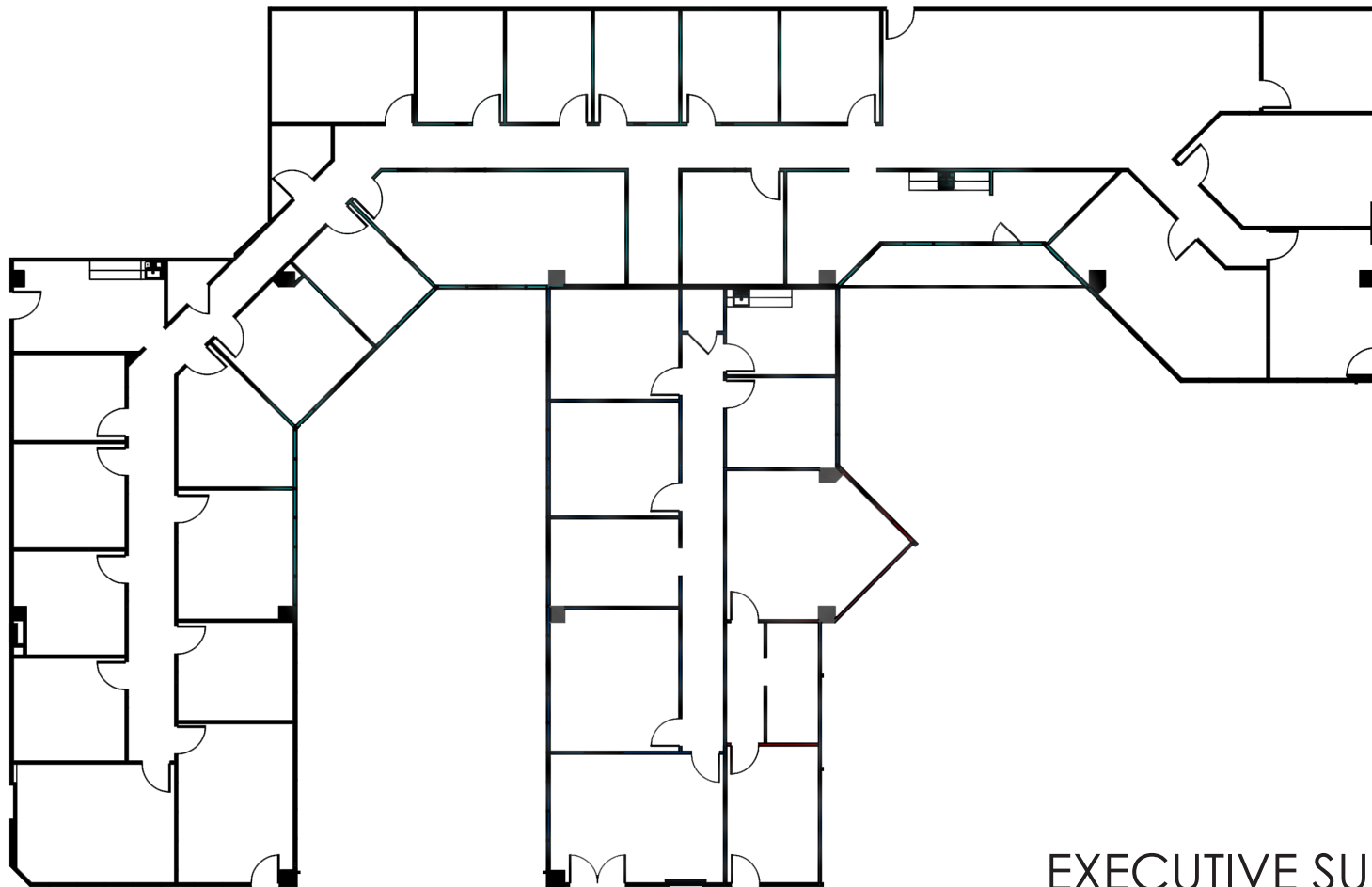
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Suite 290
1,268 SF

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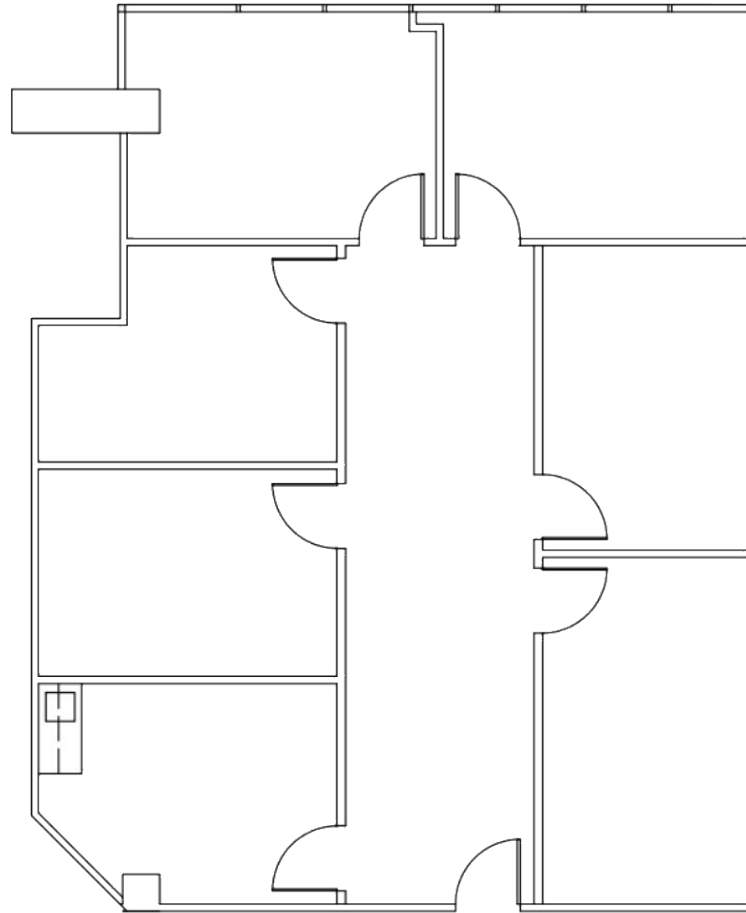


EXECUTIVE SUITES

Suite 340 - 110
334 SF

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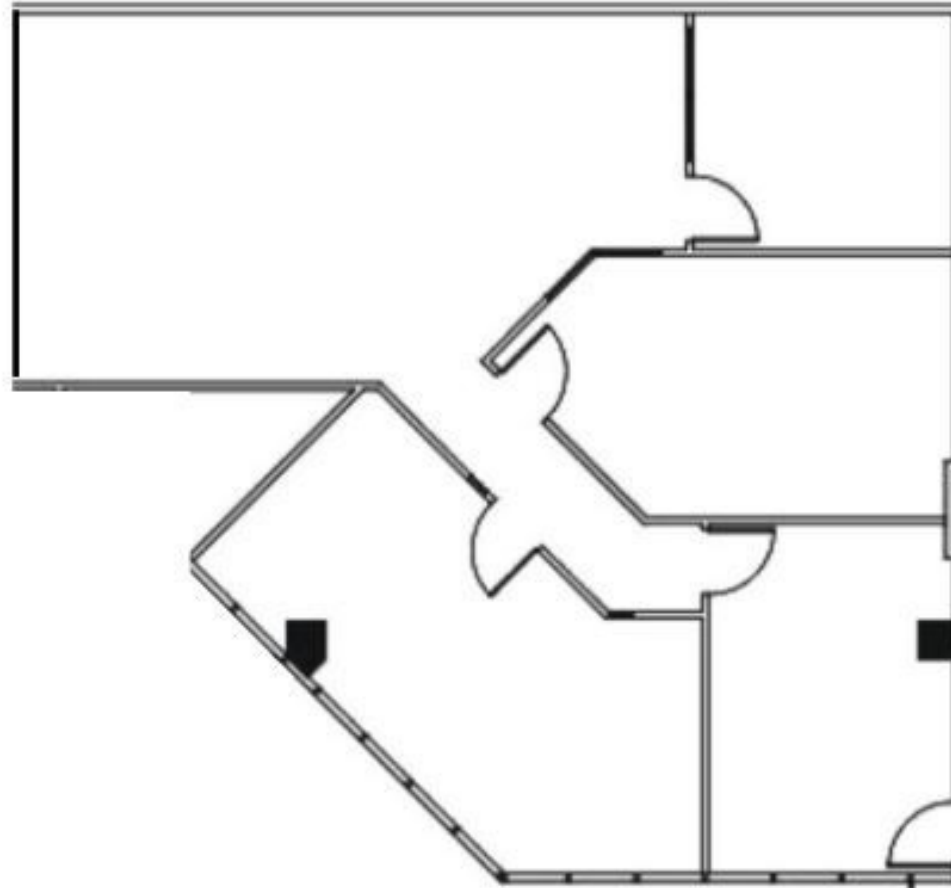
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Suite 370
1,552 SF

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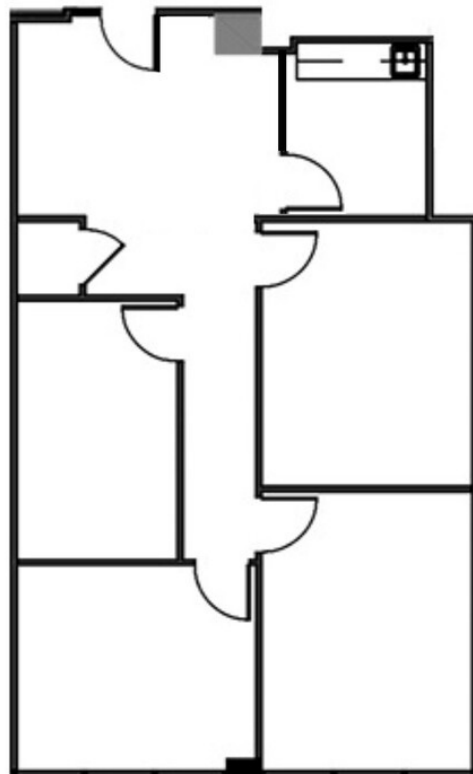
FOR LEASE



Suite 376
1,612 SF

LANDPARK

FOR LEASE



Suite 387
1,202 SF



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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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 _____

