

# LEASE

## MID-CENTURY OFFICE FOR LEASE

9941 Rowlett Rd. Houston, TX 77075



### OFFERING SUMMARY

9941 Rowlett Road presents a rare flexible office leasing opportunity in Southeast Houston with options ranging from individual executive offices to full-suite occupancy or the entire 9,020 SF building. **Originally built in 1970, the property features authentic mid-century architectural character, offering a distinctive professional environment with timeless design and practical functionality.**

Designed to serve a wide range of users, including independent professionals, startups, consultants, service-based businesses, regional offices, and established companies seeking a larger headquarters or administrative presence. **Tenants can lease private offices starting at approximately 140 SF, secure one of the available suites, utilize coworking options, or occupy the full building depending on their operational needs.**

Current availability includes Suite 110 (985 SF), Suite 120 (665 SF), Suite 130 (515 SF), private offices with monthly rates starting from approximately \$595/month, and the full building at \$18.00 to \$20.00/SF + \$4.31 NNN. **This scalable structure allows tenants to grow within the property while benefiting from a strategic location near Interstate 45, Beltway 8, Highway 3, Hobby Airport, and the Port of Houston.**

### PROPERTY HIGHLIGHTS

- Executive office suites from 150 SF
- Full building available at 9,020 SF
- Lease individual offices, partial suites, or entire property
- Flexible layouts for businesses of all sizes
- Ideal for startups, professionals, and established companies
- Headquarters opportunity available
- Convenient Southeast Houston location
- Easy access to I-45, Beltway 8, Highway 3
- Minutes from Hobby Airport
- Scalable occupancy solutions
- Professional office environment

### OFFERING SUMMARY

Lease Rate:	\$18 - 20 SF/yr + \$4,31 NNN
Executive Offices Rate	\$625 - \$1,095/mo
Space Size	150 - 9,020 SF

**Giovanna Marquis**  
(832) 452-1457  
TX #766137



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### PROPERTY DESCRIPTION

9941 Rowlett Road is a distinctive office property that combines functional workspace with authentic mid-century architectural character. **Originally built in 1970, the building reflects a timeless design era known for clean lines, efficient layouts, durable construction, and understated sophistication. Its striking façade showcases classic mid-century design elements, creating a strong visual identity and curb appeal that sets the property apart from conventional office buildings.**

The property features multiple private offices, functional work areas, and a practical floor plan designed to support a wide range of business operations. Architectural details throughout the building create a professional setting with personality and character, making the space appealing to businesses seeking an office environment that feels polished, memorable, and different from generic modern product.

**Designed for flexibility, the property can accommodate a variety of occupancy needs, from individual executive offices to larger suite configurations or full-building use. With its blend of architectural identity, usability, and adaptable layout, 9941 Rowlett Road presents a rare office opportunity with lasting appeal.**

### LOCATION DESCRIPTION

9941 Rowlett Road is strategically located in Southeast Houston, offering convenient access to Interstate 45, Beltway 8, and State Highway 3. This connectivity provides efficient access to Hobby Airport, the Port of Houston, and key commercial corridors, making it an ideal location for businesses that require both local accessibility and regional reach.

The property is positioned within a densely populated and established area, surrounded by residential communities and a strong base of small to mid-sized businesses. This environment supports consistent demand for office users seeking proximity to their customer base, workforce, and day-to-day operations.

Southeast Houston continues to see steady activity from service-oriented businesses, contractors, logistics firms, and professional users who prioritize functionality, accessibility, and affordability over traditional office locations. The area offers a practical alternative to higher-cost submarkets, while still providing the infrastructure and connectivity required for efficient business operations.

**9941 Rowlett Road benefits from this dynamic, offering tenants a well-located office solution in a corridor where demand is driven by real business needs rather than speculative growth.**

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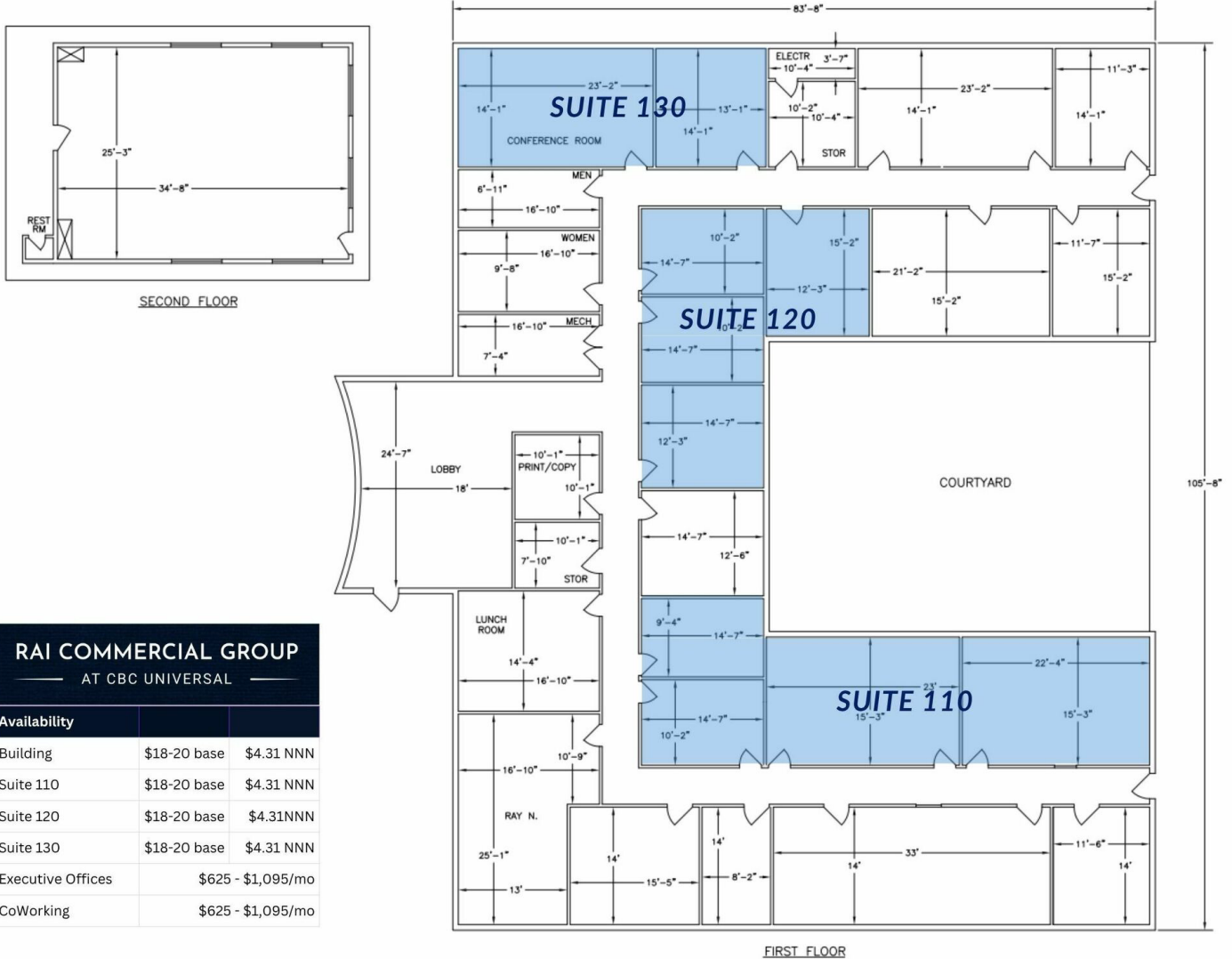


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RAI COMMERCIAL GROUP — AT CBC UNIVERSAL —		
Availability		
Building	\$18-20 base	\$4.31 NNN
Suite 110	\$18-20 base	\$4.31 NNN
Suite 120	\$18-20 base	\$4.31 NNN
Suite 130	\$18-20 base	\$4.31 NNN
Executive Offices	\$625 - \$1,095/mo	
CoWorking	\$625 - \$1,095/mo	

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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.

<b>Coldwell Banker Commercial Universal</b>	<b>513669</b>	<b>arnold@cbure.com</b>	<b>832.760.1733</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Arnold Garza</b>	<b>513669</b>	<b>arnold@cbure.com</b>	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Arnold Garza</b>	<b>513669</b>	<b>arnold@cbure.com</b>	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Giovanna Marquis</b>	<b>766137</b>	<b>gm@rai.group</b>	<b>(832) 452-1457</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date