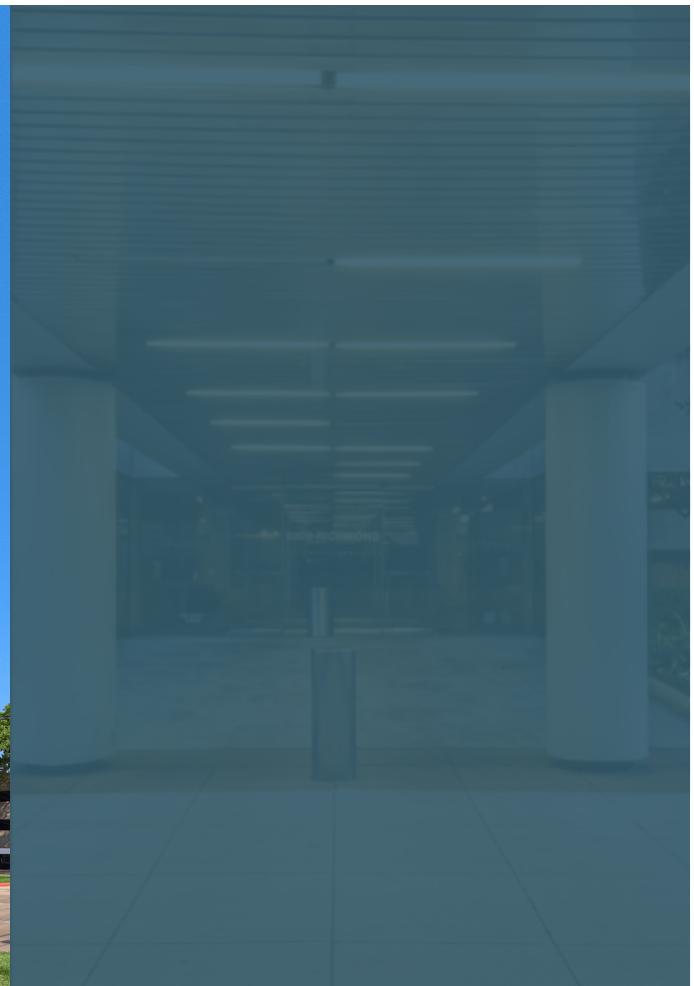


FIRST CLASS WESTCHASE OFFICE | FOR LEASE



UNDER NEW OWNERSHIP
LOBBY RENOVATIONS UNDERWAY

9800 RICHMOND AVE. | HOUSTON, TX | 77042



NEW LOBBY RENOVATIONS UNDERWAY!





FLOORS 8

PARKING 4.0 / 1,000

NEW OWNERSHIP PLANNED UPDATES

- Lobby enhancements & modernization - in progress
- Onsite cafe - coming soon



FEATURES

- New fitness center
- New state of the art conference center/training room
- Newly renovated tenant lounge & 24/7 microdeli
- Recently renovated restrooms
- Onsite security
- Onsite ownership
- Multilevel parking garage with covered walkway
- Convenient Westchase location
- 3 Minutes from Beltway 8



PROPERTY HIGHLIGHTS



NEW TENANT LOUNGE

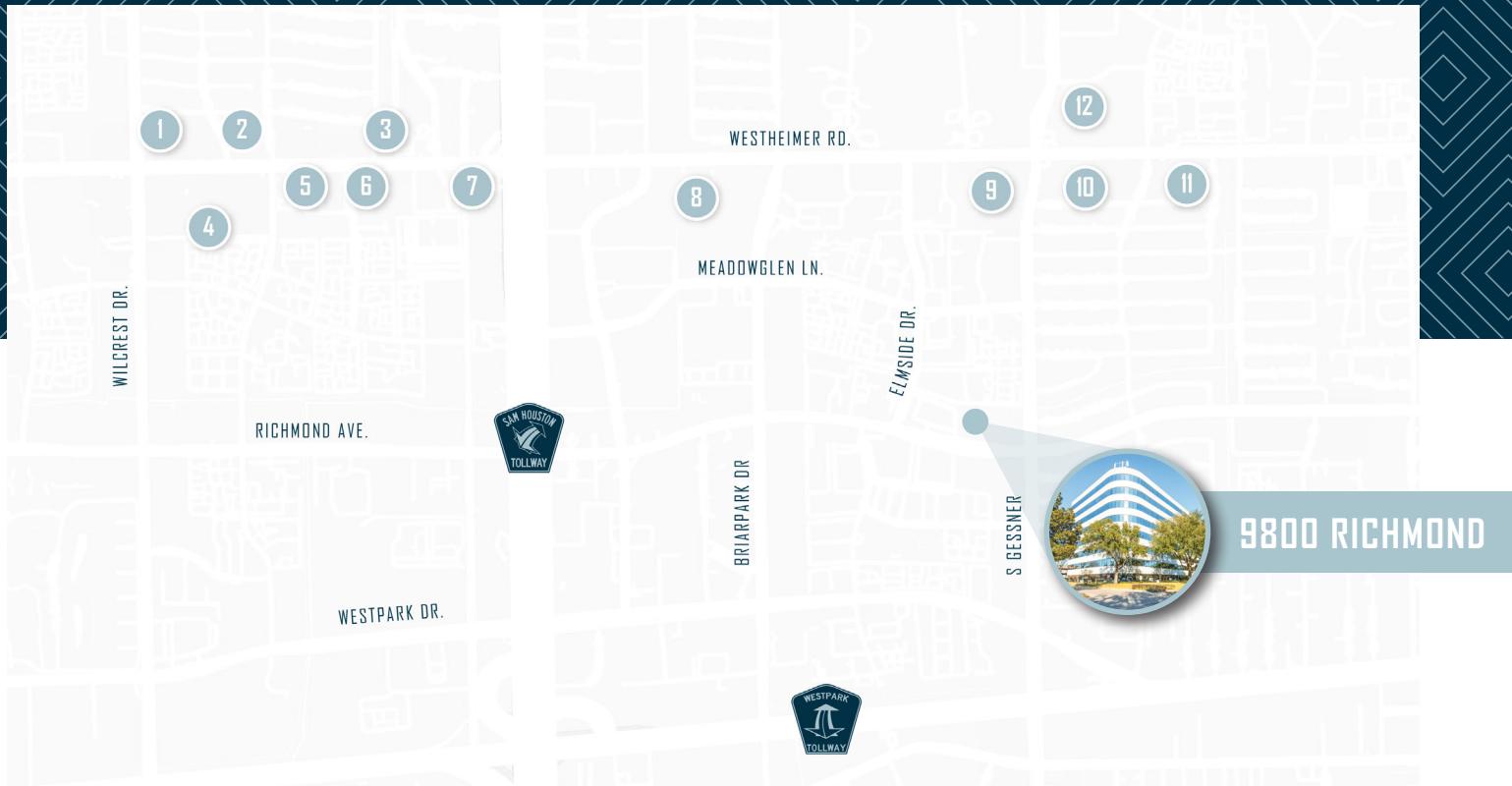


NEW FITNESS CENTER



NEW CONFERENCE/ TRAINING FACILITY





1 Walgreens
Office Depot
Beck's Prime
Pho Van
Kim's Teahouse
Firehouse Subs

2 Koto
Salata
General Joe's Chopstix
Wendy's

3 Smoothie King
Panera Bread
Mod Pizza
Yogurtland
Black Rock Coffee Bar

4 Target
Whole Foods Market
Ross Dress for Less
Half Price Books
Petco
Five Below
Torchy's Tacos
Taco Cabana
Dimassi's
Jason's Deli
Smoosh Cookies

5 Dunkin'
McDonald's
Brookstreet BBQ

6 Taco Bell
Banh Mi Bon
Kolache Factory
Jimmy John's
Pizza Hut
China Cottage

7 Chase
Whataburger

8 La Madeleine
Chili's Grill & Bar
The Original Marini's Empanada House
Eggcellence Cafe & Bakery
Outback Steakhouse
Subway
Fornos of Italy
Wingstop
Masala Wok Indian
Marble Slab Creamery
Thai Cottage
Westchase Marriott

9 Kroger
Big Lots
Pappa's Bar-B-Q
Benihana
Westchase Hilton

10 Tesla
LA Fitness
Shipley Do-Nuts
Jack in the Box

11 Aldi
Dollar Tree

12 Randall's
Walgreens
El Tiempo Cantina
The Teahouse
Jersey Mike's Subs
Blaze Pizza

NEARBY AMENITIES



NEW OWNERSHIP PLANNED UPDATES

- *Lobby enhancements & modernization - in progress*
- *Onsite cafe - coming soon*



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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 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.

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	