

FOR LEASE



Office Space
2550 Gray Falls Drive
Houston, TX 77077

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

2550 Gray Falls Drive • Houston, Texas 77077

PROPERTY DESCRIPTION

This stunning, modern office space is available for lease in the heart of Houston, Texas. The property is situated at 2550 Gray Falls Drive and boasts a spacious, contemporary design that is perfect for a range of businesses and industries. With a total of 21,936 square feet of usable space, tenants will have ample room to accommodate their growing operations and workforce.

The building features multiple private offices, large meeting rooms, and open concept workspaces that are perfect for collaborative projects and team building. The amenities are state-of-the-art, including high-speed Internet, ample parking, and 24-hour controlled access to the building.

Located in a bustling commercial district, this office space is ideally situated for businesses looking to be in the heart of the action. The location offers easy access to major highways, public transportation, and the Houston International Airport.

Overall, this property is perfect for businesses seeking a modern, spacious, and well-equipped office space for their growing operations. It is an excellent opportunity to secure a prime location in Houston's thriving commercial district.



For More Information

Matt Easterling
713.325.4112

measterling@landparkco.com

Alex Houston
832.657.1741

ahouston@landparkco.com

LandPark Commercial
2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200
www.LandParkCo.com

PROPERTY HIGHLIGHTS

- On site property management and leasing.
- Ample parking including underground, covered and open surface spaces.
- Full Service executive suites and standard office spaces.
- Tenants will have 24 hour controlled access to the building.
- High Traffic Area off Westheimer Road.
- Close proximity to Westchse District and Energy Corridor.
- Easy Access to I-10, Sam Houston Toll, and Westpark Toll.

LANDPARK

FOR LEASE

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 100-D	356 SF	\$19.38
Suite 100-E	360 SF	\$18.33
Suite 200-H	308 SF	\$23.18
Suite 212	1,169 SF	\$16.00
Suite 214	997 SF	\$16.00
Suite 217	1,146 SF	\$17.00
Suite 275	1,811 SF	\$17.00
Suite 315	1,050 SF - 3,159 SF	\$17.00
Suite 320	2,109 SF - 3,159 SF	\$17.00
Suite 380	3,697 SF	\$17.00
Suite 395	3,459 SF	\$17.00
Suite 400 & 425	5,372 SF - 10,484 SF	\$17.00



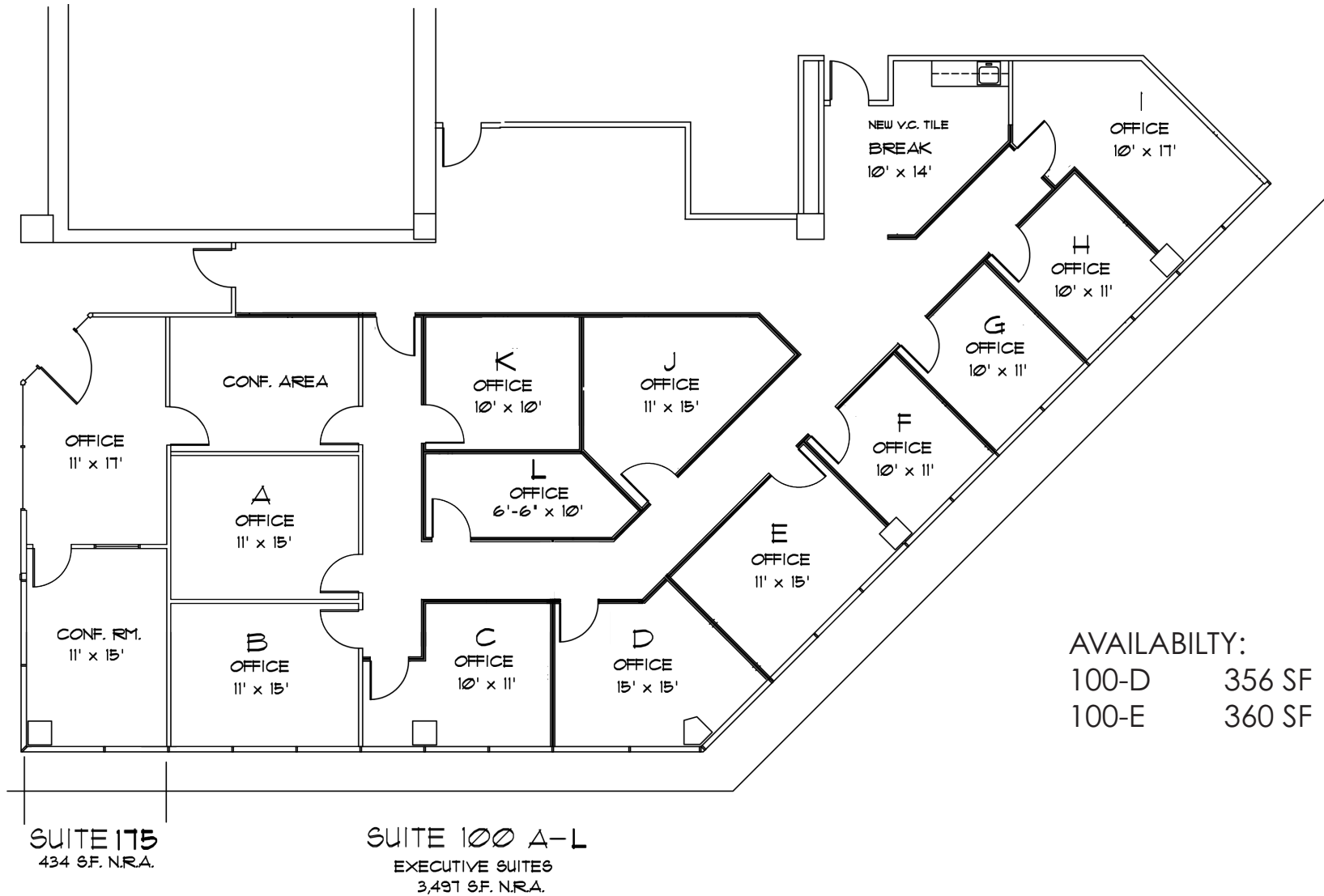
Availability

LANDPARK

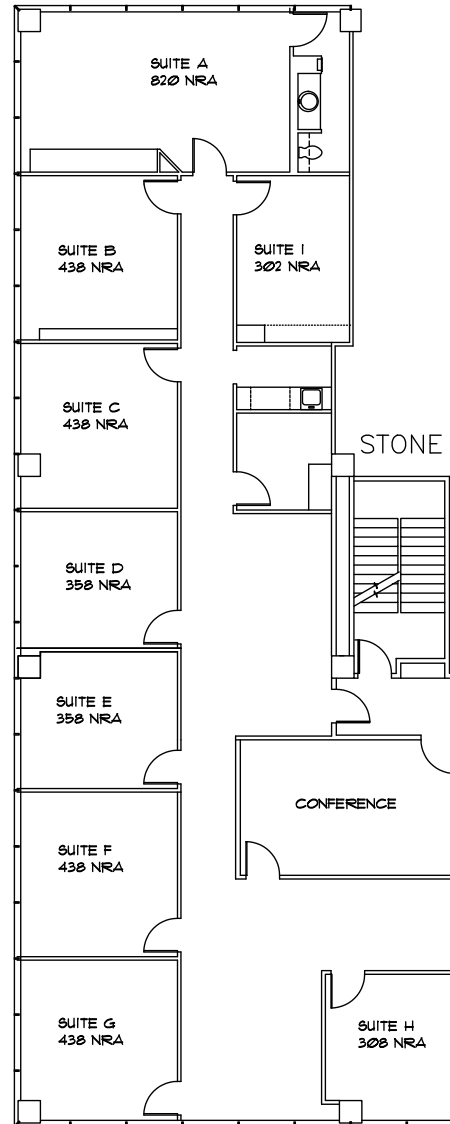
FOR LEASE



Photos

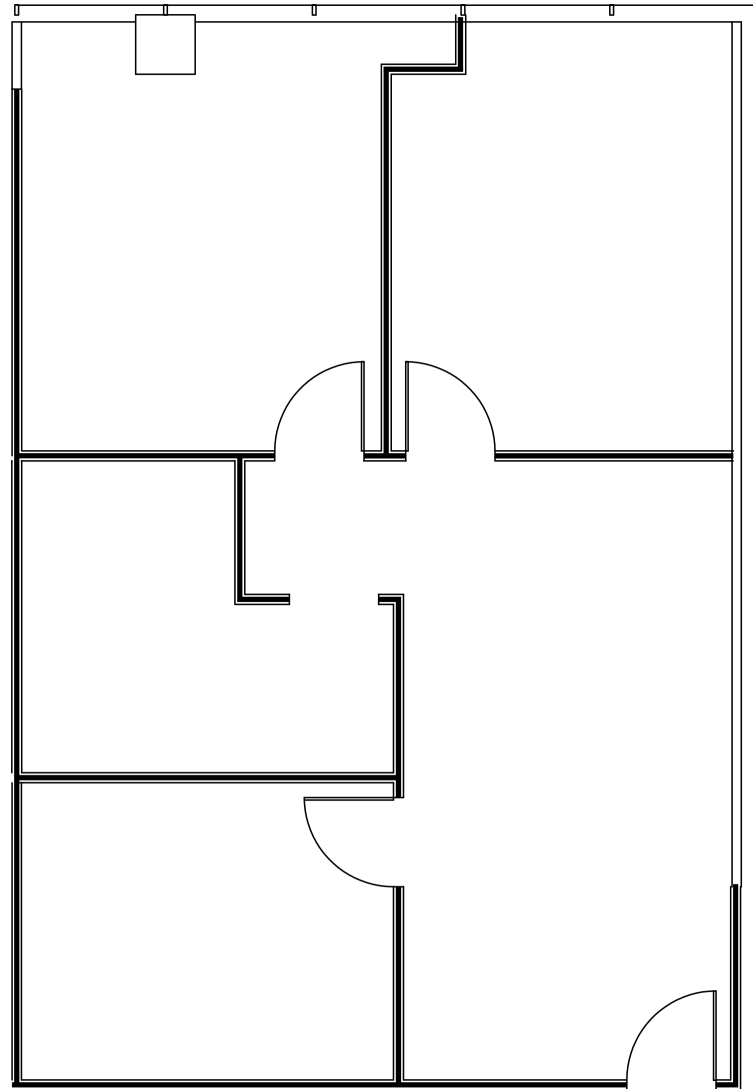


AVAILABILITY:
200-H 308 SF

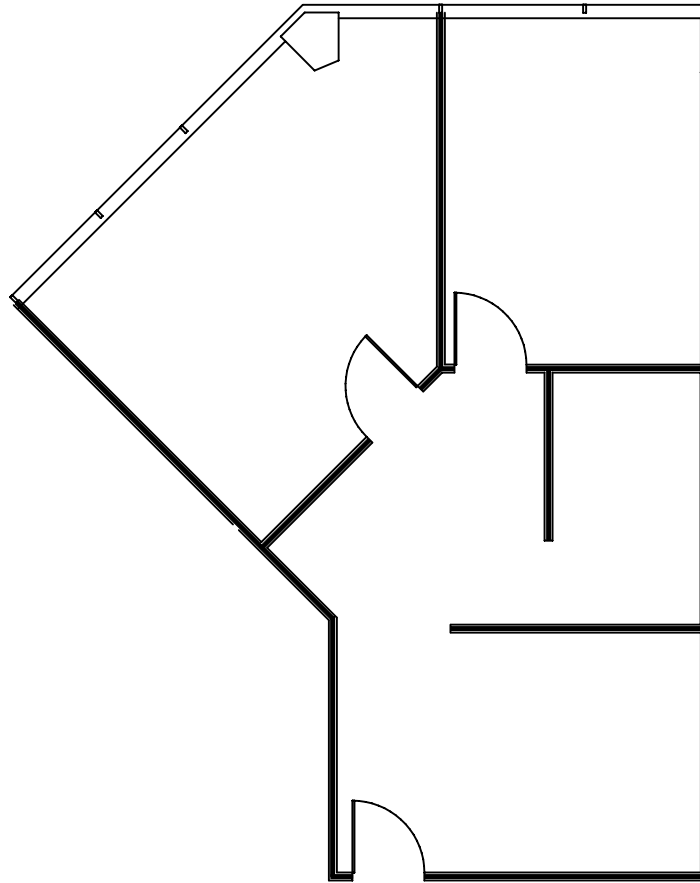


STONE MOUNTAIN BUSINESS CENTER
2550 GRAY FALLS
SUITE 200
3,898 S.F. N.R.A.

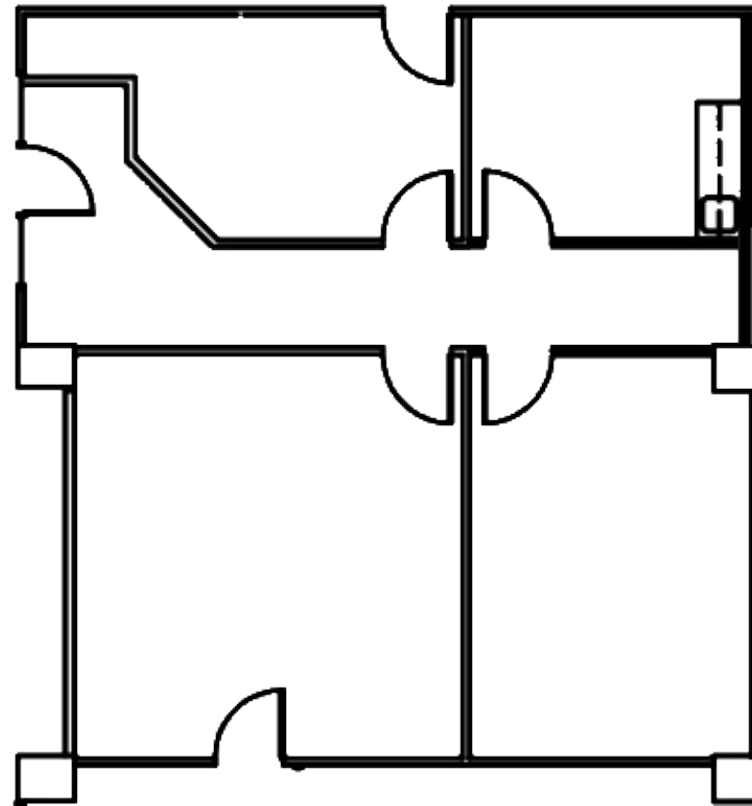
Executive
Suite 200



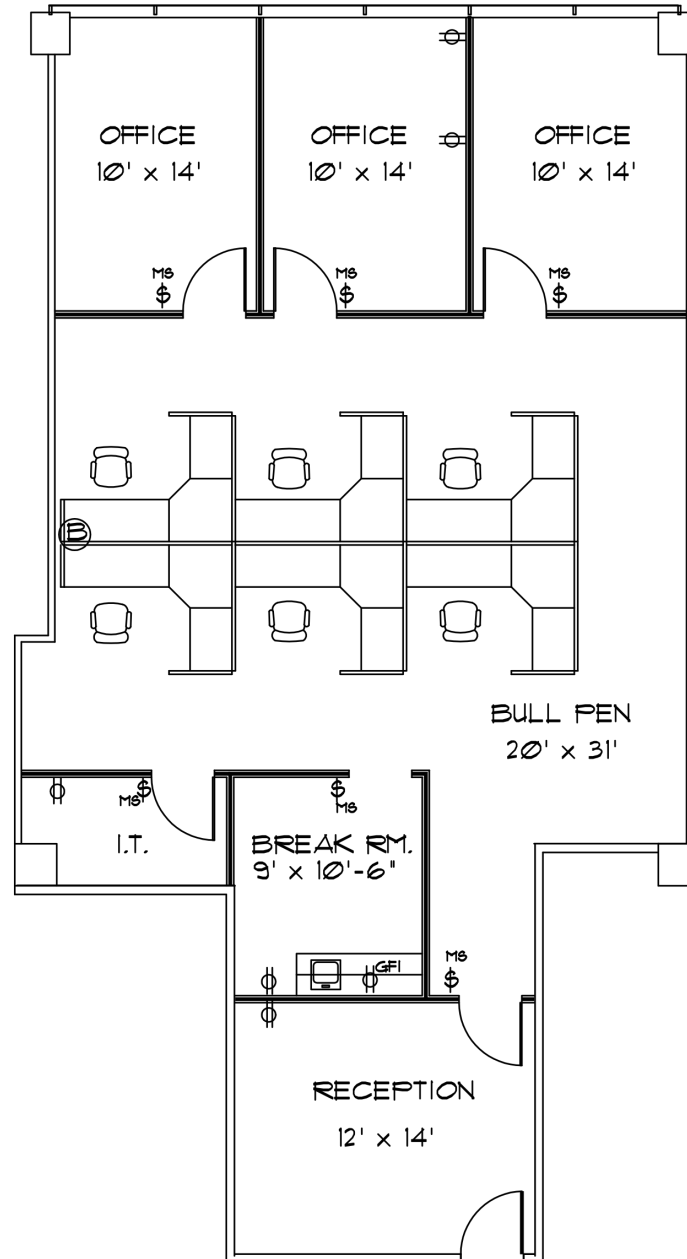
Suite 212
1,169 SF



Suite 214
997 SF



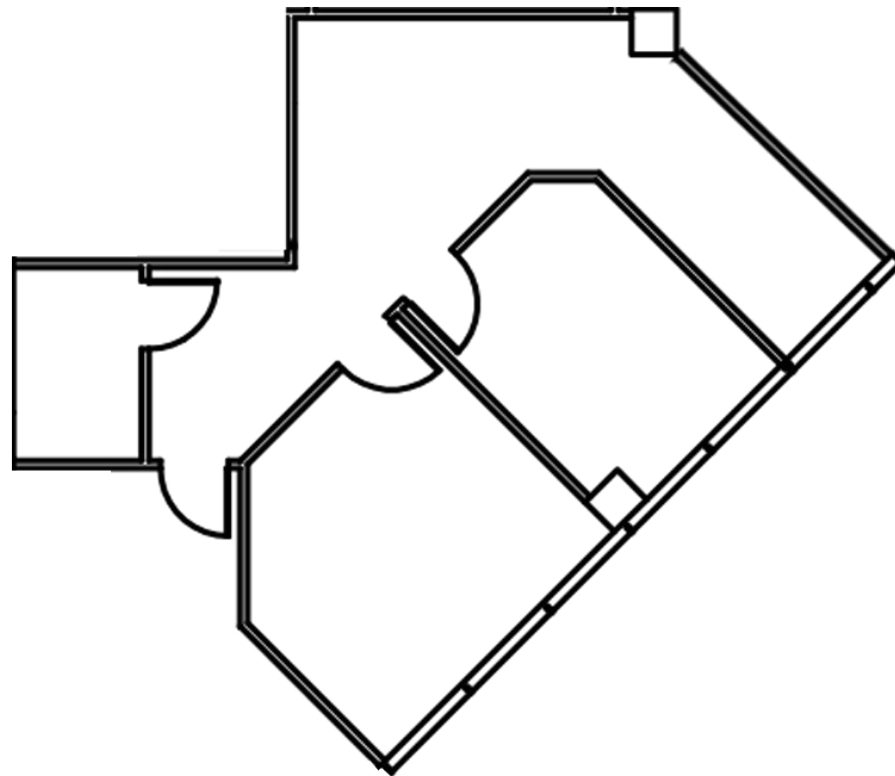
Suite 217
1,146 SF



Suite 275
1,811 SF

LANDPARK

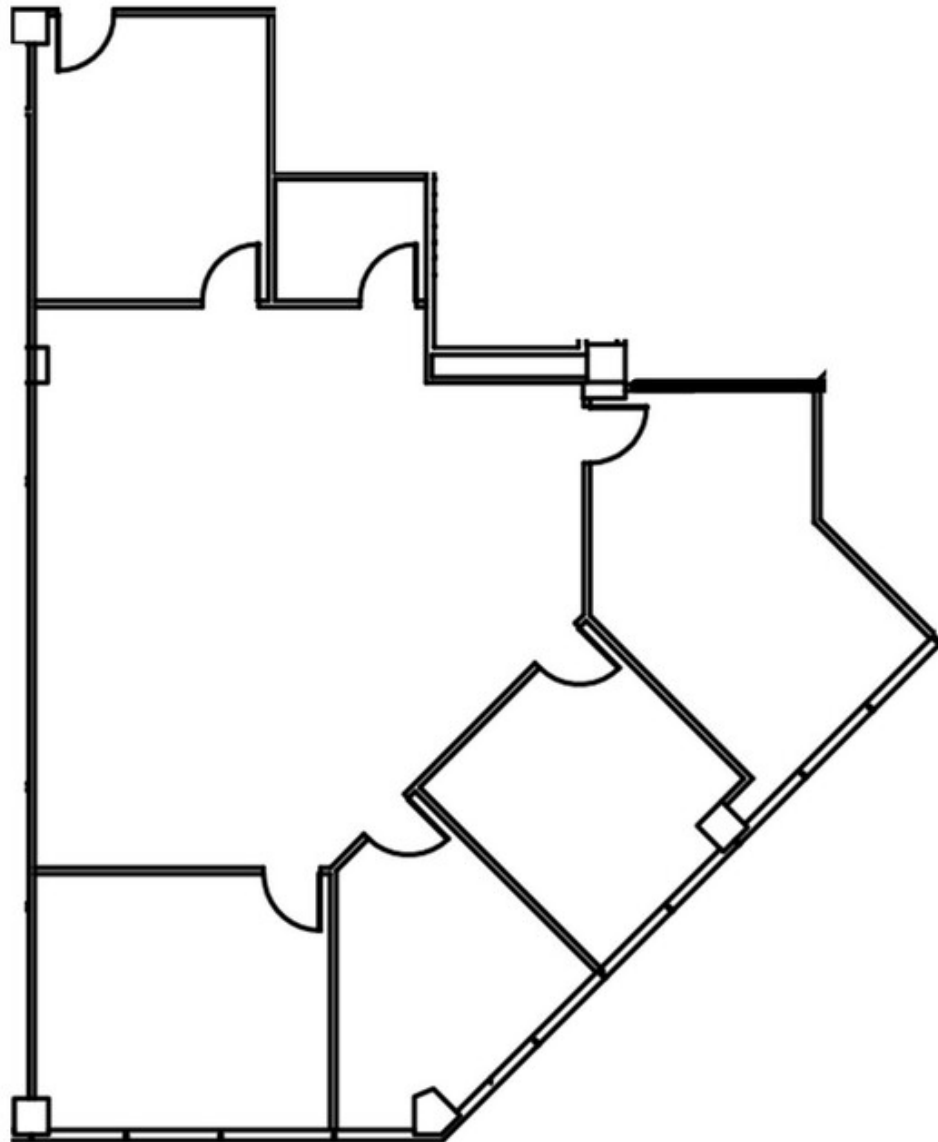
FOR LEASE



Suite 315
1,050 SF

LANDPARK

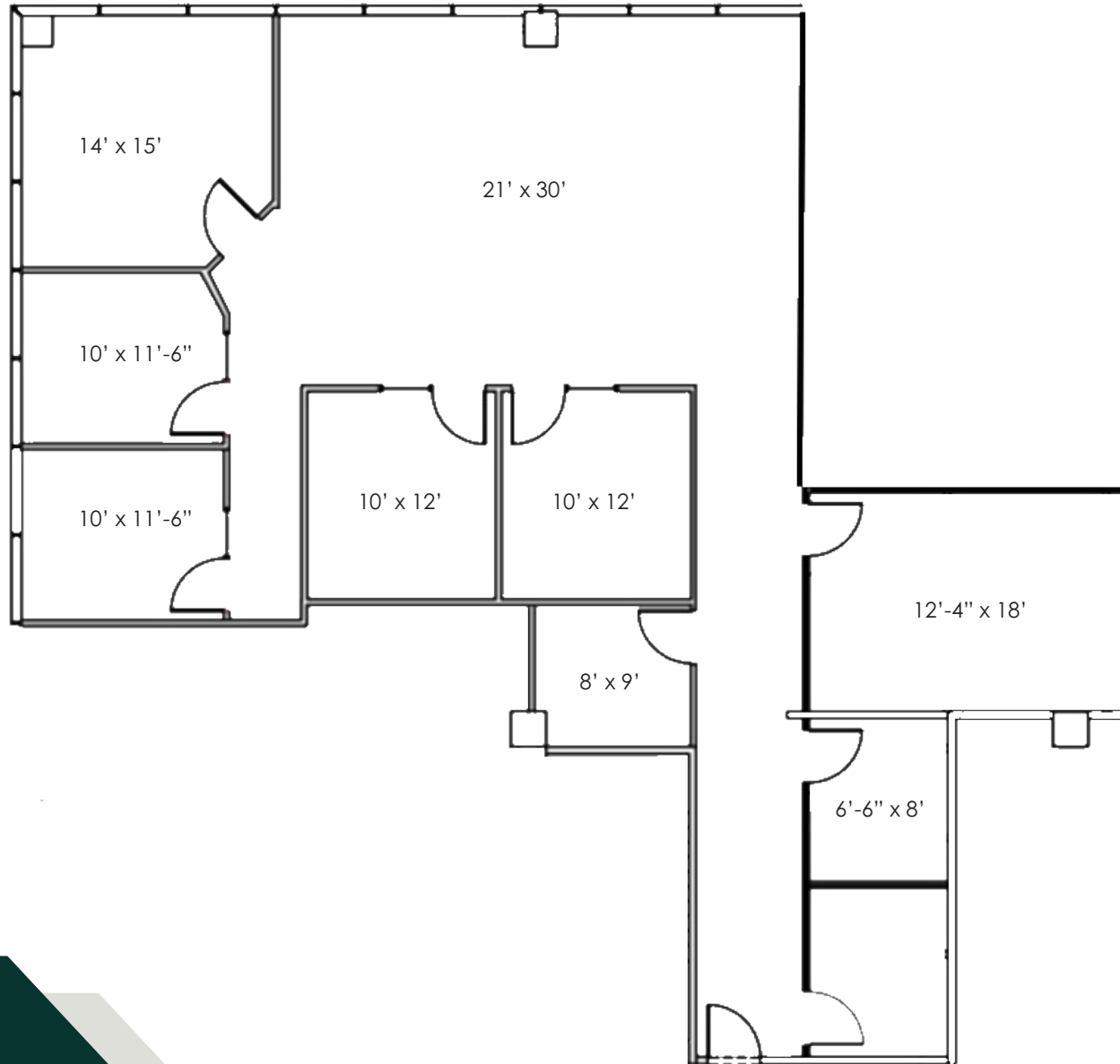
FOR LEASE



Suite 320
2,109 SF

LANDPARK

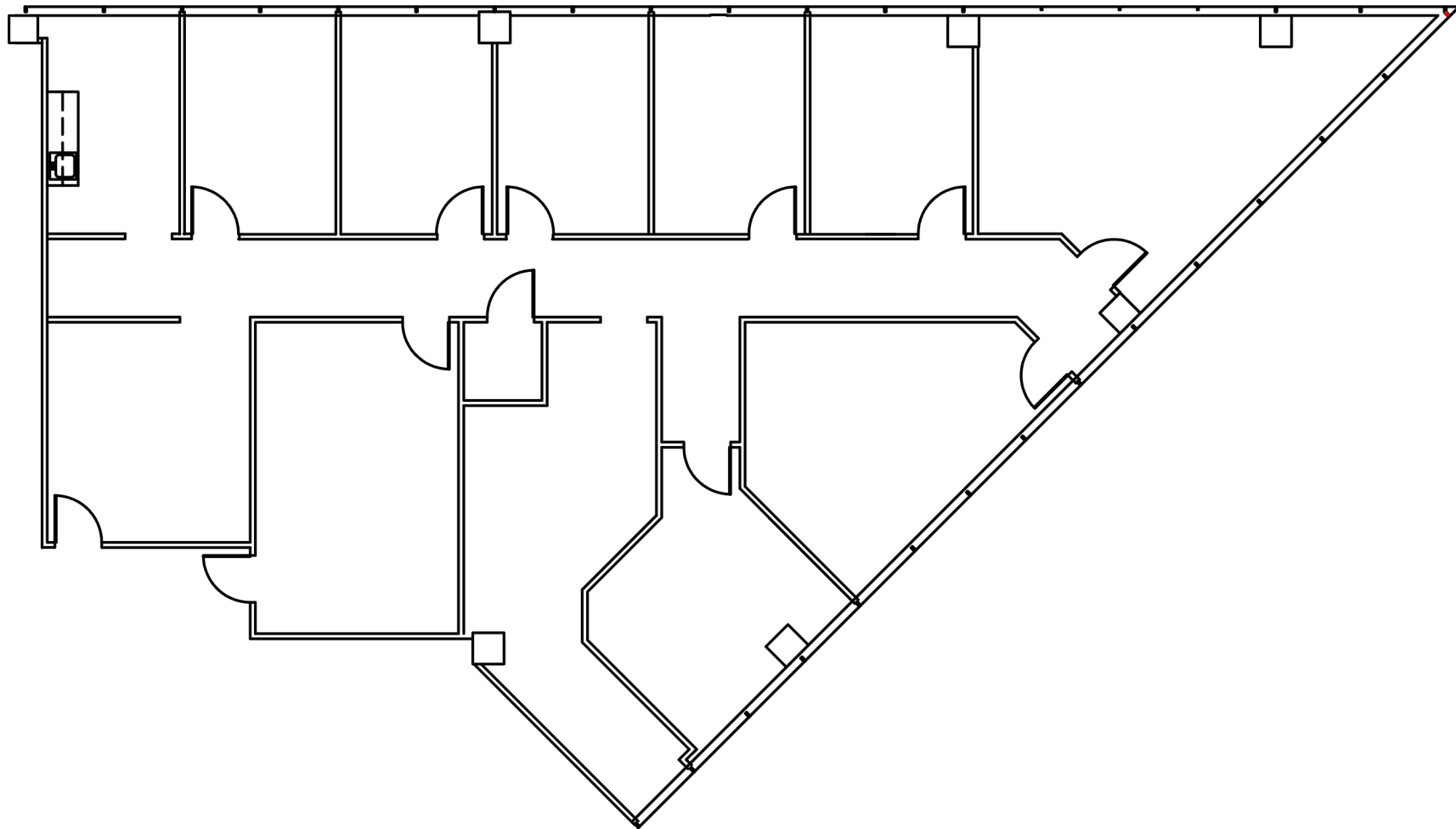
FOR LEASE



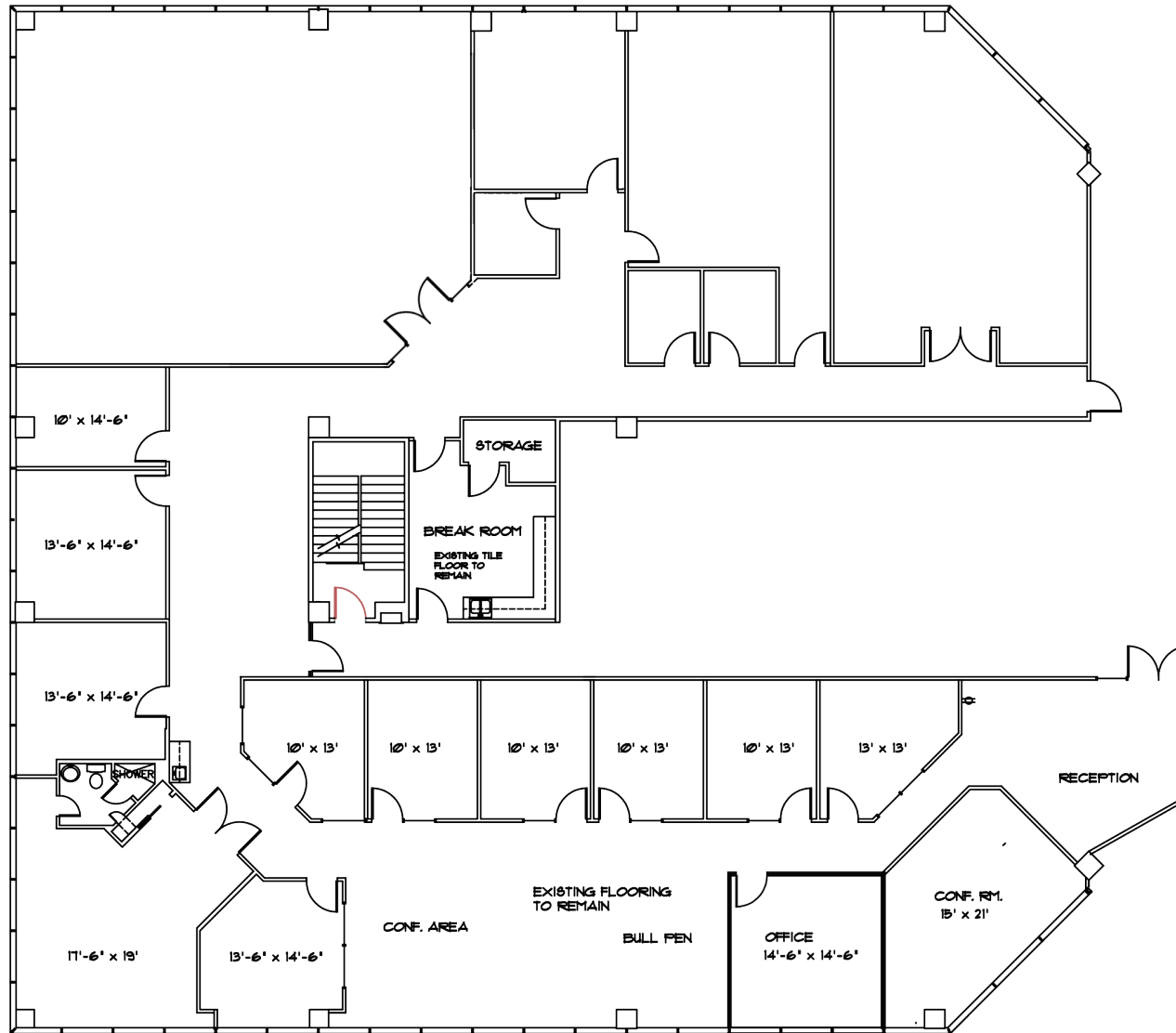
Suite 380
3,697 SF

LANDPARK

FOR LEASE



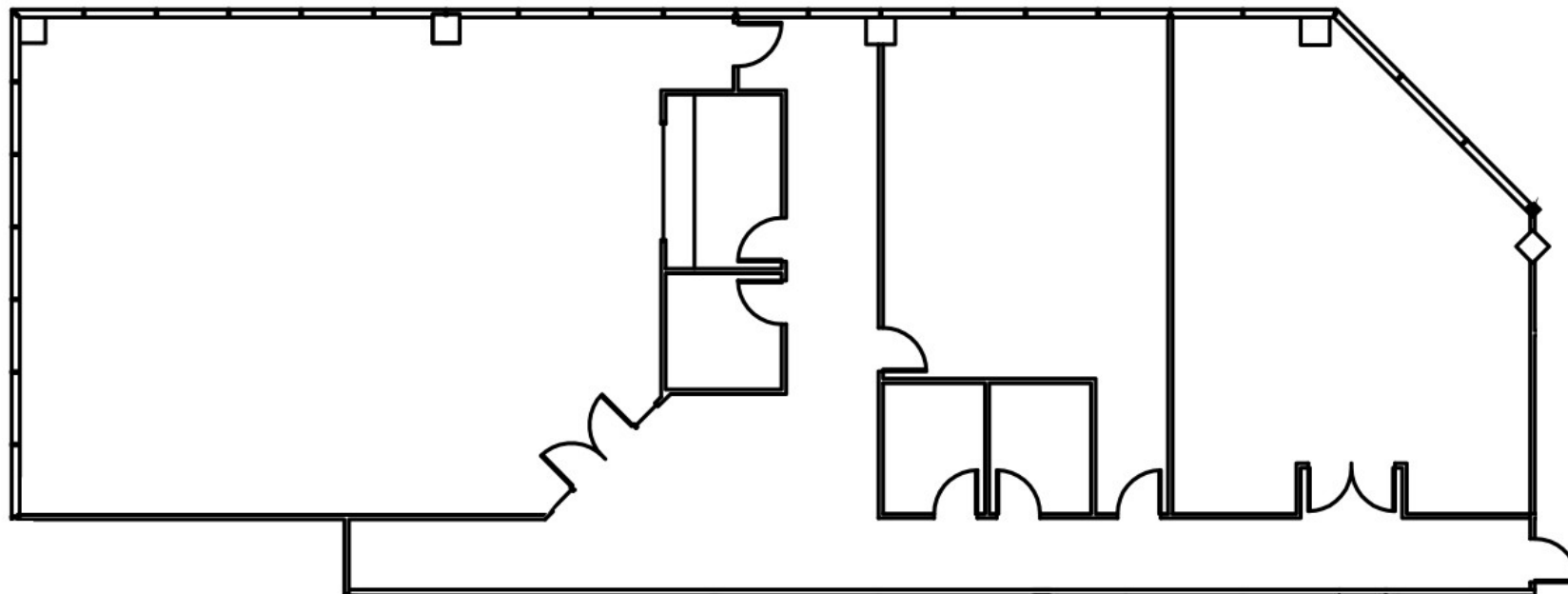
Suite 395
3,459 SF



Suite 400
10,484 SF

LANDPARK

FOR LEASE



Suite 425
5,372 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.

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alexander MacDowell Houston J	617044	ahouston@landparkco.com	(832) 657-1741
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____