

RIVER OAKS

OFFICE BUILDING FOR SALE

3939 ESSEX LN, HOUSTON, TX 77027



A COMPLETELY RENOVATED OFFICE BUILDING IN ONE OF
HOUSTON'S MOST DESIRABLE SUBMARKETS

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LOCATION

This office building resides within Houston's highly desirable Greenway/Upper Kirby submarket, a major employment hub located just inside the 610 Loop and minutes from the Central Business District. This vibrant area is positioned between the prestigious River Oaks neighborhood and the world-renowned Galleria, offering unparalleled access to premier shopping, dining, and high-end residential communities like Highland Village. As one of Houston's most dynamic business districts, the submarket is known for its Class A office spaces, strong corporate tenancy, and robust demographics, making it a proven and sought-after location for companies seeking visibility and long-term value. The property benefits from immediate proximity to major thoroughfares, including US-59 and the 610 Loop, ensuring excellent connectivity across the Houston metro area.

BUILDING HIGHLIGHTS

Please do not disturb tenant. The Building is occupied.

Land Size: ±23,801 SF
Building Size: ±8,088 SF total

- 6,888 SF main building
- 1,200 SF detached structure



New HVAC (2020), warranted roof (2036)



Comprehensive 2022 remodel with all new electrical and utility lines.



28 total parking spaces

- Covered
- ADA-compliant spots



Premium finishes, outdoor pergola, and a climate-controlled, fire-proof IT room



Excellent visibility and access

SECURITY



Fire alarm system



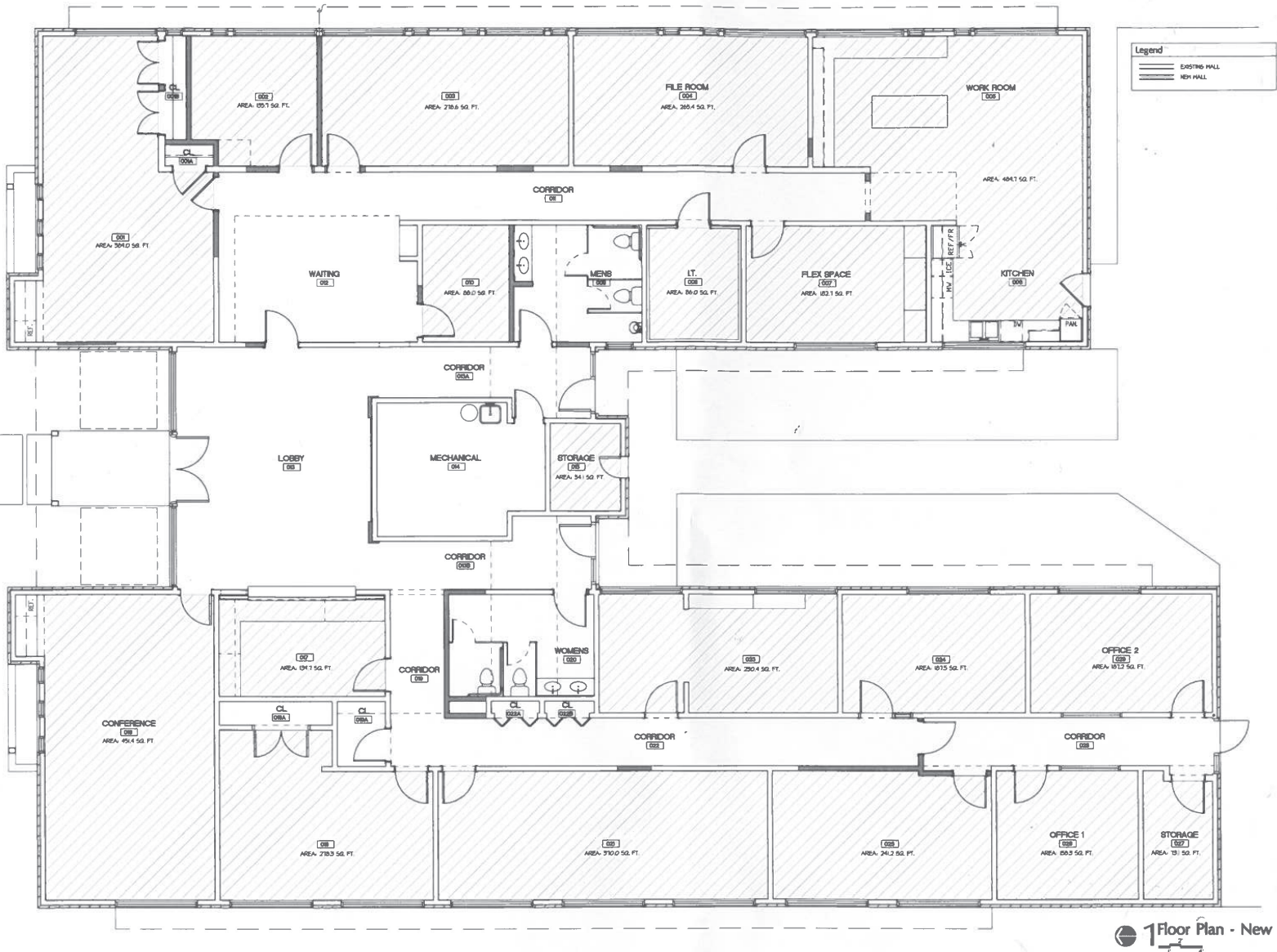
Mag lock system



Security cameras



A LOOK AT THE SPACE



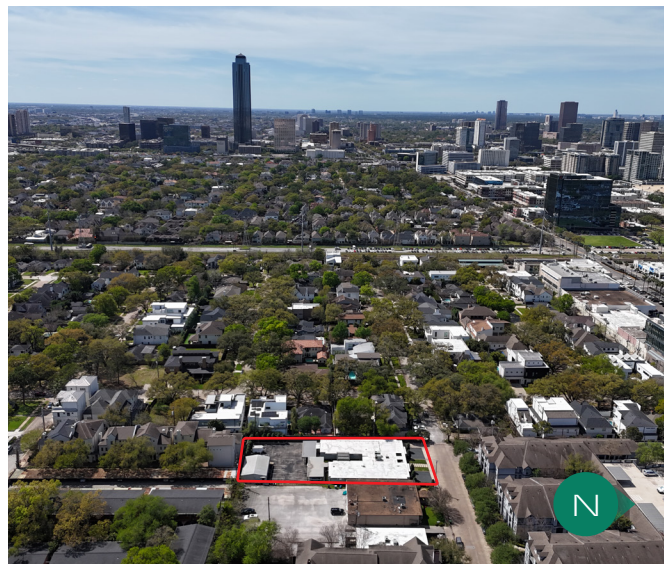
SITE PLAN



AN OFFICE VIEW

Your new headquarters awaits.

Explore the quality and attention to detail that define this unique property. The following gallery showcases the comprehensive renovations and modern amenities that make 3939 Essex Lane a standout offering in the market. From the fully updated interiors and flexible office layouts to the pristine exterior and ample parking, these images highlight a property designed for productivity and prestige. Discover the blend of classic architecture and contemporary finishes that await.





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±8,088 SF

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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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date