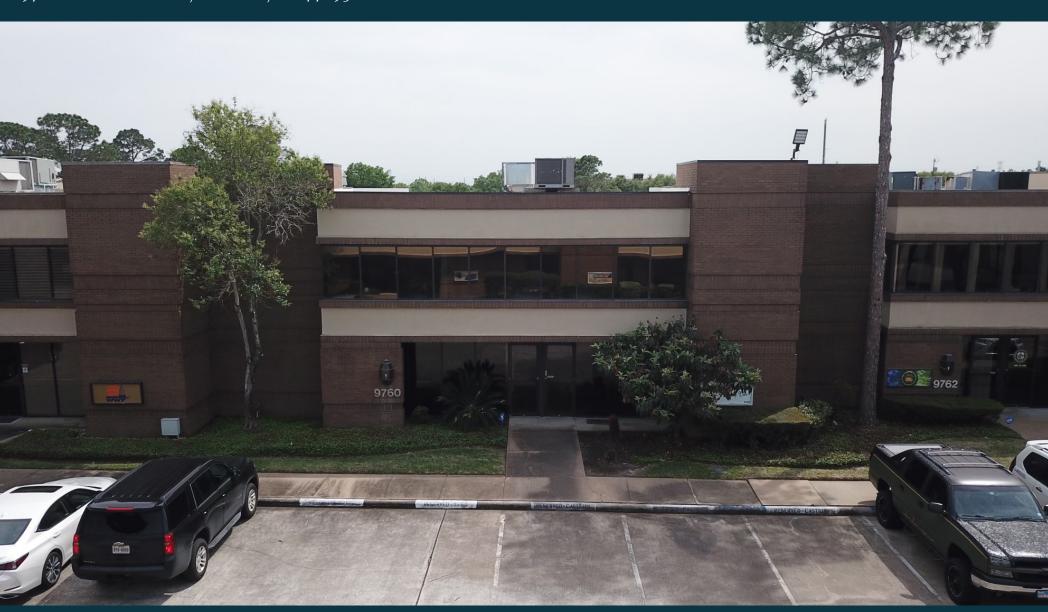
±5,361 SF Flex Space

Aberdeen Commerce Center 9760 Whithorn Drive, Houston, TX 77095

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MICHAEL KEEGAN, SIOR PARTNER

tel 713 306 1660 michael.keegan@partnersrealestate.com

ANDREW LAYCOCK VICE PRESIDENT

tel 713 805 1839 andrew.laycock@partnersrealestate.com

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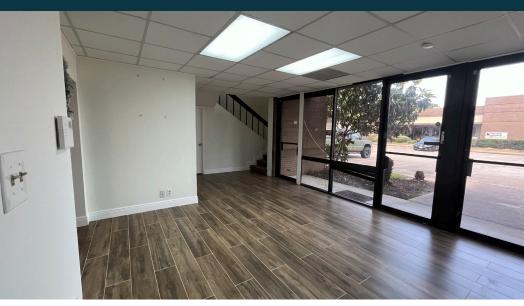
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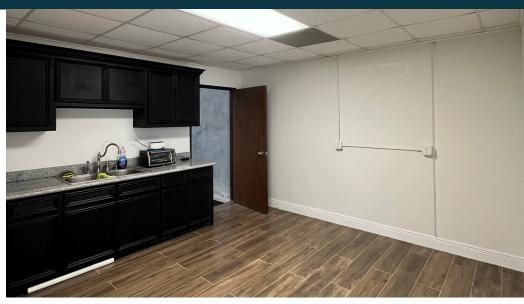
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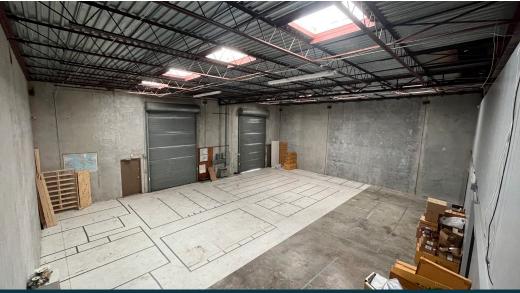
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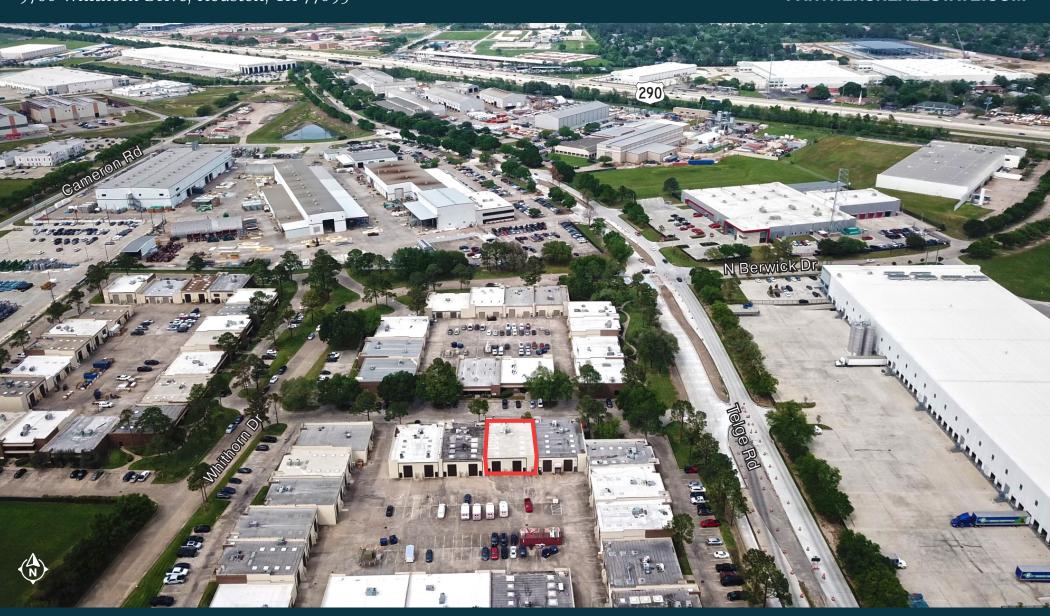
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage ac. vi. es, 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:

information disclosed to the agent or subagent by the buyer or buyer's agent. duties above and must inform the owner of any material information about the property or transaction known by the agent, owner, AGENT FOR OWNER (SELLER/LANDLORD): usually in a written listing to sell or property management agreement. An owner's agent must perform the The broker becomes the property owner's agent through an agreement with the broker's minimum including

seller's agent. material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: bold written 9

- Must treat all parties to the transaction impartially and fairly;
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- 0 that the owner will accept a price less than the written asking price;
- 0 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 t
- 0 disclose, unless required to do so by law. that a party specifically instructs the broker in writing not ť

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

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

되웨 교도

	ord Initials Date	Buver/Tenant/Seller/Landlord Initials	Buver/Tena
713-629-0500 Phone	Email michael.keegan@partnersrealestate.com andrew.laycock@partnersrealestate.com Email	License No. 584440 / 739465 License No.	Licensed Supervisor of Sales Agent/ Associate Michael Keegan / Andrew Laycock Sales Agent/Associate's Name
713-629-0500	travis.land@partnersrealestate.com	498101	Travis Land
713-629-0500 Phone	jon.silberman@partnersrealestate.com 713-629-0500	389162 License No.	Jon Silberman Designated Broker of Firm
Phone	Email	License No.	icensed Broker /Broker Firm Name or Primary Assumed Business Name
713-629-0500	9003949 licensing@partnersrealestate.com	9003949	DCR Brokerage Houston, LLC

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