

FOR LEASE

5615 Kirby Drive
Houston, TX 77005

RATE: \$19.00/SF + \$11.90/SF NNN [CLICK FOR VIDEO TOUR!](#)



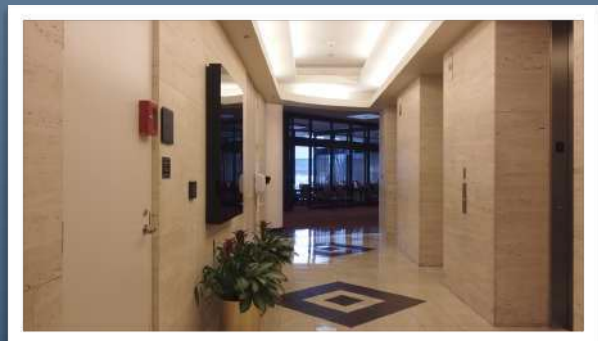
IBC Plaza is a Class B office building located near the prestigious West University Place neighborhood, and minutes from Houston's commerce centers: Greenway Plaza, Downtown CBD, Texas Medical Center, and the Galleria.

PROPERTY HIGHLIGHTS:

- 9 stories; 157,446 SF of RBA
- \$19.00/SF with .50 cent increases + NNN
- 2023 estimated operating expenses: \$11.90/SF/YR
- TI is negotiable
- Greenway Plaza Market
- Parking garage: 3/1,000
- Reserved Spaces: \$75/month ; Unreserved Spaces: \$40/month ; Visitor Parking at no charge
- Full-service bank
- On-site property management
- 2 building conference rooms - for tenant use at no charge
- Security Guard Hours: 7am-midnight Mon.-Fri.; 9am-1pm Sat.



MAIN LOBBY



MAIN ELEVATOR LOBBY

JULIE COMBS

LEASING

Office: (713) 974-7600

Cell: (713) 822-8665

Email: jcombs@secovington.com

SCOTT E. COVINGTON

LEASING

Office: (713) 974-7600

Cell: (713) 858-1115

Email: scovington@secovington.com

S.E. Covington & Company, Inc.
4669 Southwest Fwy- Suite 800
Houston, Texas 77027



SPACES AVAILABLE:



LEVEL 4:

- SUITE 416 (620 RSF)
- SUITE 420 (2,329 RSF)****
- SUITE 425 (3,380 RSF)****
- SUITE 440 (1,902 RSF)****

LEVEL 6:

- SUITE 600 (5,013 RSF)*
- SUITE 645 (887 RSF)
- SUITE 690 (2,877 RSF)*

LEVEL 7:

- SUITE 710 (2,924 RSF)

LEVEL 8:

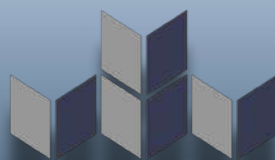
- SUITE 820 (2,021 RSF)**
- SUITE 830 (2,443 RSF)**
- SUITE 870 (2,389 RSF)

LEGEND:

**** Suite(s) 420 + 425 + 440 = 7,611 Contiguous RSF

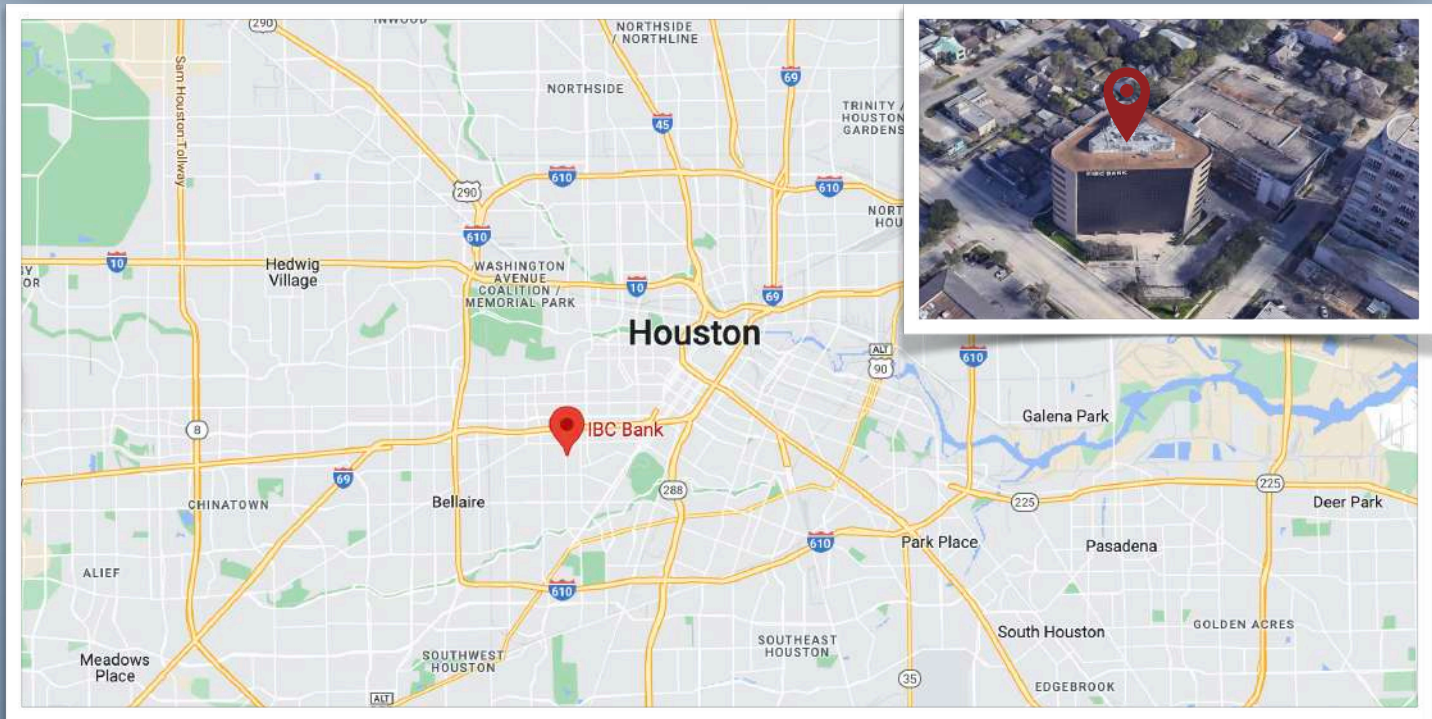
* Suite 600 & 690 are contiguous for a total of 7,890 RSF

** Suite 820 and 830 are contiguous for a total of 4,464 RSF



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COMMERCIAL REAL ESTATE SERVICES

LOCATION AND PHOTOS:



FRONT ENTRY



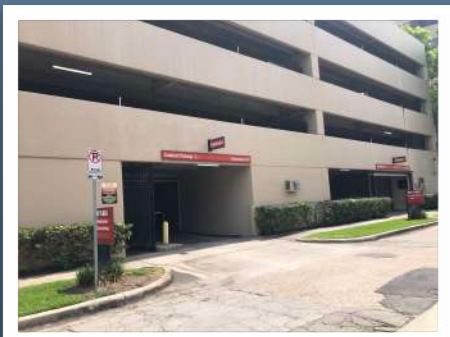
BACK ENTRY FROM PARKING GARAGE



SIDE/ATM ENTRY



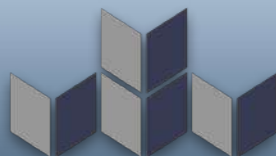
BACK ENTRY/PARKING GARAGE



PARKING GARAGE

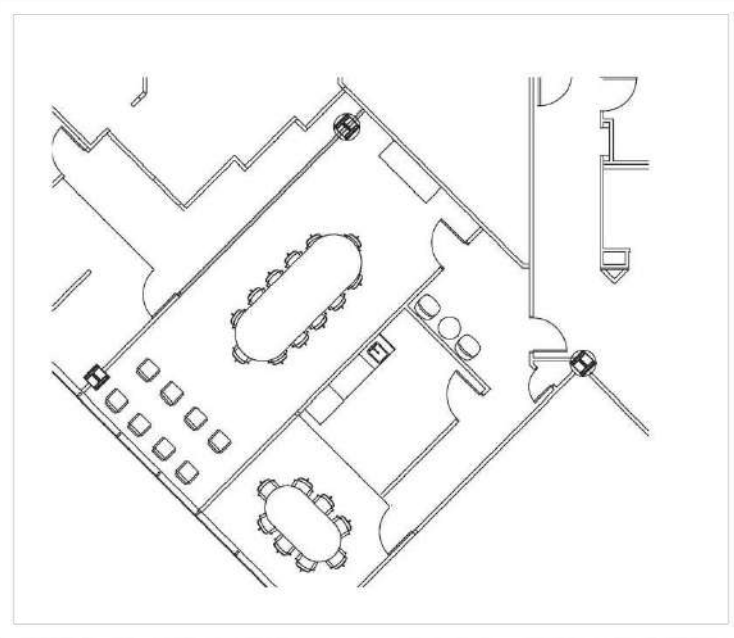


PARKING GARAGE



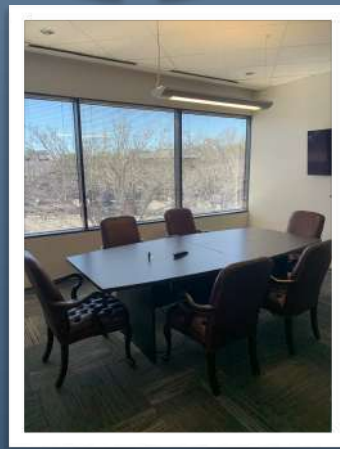
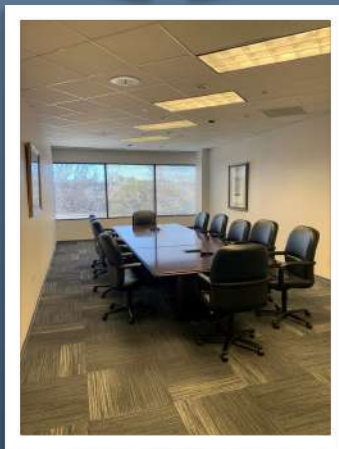
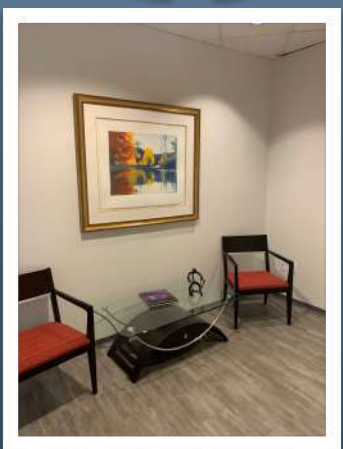
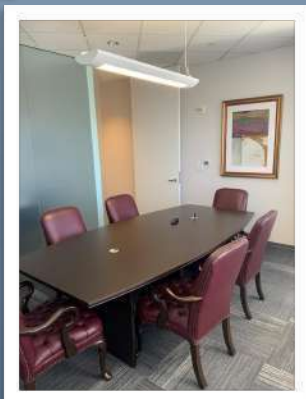
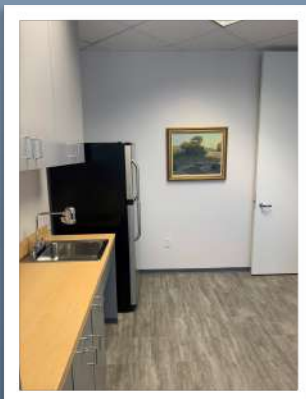
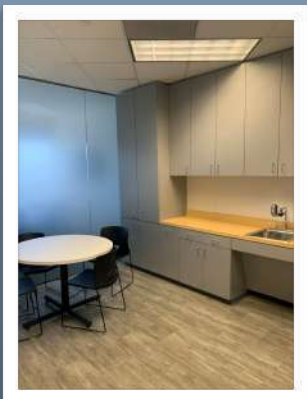
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CONFERENCE ROOM; SUITE 250: Available To Tenants On Level 2



CONFERENCE ROOM SUITE INCLUDES:

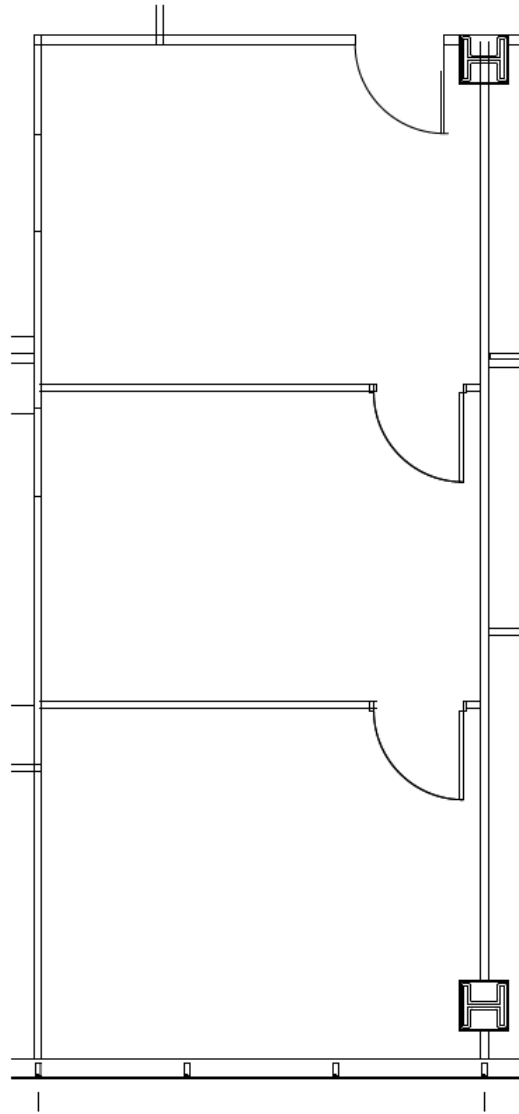
- *SMALL WAITING AREA*
 - *LARGE CONFERENCE ROOM (SEATS 12+ PEOPLE) W/ PLENTY OF ROOM FOR ADDITIONAL CHAIRS AROUND THE ROOM*
 - *SMALL CONFERENCE ROOM (6 PEOPLE)*
 - *BREAKROOM WITH SEATING*
 - *WIFI AVAILABLE*
 - *TV'S W/HDMI CABLE CONNECTIONS TO CONFERENCE TABLES FOR LAPTOP USE*
- *FOR TENANT USE AT NO CHARGE***



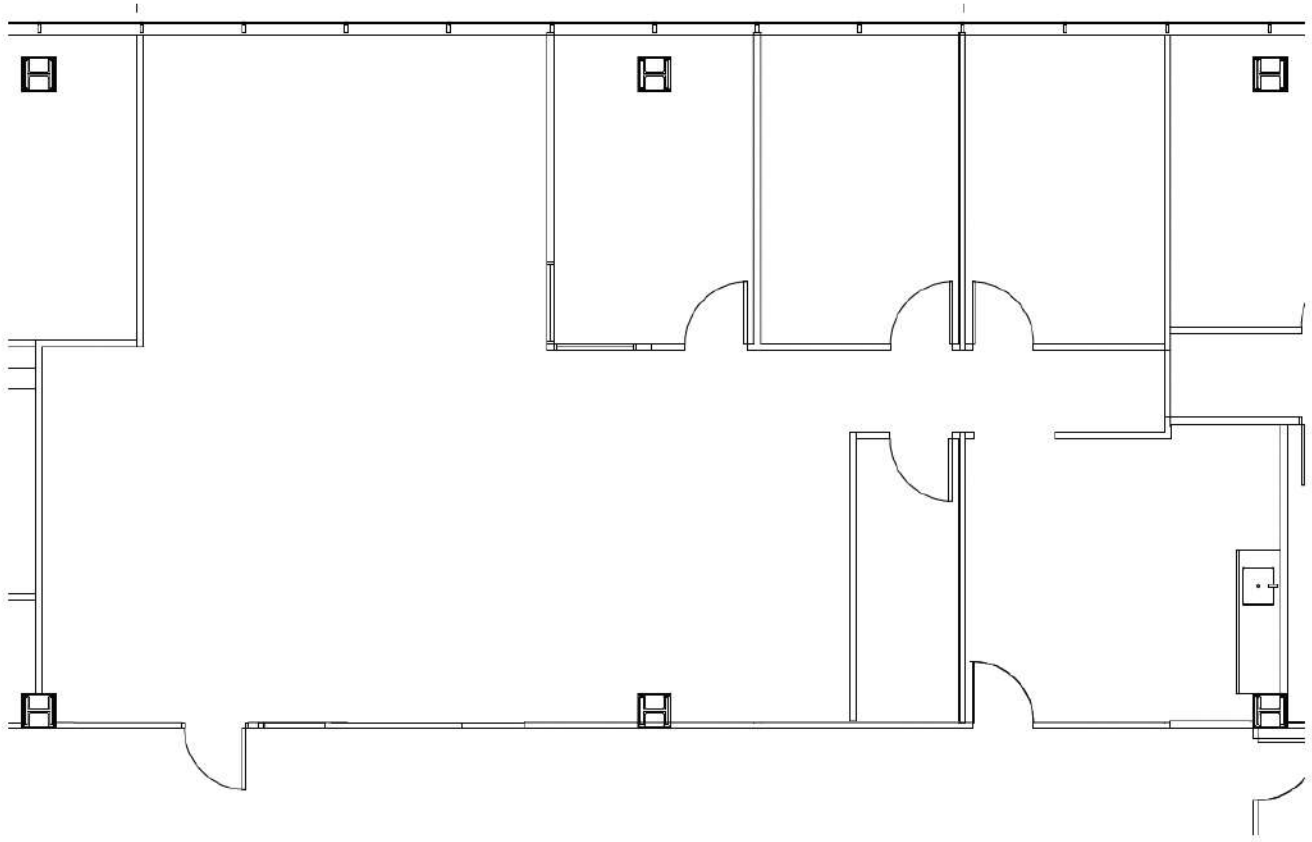
New Outside Seating Area



LEVEL 4: Suite 416 (620 RSF)

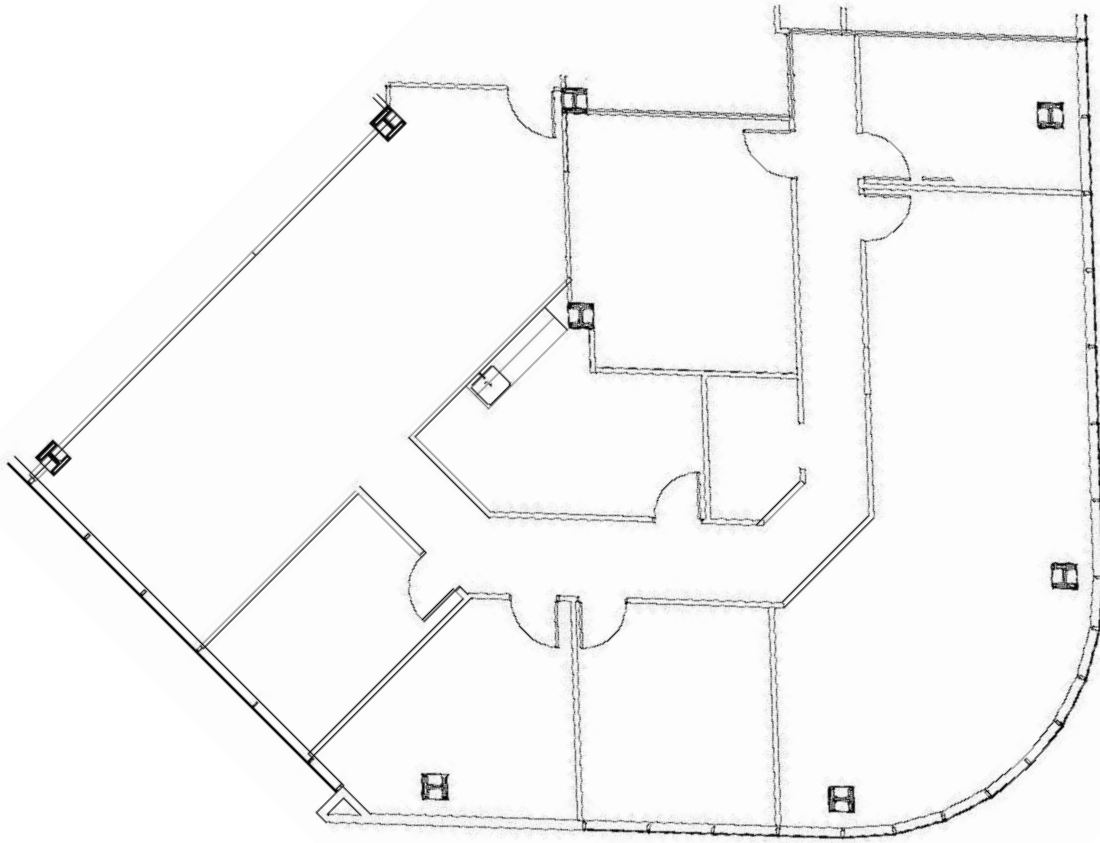


LEVEL 4: Suite 420 (2,329 RSF)



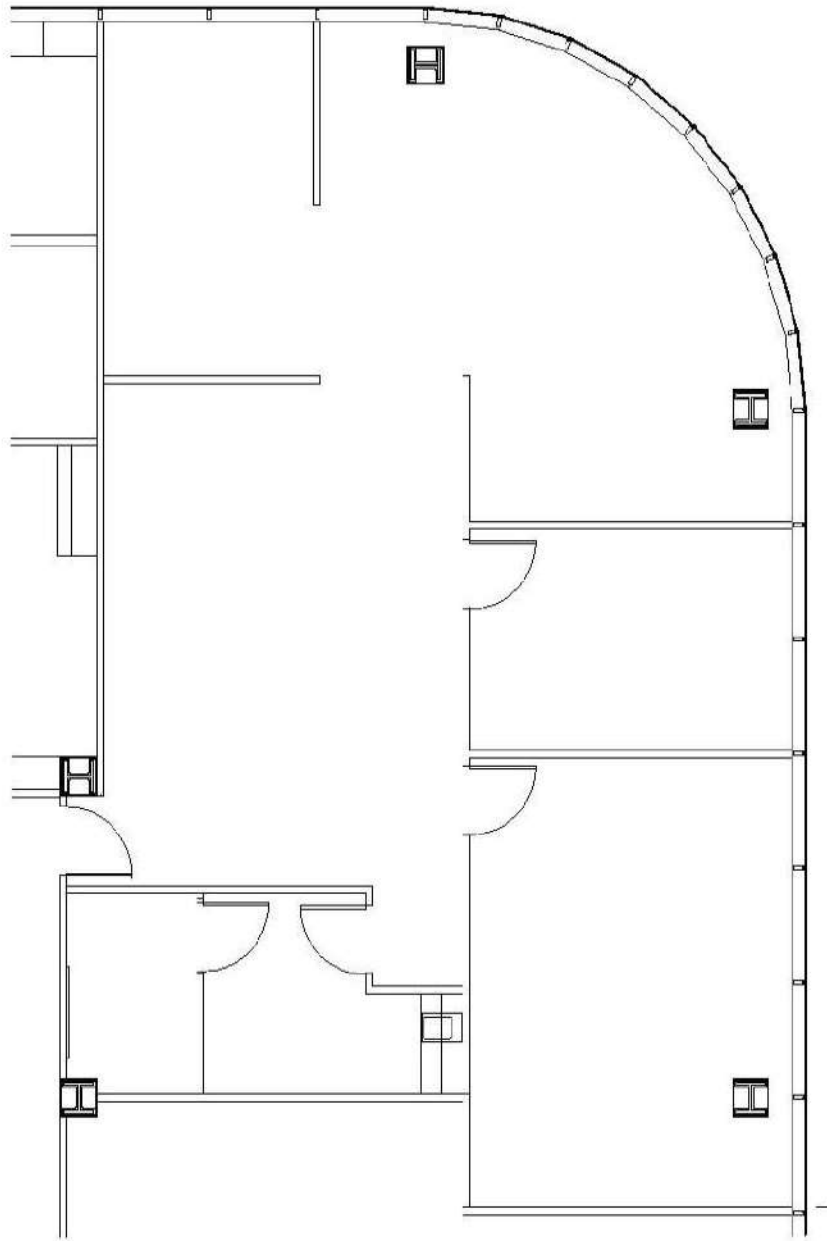
(Can be contiguous with Suites 425 & 440)

LEVEL 4: Suite 425 (3,380 RSF)



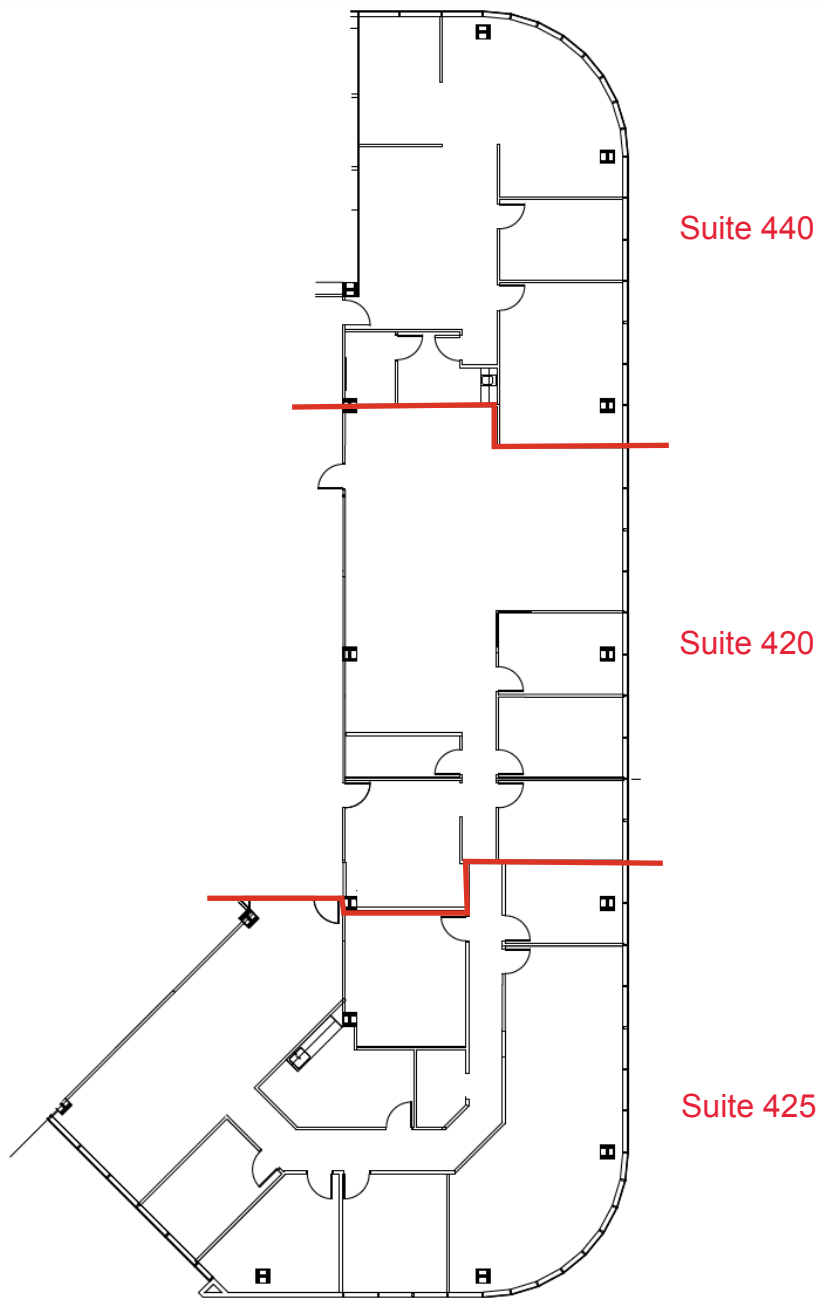
(Can be contiguous with Suite 420 & 440)

LEVEL 4: Suite 440 (1,902 RSF)



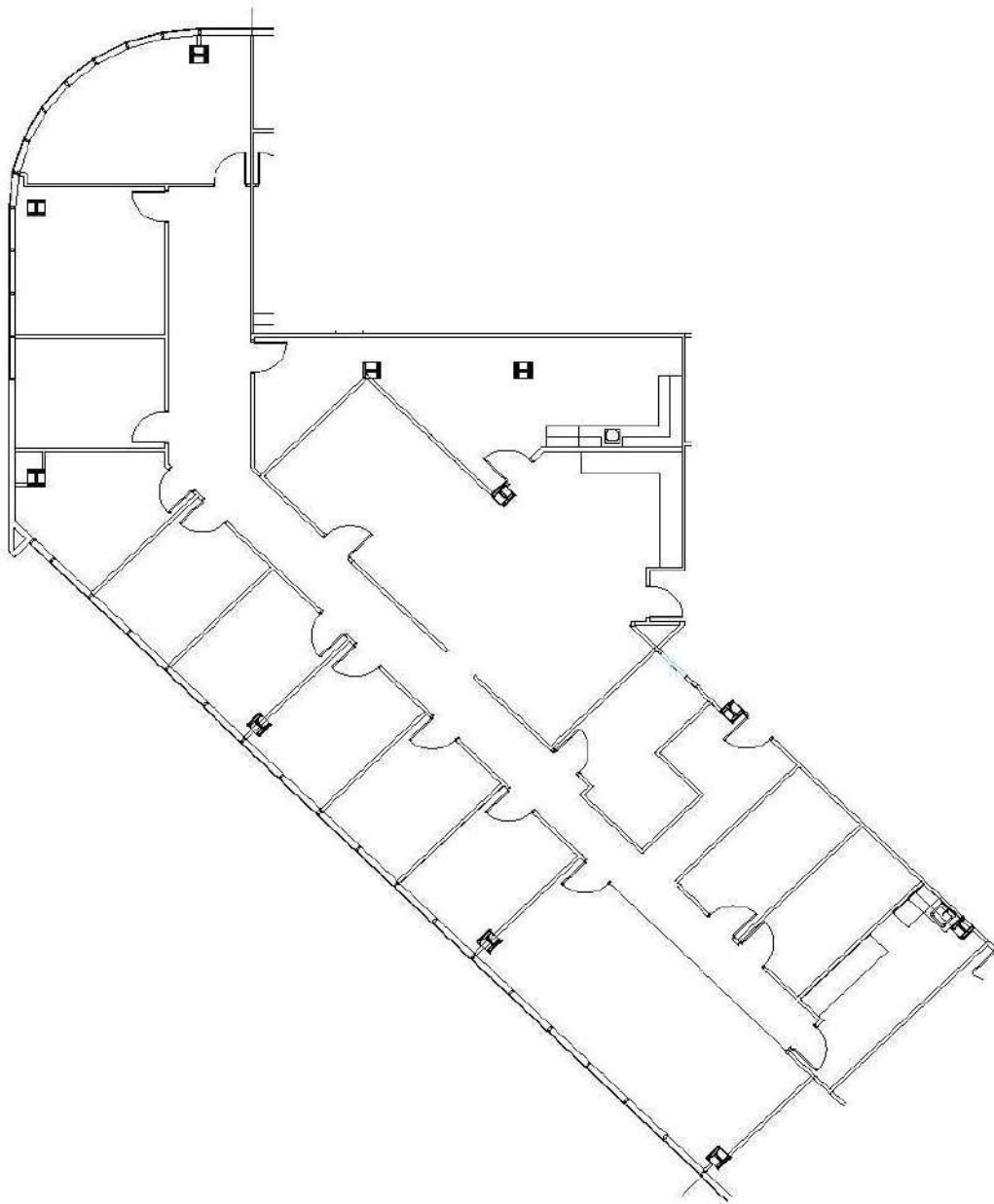
(Can be contiguous with Suite 420 & 425)

LEVEL 4: Contiguous Suite = 7,611 RSF

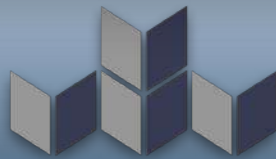


(Combination of Suites(s) 420, 425, & 440)

LEVEL 6: Suite 600 (5,013 RSF) - contiguous with suite 690

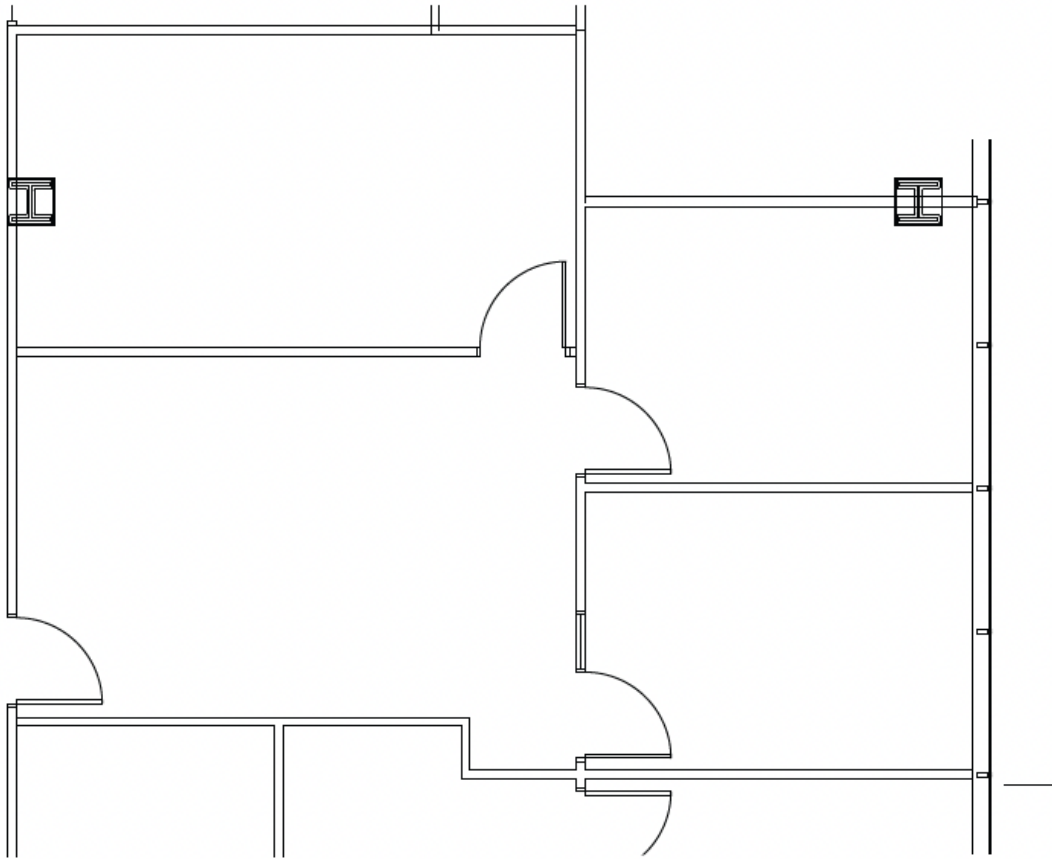


(Can be divided)

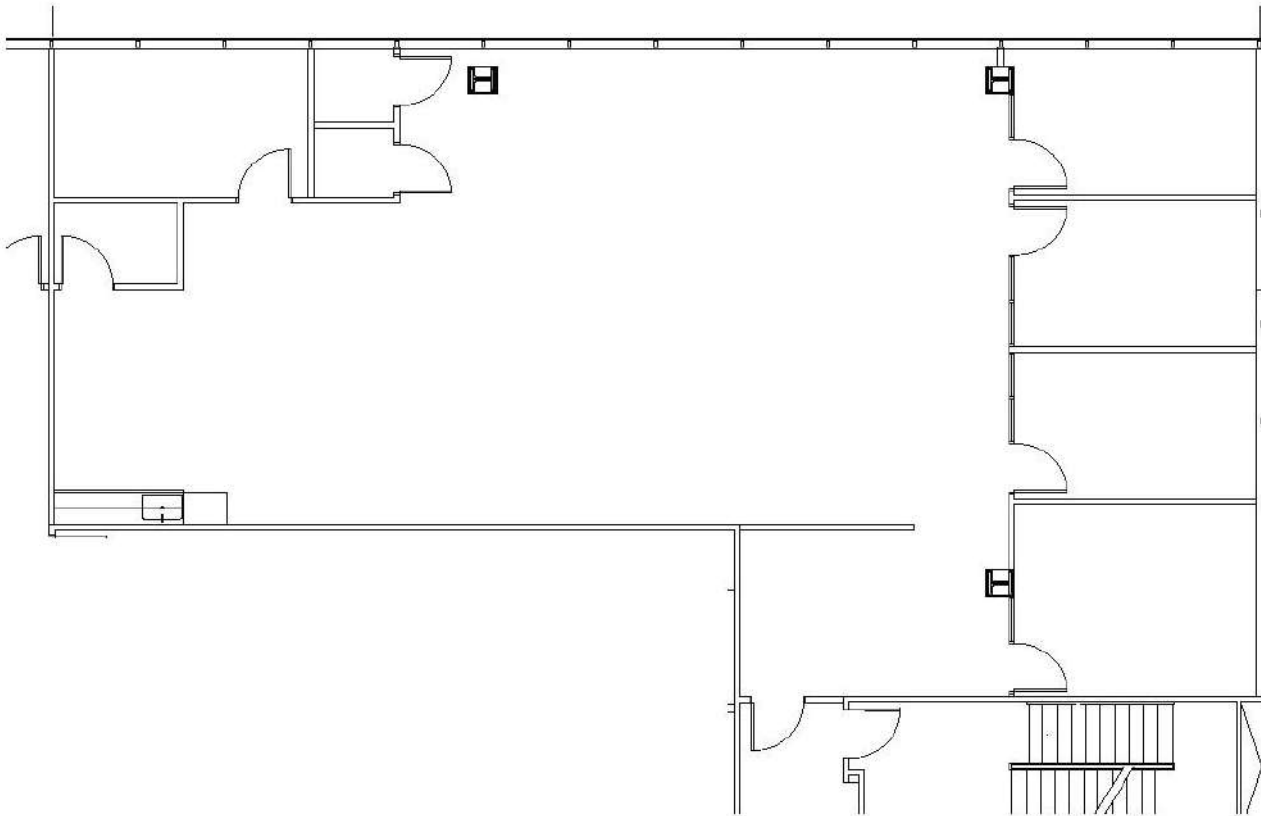


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COMMERCIAL REAL ESTATE DIVISION

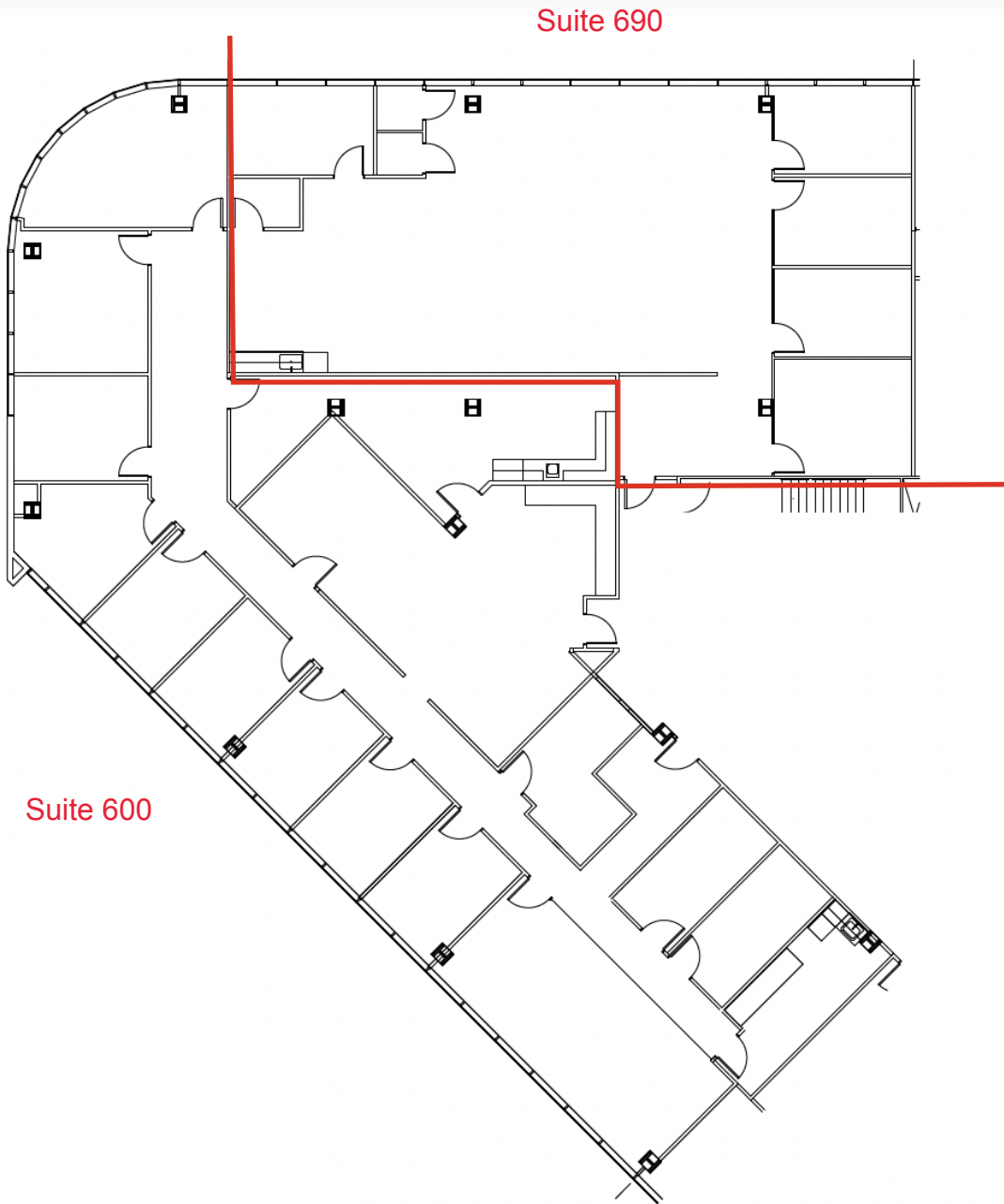
LEVEL 6: Suite 645 (887 RSF)



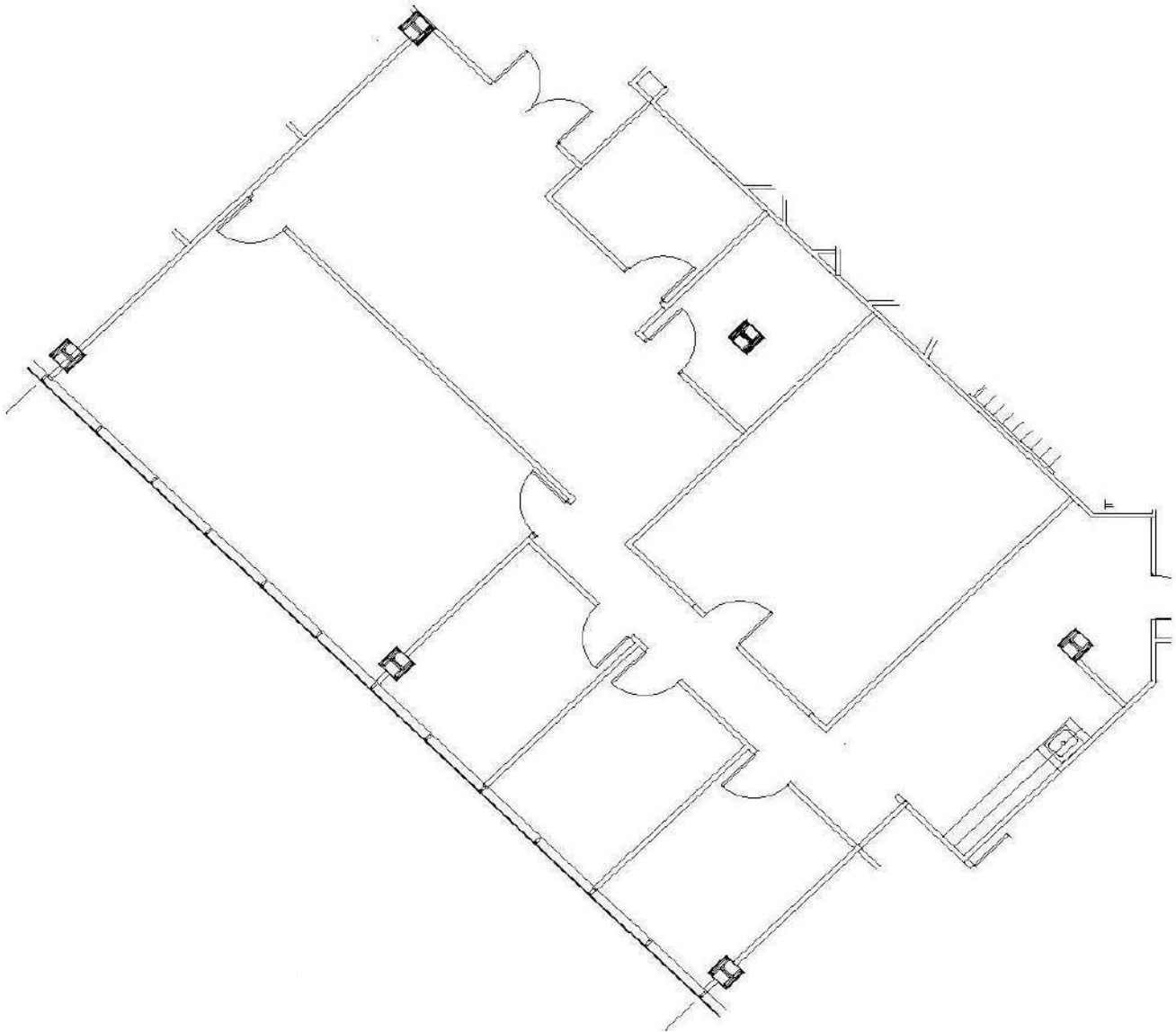
LEVEL 6: Suite 690 (2,877 RSF) - contiguous with suite 600



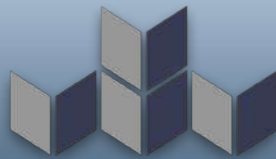
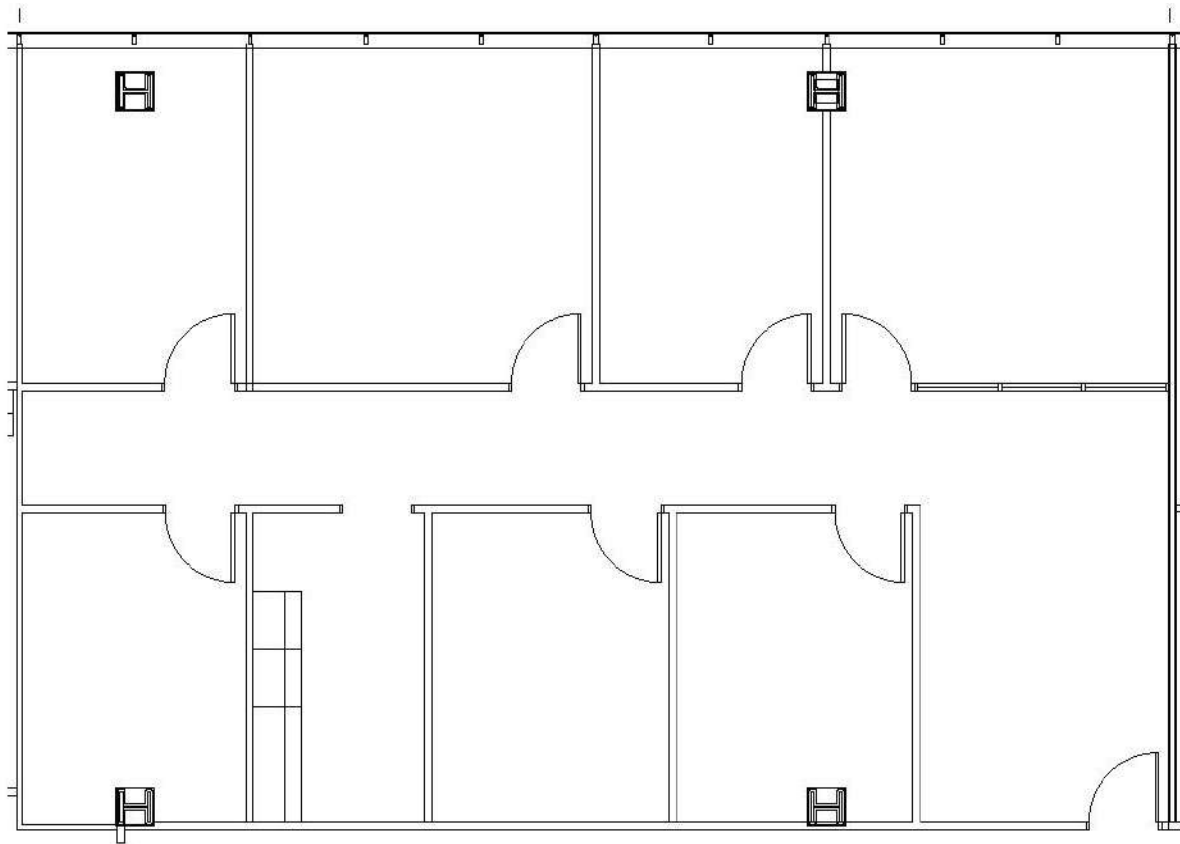
LEVEL 6: Suite 600 and 690 (7,980 RSF)



LEVEL 7: Suite 710 (2,924 RSF)

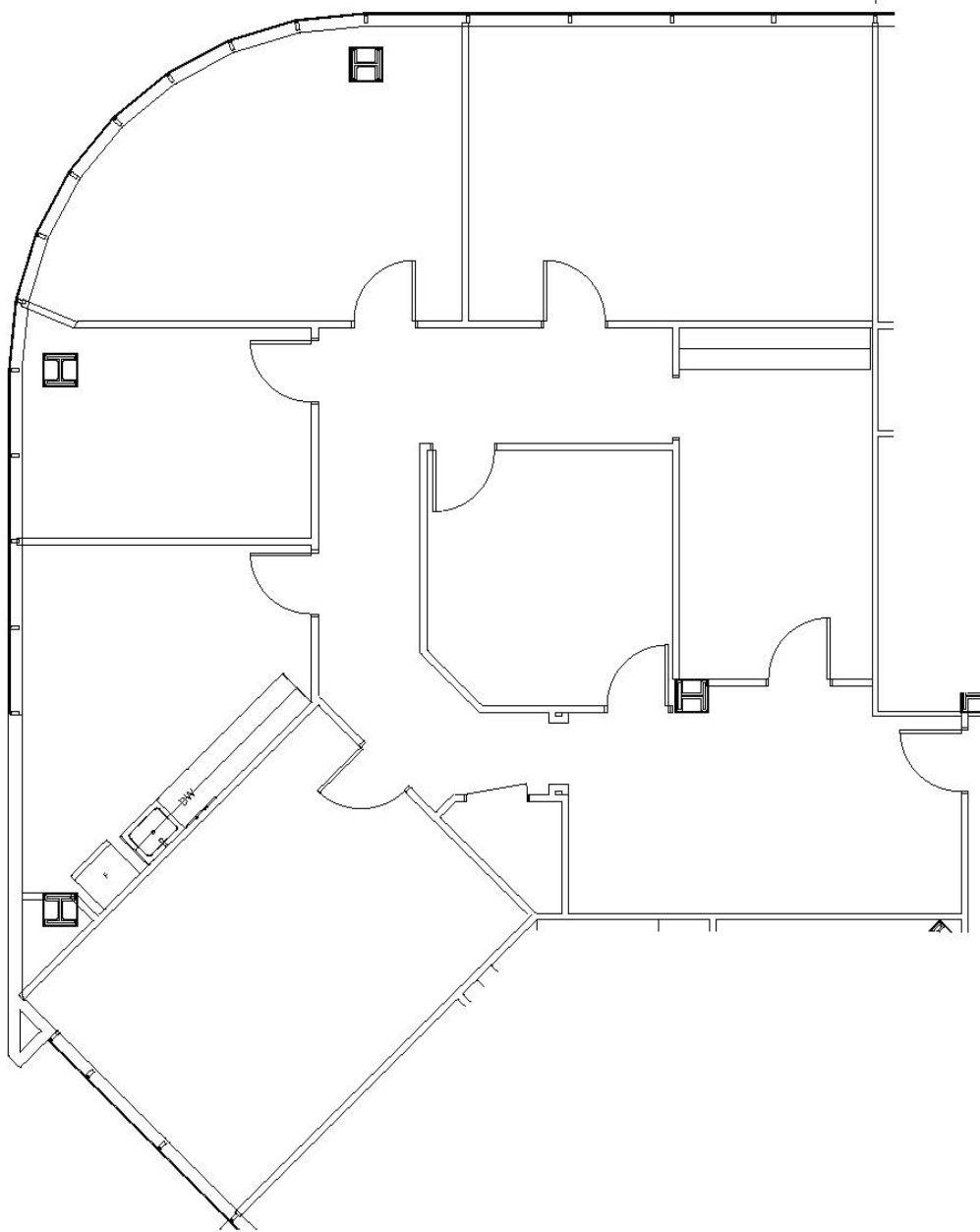


LEVEL 8: Suite 820 (2,021 RSF) can be contiguous with suite 830

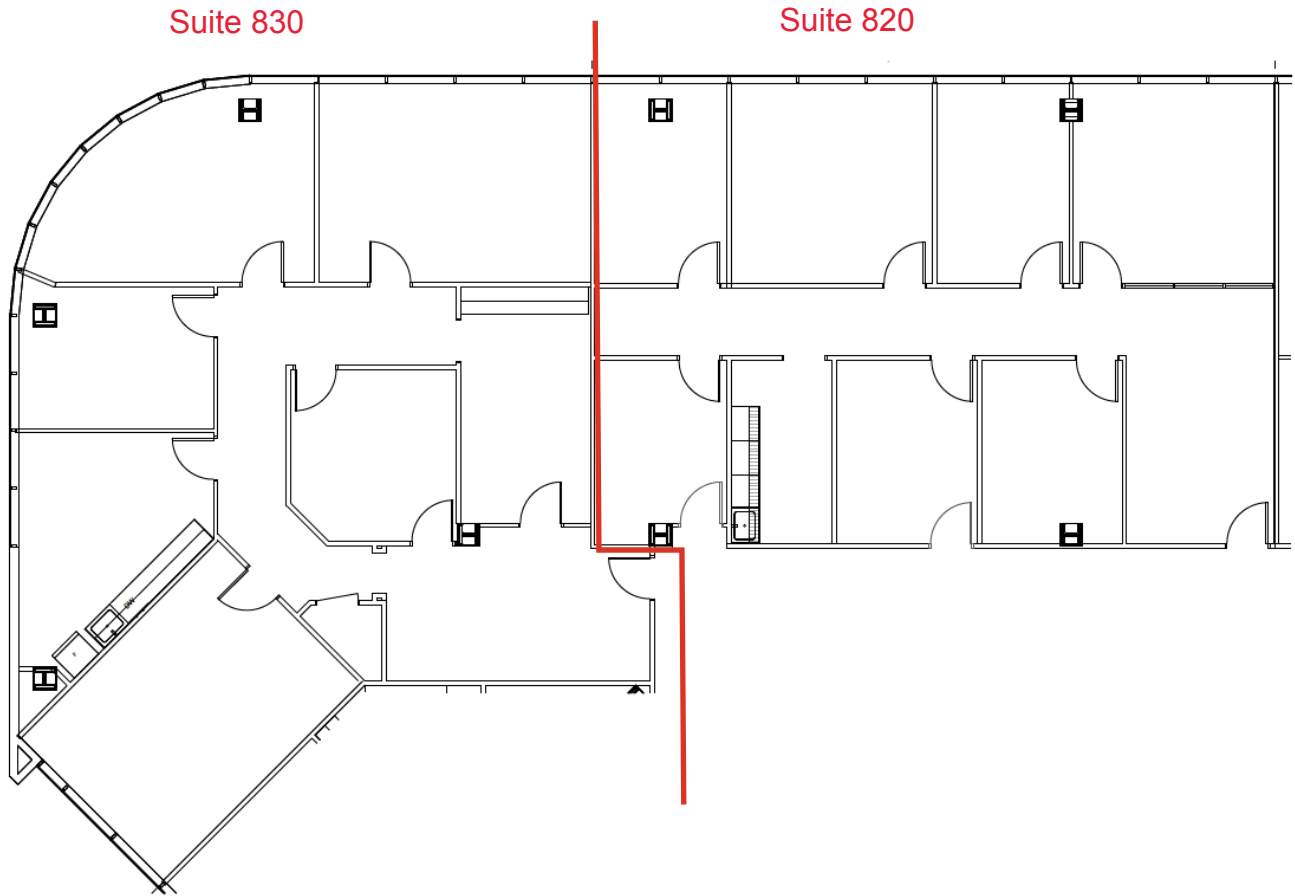


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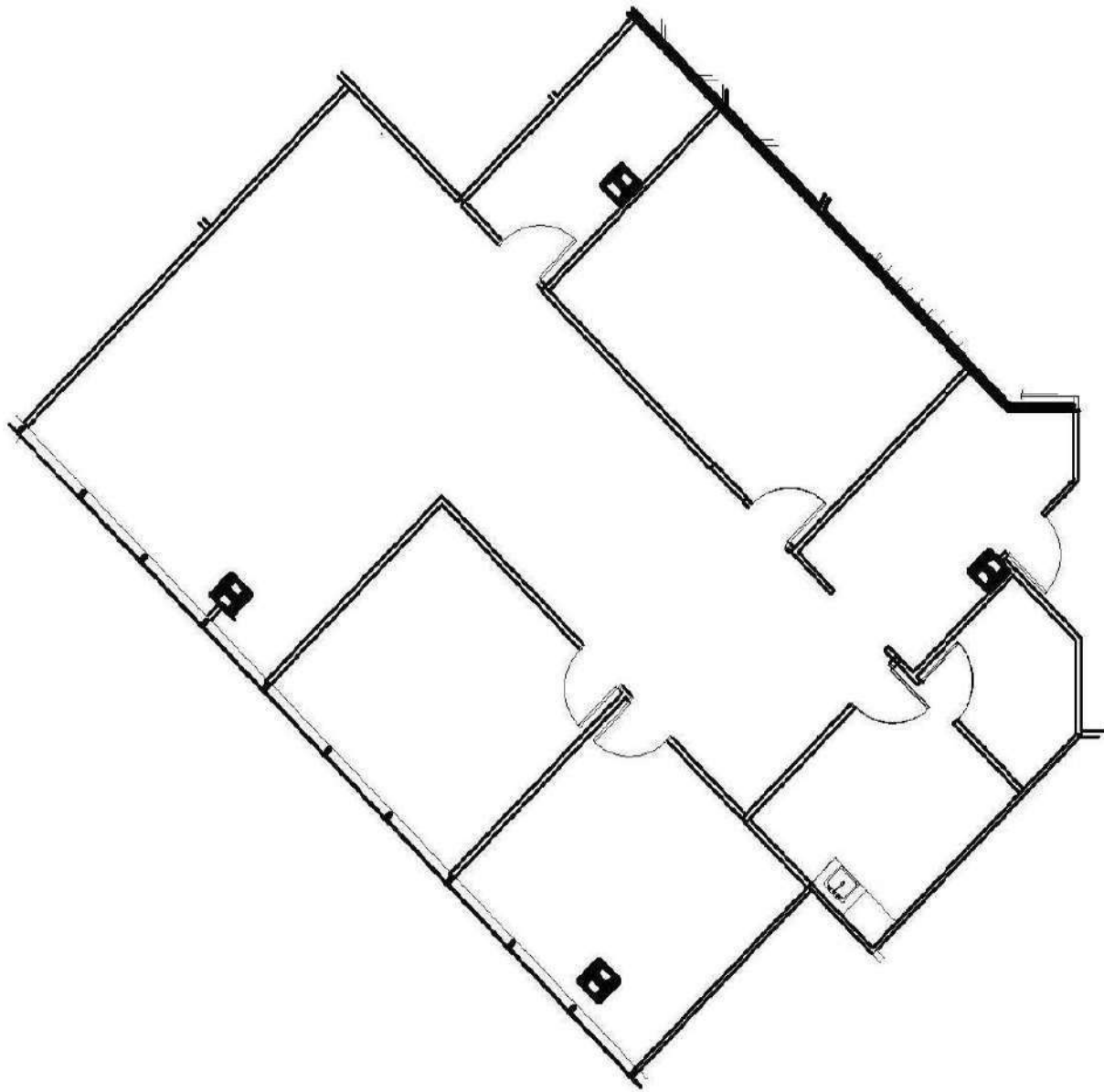
LEVEL 8: Suite 830 (2,443 RSF) can be contiguous with suite 820



LEVEL 8: Suite 820 + 830 (4,464 RSF)



LEVEL 8: Suite 870 (2,389 RSF)





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.

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

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
IABS 1-0



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JC Realty 356679 Juliecombs@mindspring.com 713-869-0012

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

Julie Anne Combs 356679 Juliecombs@mindspring.com 713-822-8665

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

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