

SUBLEASE

9610 LONG POINT, SUITE #300, HOUSTON TX, 77055
5,667 SF



VINCENT VEGA

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PROPERTY OVERVIEW

Newly renovated Office Building in the Spring Branch area. Plug & Play Team Hub

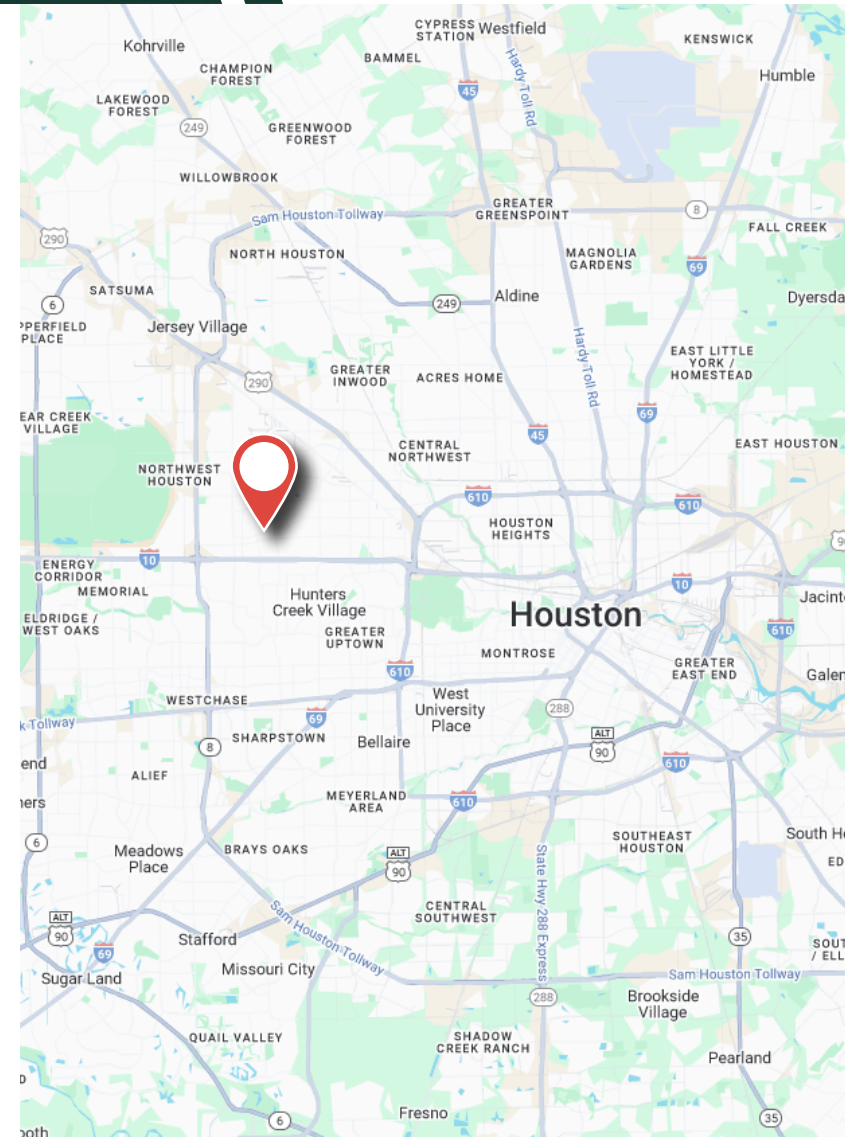
- 24 Hour Access
- Bus Line
- Conferencing Facility in Office Lobby
- Property Manager on Site
- Signage

PROPERTY FACTS

- Building Type: Office
- Year Built/Renovated 1983/2022
- Building Height 3 Stories
- Building Size 48,135 SF
- Typical Floor Size 15,520 SF
- Parking: Surface Parking

SPACE OVERVIEW

- 5,667 SF, Sublease Rate: \$13.50 GROSS
- Sublease Expiration: 5/30/2027
- Move-in ready space
- Sublease Commencement ASAP



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Position your team for success in this 5,667 SF fully furnished, tech-enabled office featuring a bright corner conference room, expansive bullpen lined with windows, and three interior executive offices that overlook the collaborative floor. This move-in-ready space comes with over \$100K in premium desks, wired cubicles, seating, and an optional 1U Rack Mount Command System for seamless IT setup. From a welcoming client reception area to a large kitchenette and built-in conference facility access, this sublease delivers big value for a below-market rate.



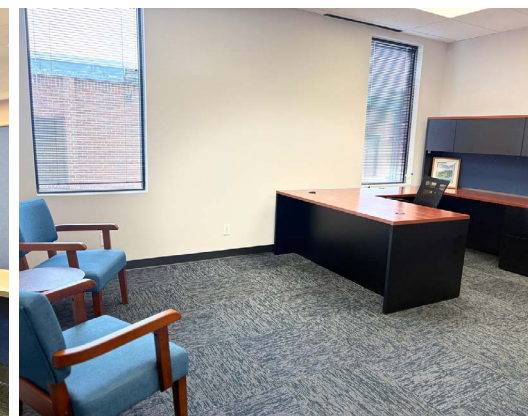
Fully Furnished & Wired



Natural Light & Team Visibility



Tech-Ready Infrastructure



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PROPERTY PHOTOS



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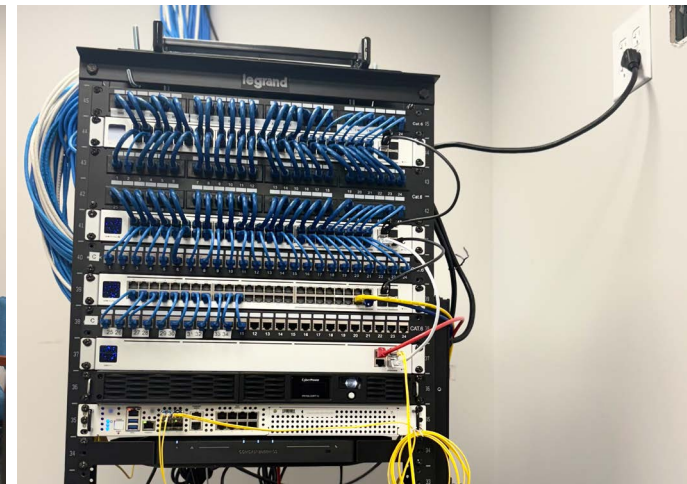
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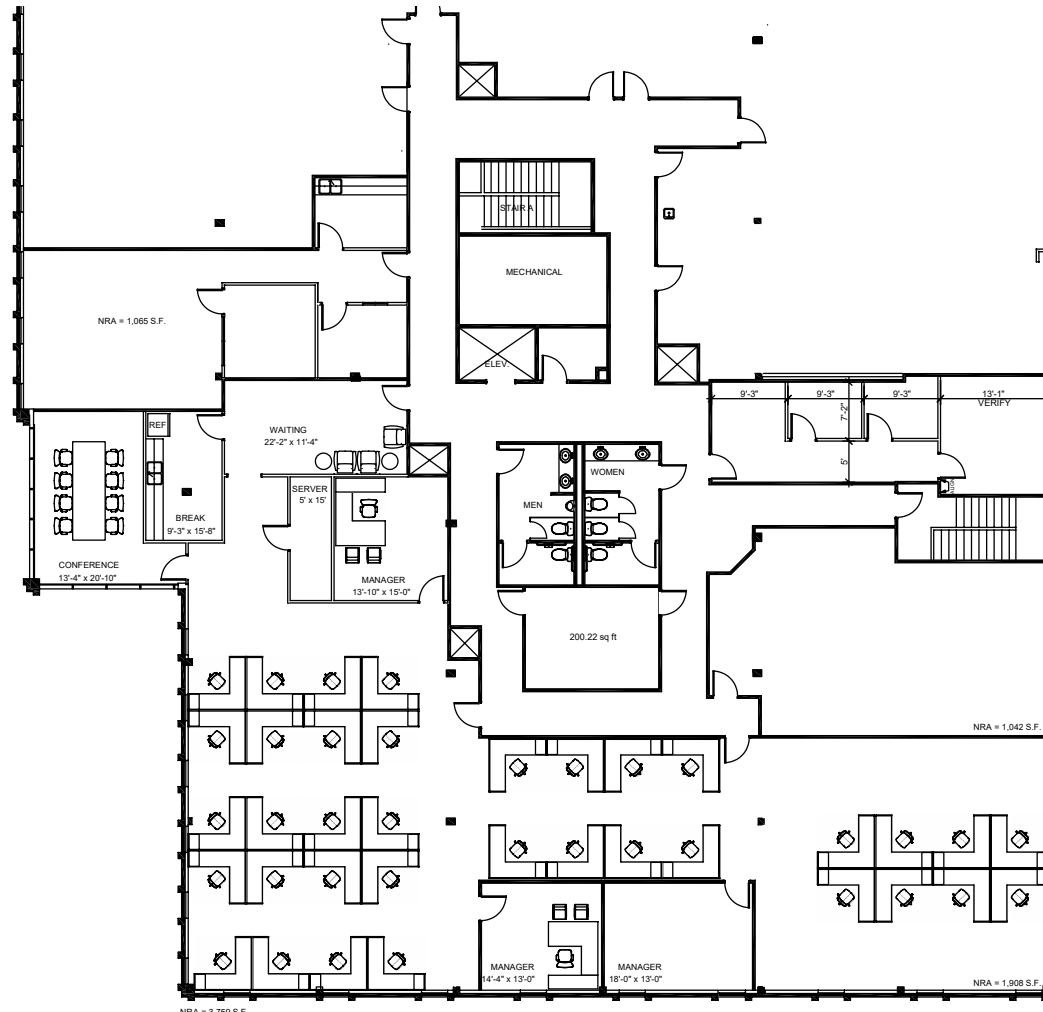
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FLOOR PLAN



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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	20,306	138,764	359,234
Households	7,173	53,137	153,319
Families	4,693	34,737	86,861
Average Household Size	2.81	2.60	2.33
Owner Occupied Housing Units	2,575	27,584	65,028
Renter Occupied Housing Units	4,598	25,553	88,291
Median Age	33.6	36.8	36.6
Median Household Income	\$63,592	\$83,054	\$73,713
Average Household Income	\$99,002	\$152,409	\$133,700

BUSINESSES - 5 MILES

25,786
TOTAL
BUSINESSES

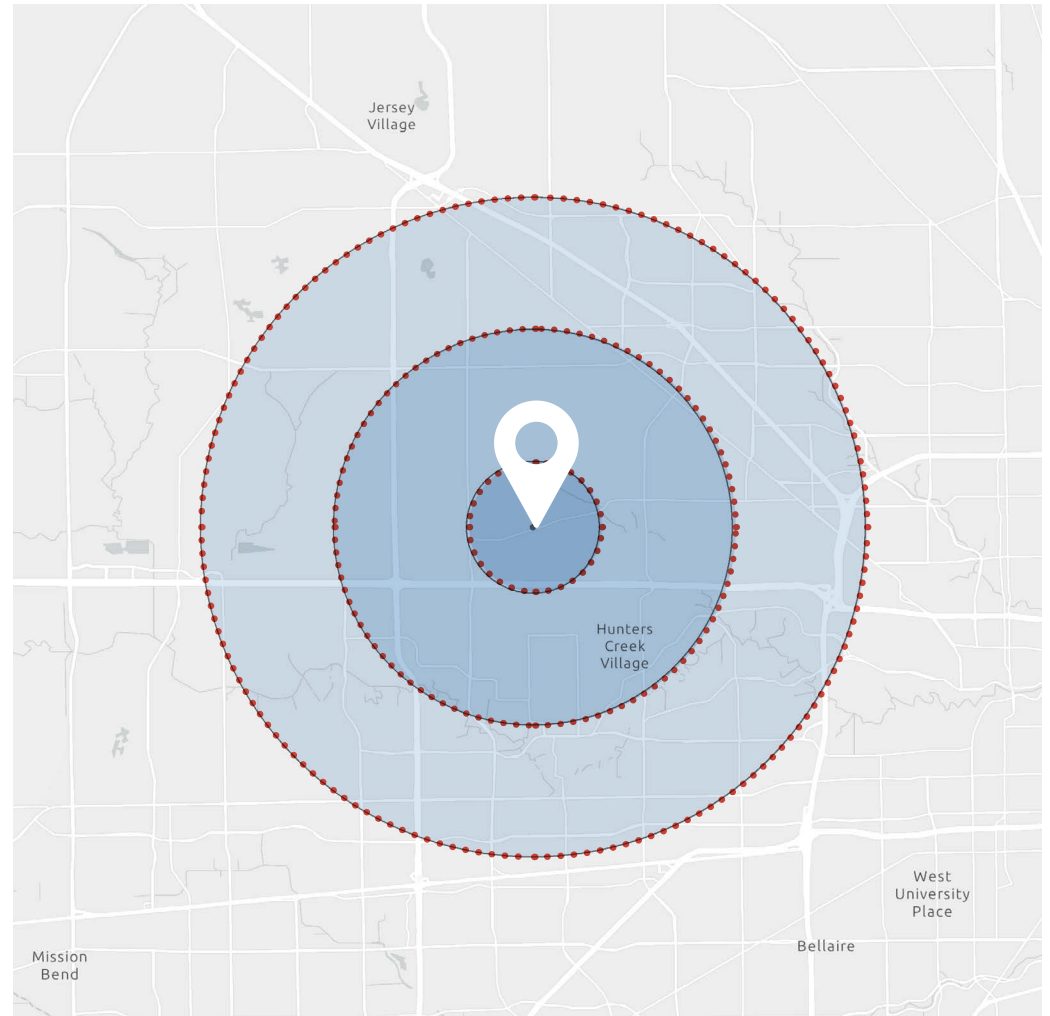
284,990
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$149,059
AVERAGE HH
INCOME

\$57,073
PER CAPITA
INCOME

\$88,582
MEDIAN
NET WORTH



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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 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'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.

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<hr/> Sales Agent/Associate's Name	<hr/> License No.	<hr/> Email	<hr/> Phone
<hr/> Buyer/Tenant/Seller/Landlord Initial		<hr/> Date	