

OFFICE SPACE FOR LEASE

For Lease: \$16.50/SF- Full Service



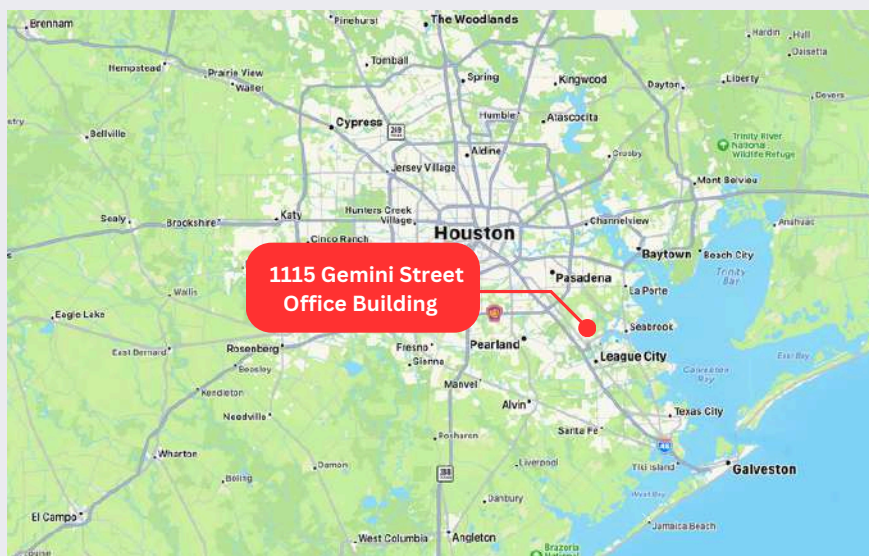
[CLICK TO VIEW DETAILED PROPERTY VIDEO!](#)

1115 GEMINI STREET

Houston, TX 77058

ABOUT THIS LISTING

- ✓ **PROPERTY MANAGEMENT ON SITE & 24/7 ACCESS.**
- ✓ Building Size: Approximately 25,000 SF; 2 Story
- ✓ Typical Floor Size: Approximately 12,564 SF
- ✓ Property Type: Office
- ✓ Year Built/Renovated: 1967/1995
- ✓ Building Class: B
- ✓ Parking: Free Surface Parking - Ample Parking Available



FOR LEASING INFORMATION:

Scott Covington - President

(713) 858 - 1115 (c); (713) 974-7600 (o)

scovington@secovington.com

Courtney L. Williams - Vice President

(214) 435-6704 (c); (713) 974-7600 (o)

cwilliams@secovington.com



MAIN LOBBY



TYPICAL PRIVATE OFFICE

S.E. COVINGTON & COMPANY, INC.

SPACE FOR LEASE - LEVEL 1



- ✓ 24 Hour Access with Keycard
- ✓ Property Manager On-Site
- ✓ Shared Conference Room for Tenant Use

VACANT SUITES

EXECUTIVE SUITES:

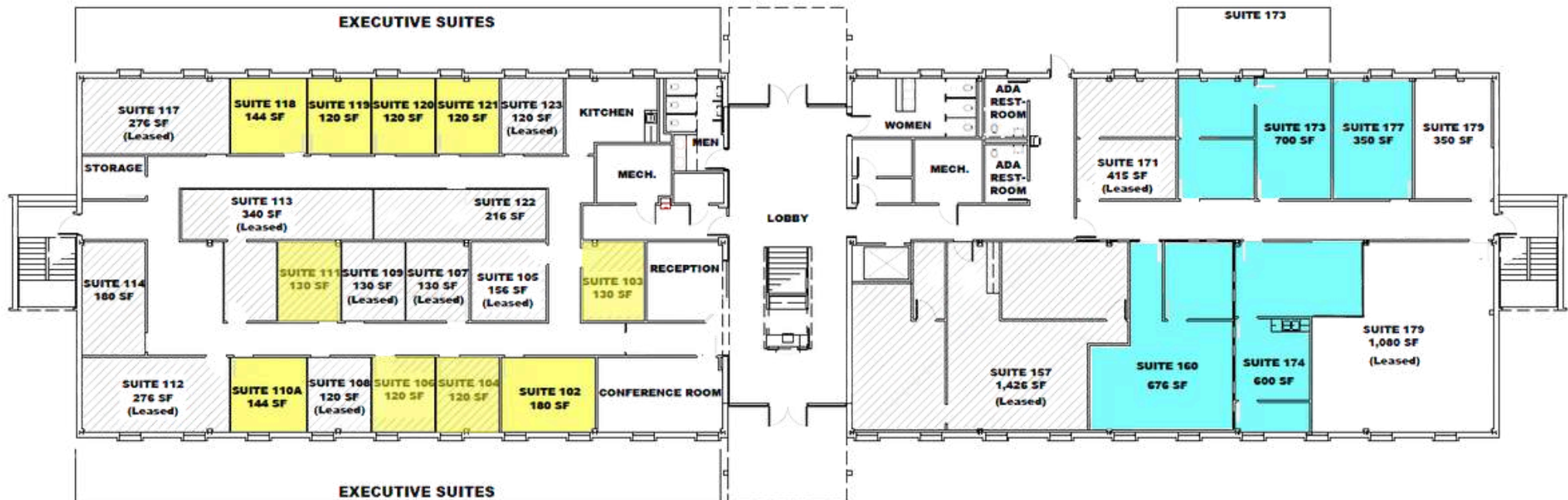
Suite 102 (180 SF)
Suite 103 (130 SF)
Suite 104 (120 SF)
Suite 106 (120 SF)
Suite 110A (144 SF)
Suite 111 (130 SF)
Suite 118 (144 SF)
Suite 119 (120 SF)
Suite 120 (120 SF)
Suite 121 (120 SF)

OFFICE SUITES:

Suite 160 (676 SF)
Suite 173 (700 SF)
Suite 174 (600 SF)
Suite 177 (350 SF)

LEGEND

- LEASED
- EXECUTIVE SUITES - AVAILABLE
- VACANT SUITES - AVAILABLE



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S.E. COVINGTON & COMPANY, INC.

SPACE FOR LEASE - LEVEL 2



S.E. COVINGTON & CO.
COMMERCIAL REAL ESTATE SERVICES

- ✓ 24 Hour Access with Keycard
- ✓ Property Manager On-Site
- ✓ Shared Conference Room for Tenant Use

VACANT OFFICE SUITES

Suite 210B (696 SF)

Suite 255 (1,410 SF)

Suite 260 (737 SF)

Suite 265 (1,470 SF)

Suite 270 (1,433 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.

2-10-2025



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.

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. **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.

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.

S.E. Covington & Company, Inc.	395512	scovington@secovington.com	713-974-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Designated Broker of Firm	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Courtney Leigh Williams	724219	cwilliams@secovington.com	214-435-6704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date