

FOR LEASE



WESTWOOD ATRIUM

9888 Bissonnet Street
Houston, TX 77036

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

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PROPERTY DESCRIPTION

Nestled at 9888 Bissonnet St in the thriving city of Houston, Texas, this magnificent office space is available for lease. With a capacious area of 108,558 square feet, this building is tailored to suit the needs of businesses seeking ample space for their operations. The building is designed with contemporary features that offer a professional and modern ambiance, with ample natural light, sleek finishes, and captivating accents. This impressive office space features a flexible layout, offering diverse working areas and ample meeting rooms to cater to your daily business requirements. The location of the property is optimal for businesses seeking to establish their operation in a prominent commercial space in the heart of Houston. With easy access to various business and entertainment hubs in the city, your business will thrive in this bustling metropolis. This is an exceptional opportunity to lease an impressive office space that fits your business needs in the booming city of Houston, Texas.

This building is minutes from US-69, Beltway 8 and I-10, as well as numerous hotels, restaurants, banks and retail shopping. Building amenities have been upgraded to make sure that all tenants, employees and their guests feel like they are in a modern well maintained Class B office building. Located in close proximity to the Houston Galleria, I-10 Energy Corridor, Memorial City, and Sugar Land Town Square.

For More Information

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



PROPERTY HIGHLIGHTS

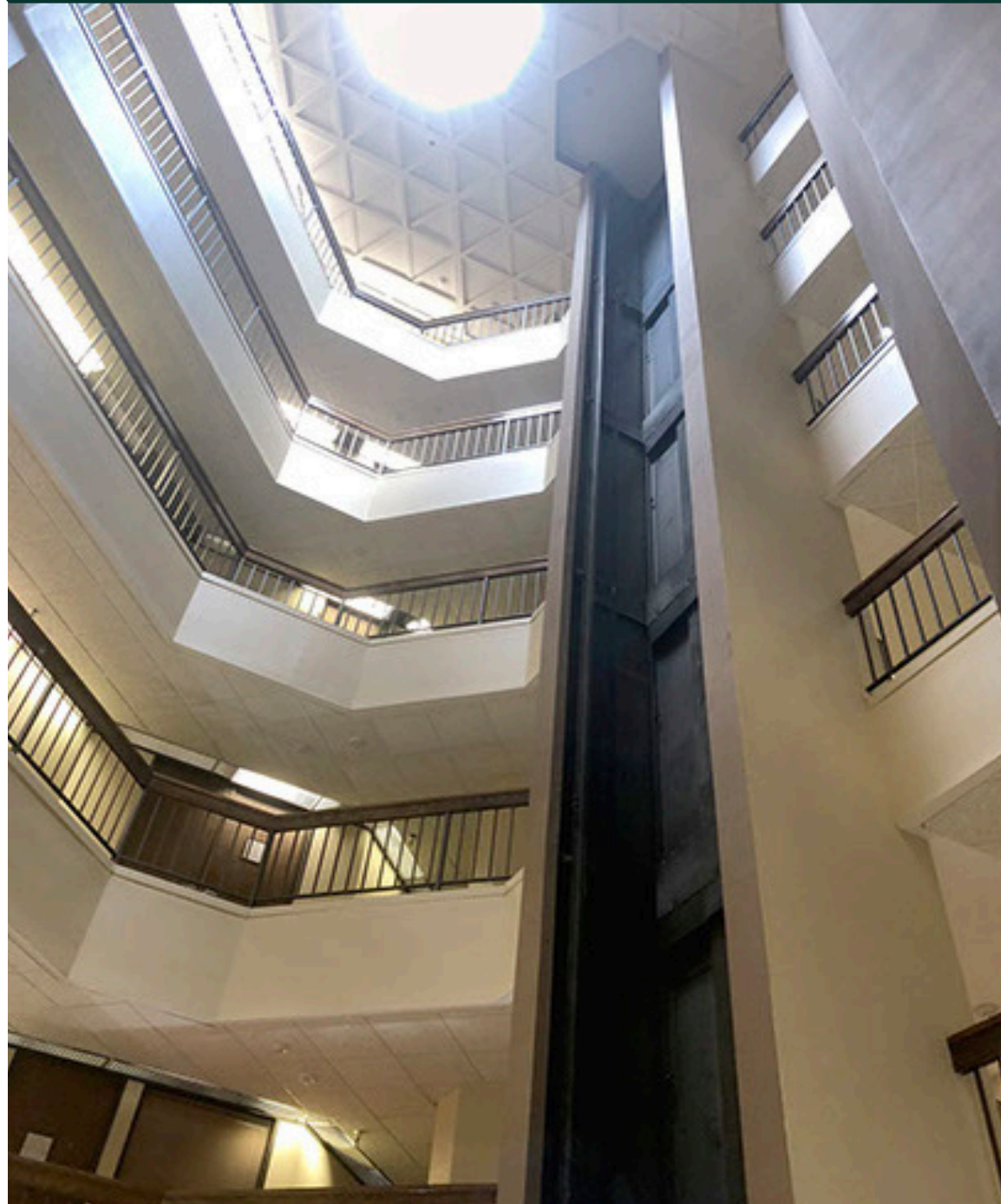
- Updated lobby, carpet, and elevator cabs
- 24/7 Onsite Security
- Ample Parking
- Easy access to Highway 59 and Beltway 8
- Adjacent to Westwood Mall

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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 140	1,313 SF	\$13.00
Suite 170	568 SF	\$13.00
Suite 240	1,359 SF	\$13.00
Suite 350	4,755 SF	\$13.00
Suite 425	1,313 SF	\$13.00
Suite 460	1,750 SF	\$13.00
Suite 600	918 SF	\$13.00
Suite 640	1,117 SF	\$13.00



Availability

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Photos



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 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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew B Easterling	715557	measterling@landparkco.com	(713) 325-4112
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____