



# Office Building for Lease

2301 FM 1960 W, Houston, Texas 77068

FM 1960/Northgate Area

Office Spaces Available



- \* Offices Available
- \* Easy Ingress/Egress
- \* Excellent Visibility
- \* Strong Demographics
- \* Discount Rates

South Texas Prime Properties 11205 Bellaire Blvd., Ste. B-33, Houston, TX 77036 Off: 281.843.8069 Cell: 713.530.8886 Fax: 888.252.5364

The information contained herein was obtained from sources believed reliable but needs to be verified by buyer; however, Bryan Luong and STPP make no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. Buyer shall assume all information provided herein incorrect and inaccurate.

# Office Building for Lease

2301 FM 1960 W, Houston, Texas 77068

FM 1960/Northgate Area

Office Spaces Available



## Property Information

**Location:**  
 2301 FM 1960 W, Houston, Tx 77068  
 (corner of FM 1960 & Kuykendahl)

(1 Mile / 3 Mile/ 5 Mile)

**2022 Population**  
 12,172/ 129,713 / 322,052

**Avg Home Value:**  
 \$312,203 / \$268,752 / \$278,111  
**Average Household Income**  
 \$79,126/ \$85,620/ \$95,594

**Traffic Counts**  
 FM 1960, W of Kuykendahl: 71,000 vpd  
 FM 1960, E of Kuykendahl: 63,810 vpd  
 Kuykendahl , N of FM 1960: 34,730 vpd  
 Kuykendahl , S of FM 1960: 30,285 vpd

**Drive Times**  
 HCA Houston Healthcare: 5 minutes  
 Greenspoint Mall: 10 minutes  
 Willowbrook Mall: 15 minutes  
 George Bush Airport: 20 Minutes

**Economics**  
 Lease Rate: \$18/SF/YR  
 NNN

## Property Details

For more information,  
 please contact:

Bryan Luong, CCIM  
 bryan@bryanluong.com

713.530.8886 call/text

**Bldg Size:** 14,879 SF

**Land Size:** 1.27 acre

**Year Built:** 1976 & 1981

**Available:** Levels 1 & 2

**Signalized Corner Location**

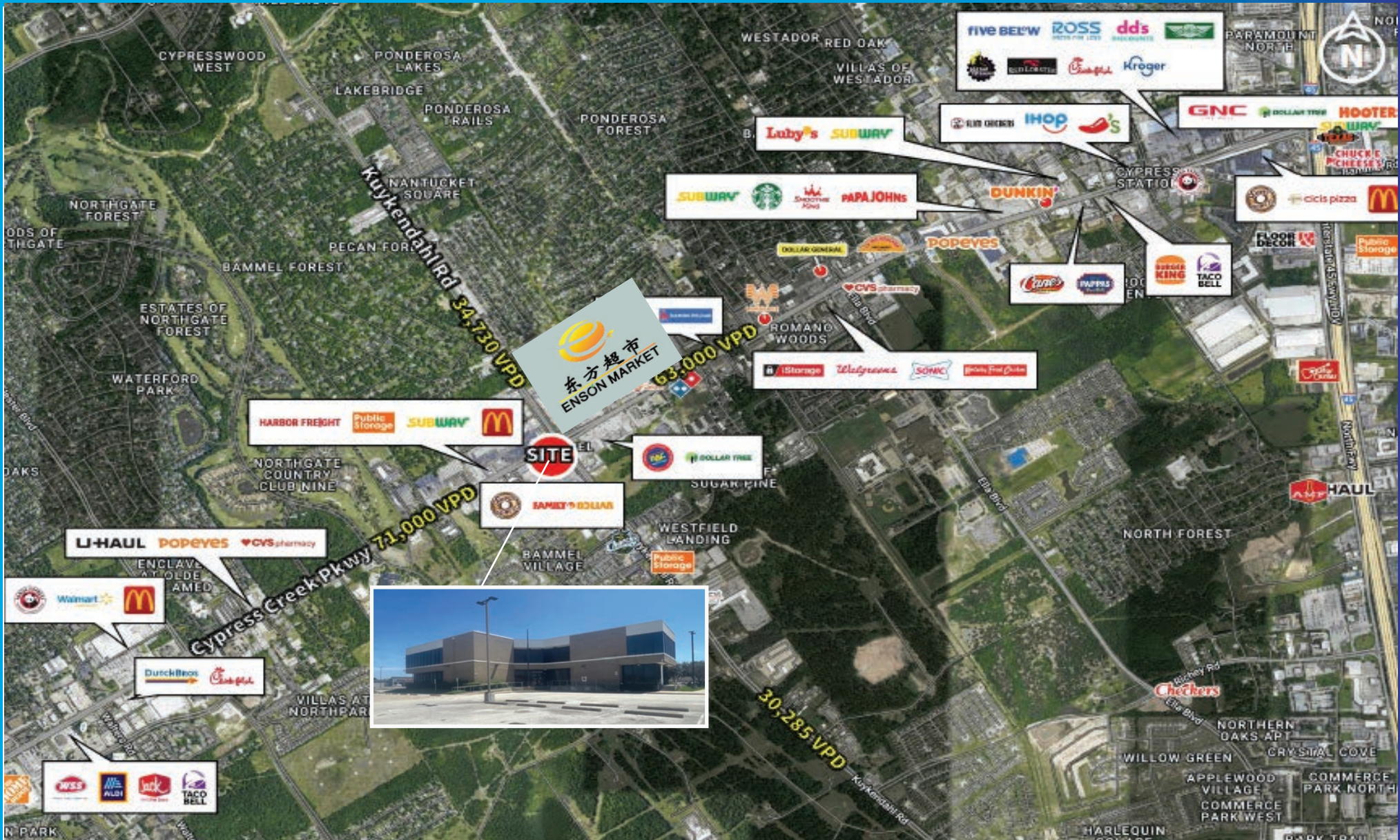
**Easy Ingress/Egress**

**Parking:** approx. 53 Spaces

**Easy access to I-45 & SH 249**

# Bank Building for Lease

2301 FM 1960 W, Houston, Texas 77068



South Texas Prime Properties 11205 Bellaire Blvd., Ste. B-33, Houston, TX 77036 Off: 281.843.8069 Cell: 713.530.8886 Fax: 888.252.5364

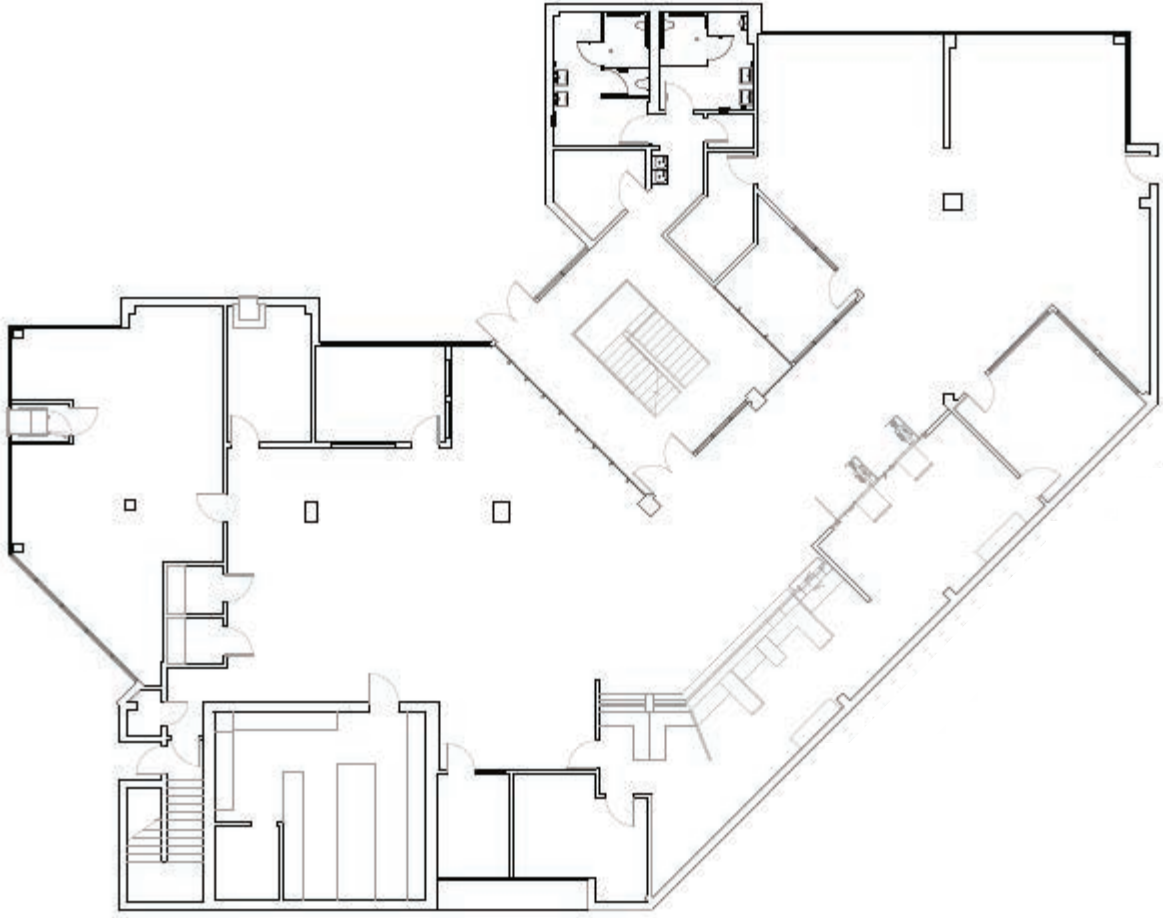
The information contained herein was obtained from sources believed reliable but needs to be verified by buyer; however, Bryan Luong and STPP make no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. Buyer shall assume all information provided herein incorrect and inaccurate.

# Office Building for Lease

2301 FM 1960 W, Houston, Texas 77068

FM 1960/Northgate Area

Floor Plan - Level 1



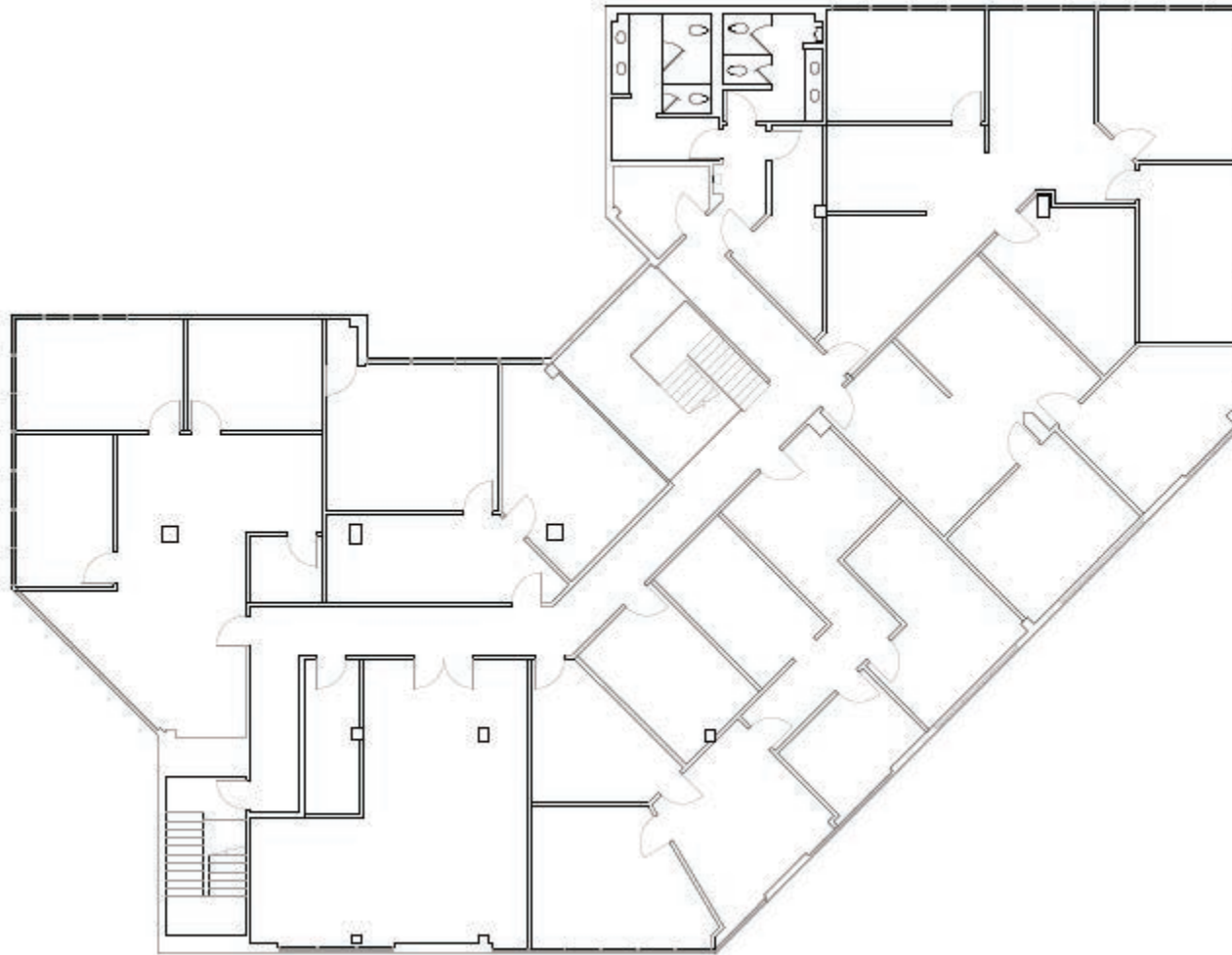
The information contained herein was obtained from sources believed reliable but needs to be verified by buyer; however, Bryan Luong and STPP make no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. Buyer shall assume all information provided herein incorrect and inaccurate.

# Office Building for Lease

2301 FM 1960 W, Houston, Texas 77068

FM 1960/Northgate Area

Floor Plan - Level 2

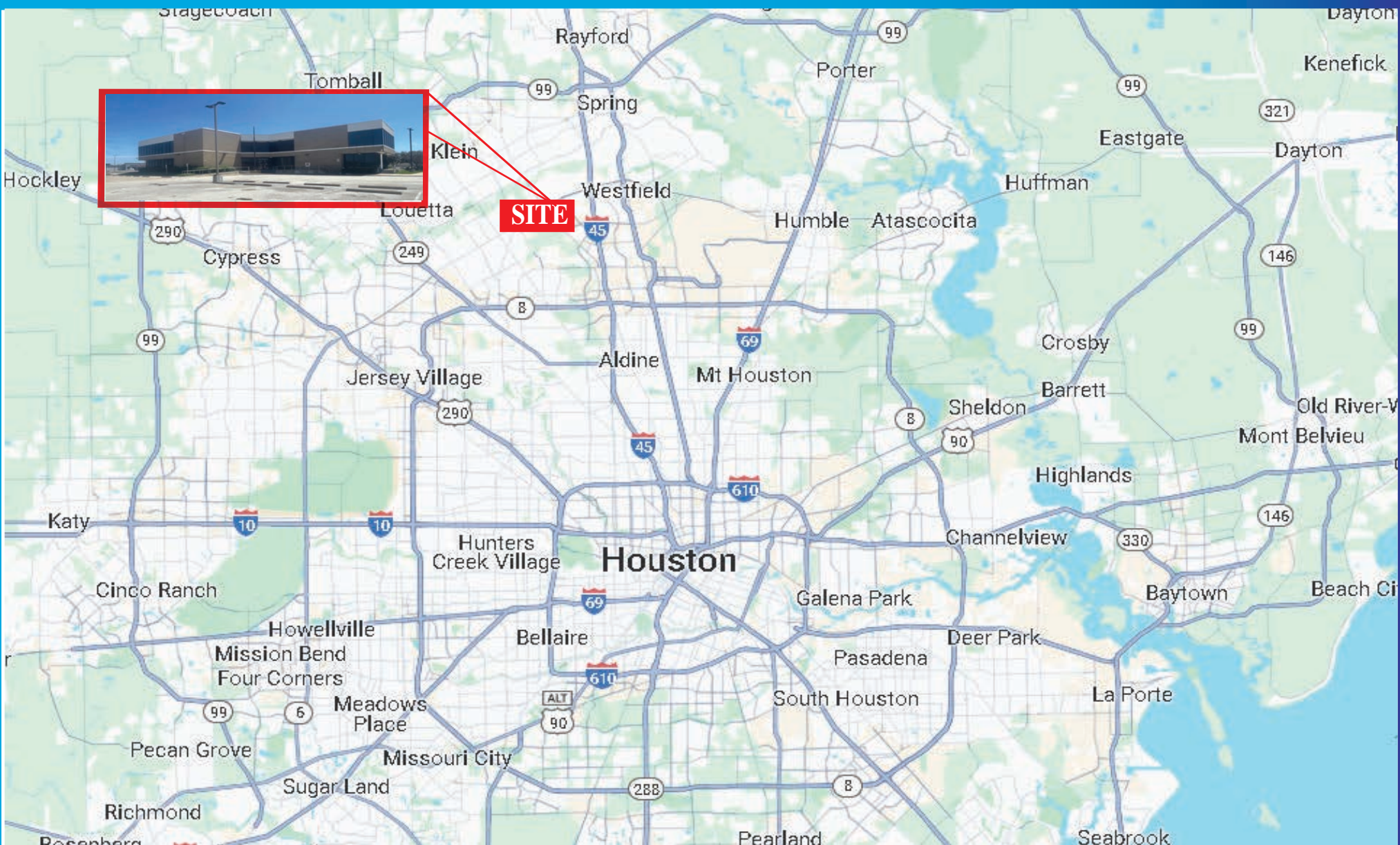


South Texas Prime Properties 11205 Bellaire Blvd., Ste. B-33, Houston, TX 77036 Off: 281.843.8069 Cell: 713.530.8886 Fax: 888.252.5364

The information contained herein was obtained from sources believed reliable but needs to be verified by buyer; however, Bryan Luong and STPP make no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. Buyer shall assume all information provided herein incorrect and inaccurate.

# Office Building for Lease

2301 FM 1960 W, Houston, Texas 77068



South Texas Prime Properties 11205 Bellaire Blvd., Ste. B-33, Houston, TX 77036 Off: 281.843.8069 Cell: 713.530.8886 Fax: 888.252.5364



# Office Building for Lease

2301 FM 1960 W, Houston, Texas 77068



## 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.

11-2-2015



### 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.

**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:
  - 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.

**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.

South Texas Prime PP 474045 bryan@bryanluong.com

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

FM 1960 Office Bldg  
2301 FM 1960 W., Houston, Tx 77068



Exclusively Listed by



Bryan Luong, CCIM  
Licenced Broker #: 474045  
bryan@bryanluong.com

713.530.8886 call/text

Experienced broker who can handle all aspects of commercial real estate: acquisitions and dispositions of all types of properties including land, office buildings, shopping centers, leasing and new retail developments. CCIM Designation in 2005, Broker Licensed in 1999 Bachelor of Science in Electrical Engineering in 1995