

Vibe

H O B B Y

AMENITY-RICH BUSINESS ENVIRONMENT IN
SOUTHEAST HOUSTON

8866 & 8876 GULF FREEWAY HOUSTON, TX 77017

 LEE &
ASSOCIATES

PROPERTY
SNAPSHOT

CONNECTED OFFICE CAMPUS FOR
TODAY'S WORKPLACE



±180,197 SF
Two-Building Office Campus



\$13.00 / NNN
Rate



3/1,000 SF
Parking Ratio



5 Minutes
to Hobby Airport



15 Minutes
to Downtown Houston



Vibe Hobby delivers a convenient, amenity-rich business environment in Southeast Houston with direct access to Gulf Freeway (I-45). The property is ideally located just 15 minutes from Downtown Houston and Clear Lake, 5 minutes from Hobby Airport, and near major hubs like the Port of Houston and NASA.

Surrounding the property are numerous dining, retail, and service options, including CVS, Walgreens, fitness centers, and a range of restaurants from quick eats to fine dining. On-site amenities include secured parking with direct freeway access, a cafe with outdoor seating, landscaped gathering areas, and a spacious atrium. Tenants can choose from flexible workspace options, including creative suites, coworking areas, and turnkey offices, all supported by on-site management and engineering staff.

PROPERTY OVERVIEW





OUTDOOR
LOUNGE



EXTERIOR
DECK

HIGHLIGHTS & RESTAURANTS

- + ±180,197 SF total building space
- + Two Five-story buildings
- + ±17,900 SF average floor size
- + 3/1,000 parking ratio
- + Atrium
- + 24-hour controlled access
- + Security system with cameras (new)
- + Controlled access parking lot
- + Two large conference rooms
- + Tenant lounge areas
- + Outdoor lounge with covered seating area
- + Close proximity to dining, retail, fitness and daily service amenities, with short drives to major business centers including the Port of Houston and NASA Mission Control
- + Immediate access to I-45 with convenient connectivity to the Sam Houston Parkway. Property is located just 15 minutes from Downtown or Clear Lake





DINING
AREA



ACCESS

Immediate Gulf Freeway frontage with convenient connectivity to I-45, Beltway 8 and major Southeast Houston destinations.



WORKSPACES

Ready to go workspace options.



FLEXIBILITY

Suite options range from smaller move-in-ready spaces to larger floorplate opportunities.



SUPPORT

On-site management and engineering staff provide responsive day-to-day tenant service.

WHY VIBE HOBBY

8866 GULF FREEWAY

SUITE	SQ. FT.
103	±1,136 SF
130	±1,710 SF
280/290	±1,542 SF
360	±7,370 SF
415	±3,364 SF
425	±2,428 SF
545	±753 SF

8876 GULF FREEWAY

SUITE	SQ. FT.
120	±2,987 SF
215	±3,003 SF
275	±1,297 SF
300	±8,554 SF
400	±2,690 SF
420	±4,254 SF
540	±3,449 SF
556	±1,544 SF

AVAILABILITIES



CONFERENCE ROOM

COURTNEY KNIGHTSTEP-BUCKOUT

Director
cbuckout@lee-associates.com
D 713 744 7467

WADE BOWLIN

Executive Vice President
wbowlin@lee-associates.com
D 713 744 7460



713.744.7400
lee-associates.com/houston
10497 Town and Country Way, Suite 700
Houston, TX 77024

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DFW Lee & Associates LLC - Houston Office, RS	9012596	contacthouston@lee-associates.com	(713)744-7400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493296	contacthouston@lee-associates.com	(713)744-7400
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493296	contacthouston@lee-associates.com	(713)744-7400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Courtney Knightstep-Buckout	549495	cbuckout@lee-associates.com	(713)744-7400
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

DFW Lee & Associates LLC- Houston Office, RS - Corporate, 10497 Town & Country Way, Suite 700 Houston, TX 77024

Phone: 7137447400

Fax:

IABS - No Agent

Mike Spears, SIOR, CCIM

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com