



PROPERTY DETAILS

- » Property Details
- » Class A Office/Flex Space
- » Above-standard finishes
- » Fully furnished office suites

Suite 100

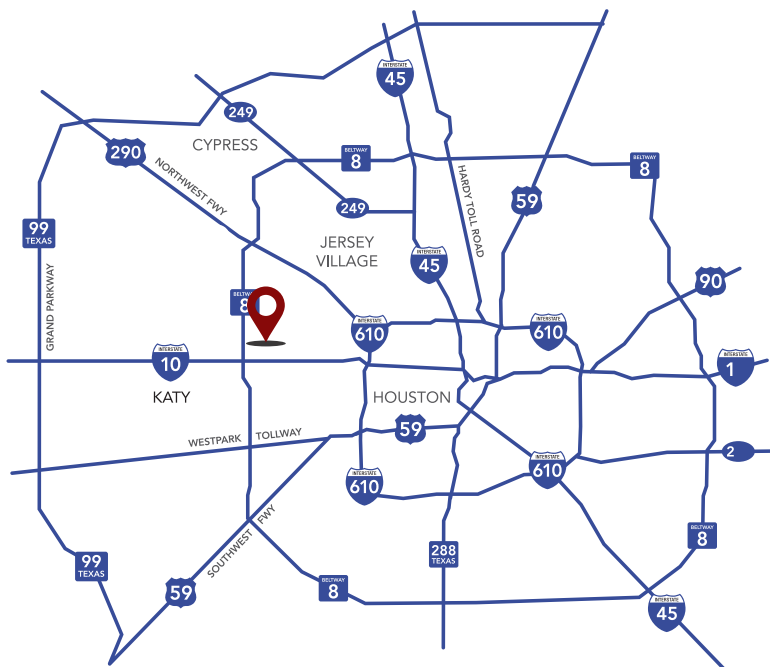
- » 6,000 SF of office space
- » 1,900 SF of warehouse space (optional)
- » Total: 7,900 SF
- » Fully furnished
- » Abundant natural light and accent lights
- » Extensive use of glass throughout
- » High-end restrooms with modern finishes

Suite 200

- » 5,000 SF of offices space with open, airy office areas
- » Custom wrought iron and glass entry doors
- » Luxurious front desk lobby space
- » Fully furnished
- » Abundant natural light and accent lights
- » Sophisticated, turnkey conference room
- » Access to oversized community breakroom, not included in tenant's SF, but accessible
- » Additional 690 SF available across the hall if needed

CLICK HERE FOR PHOTOS

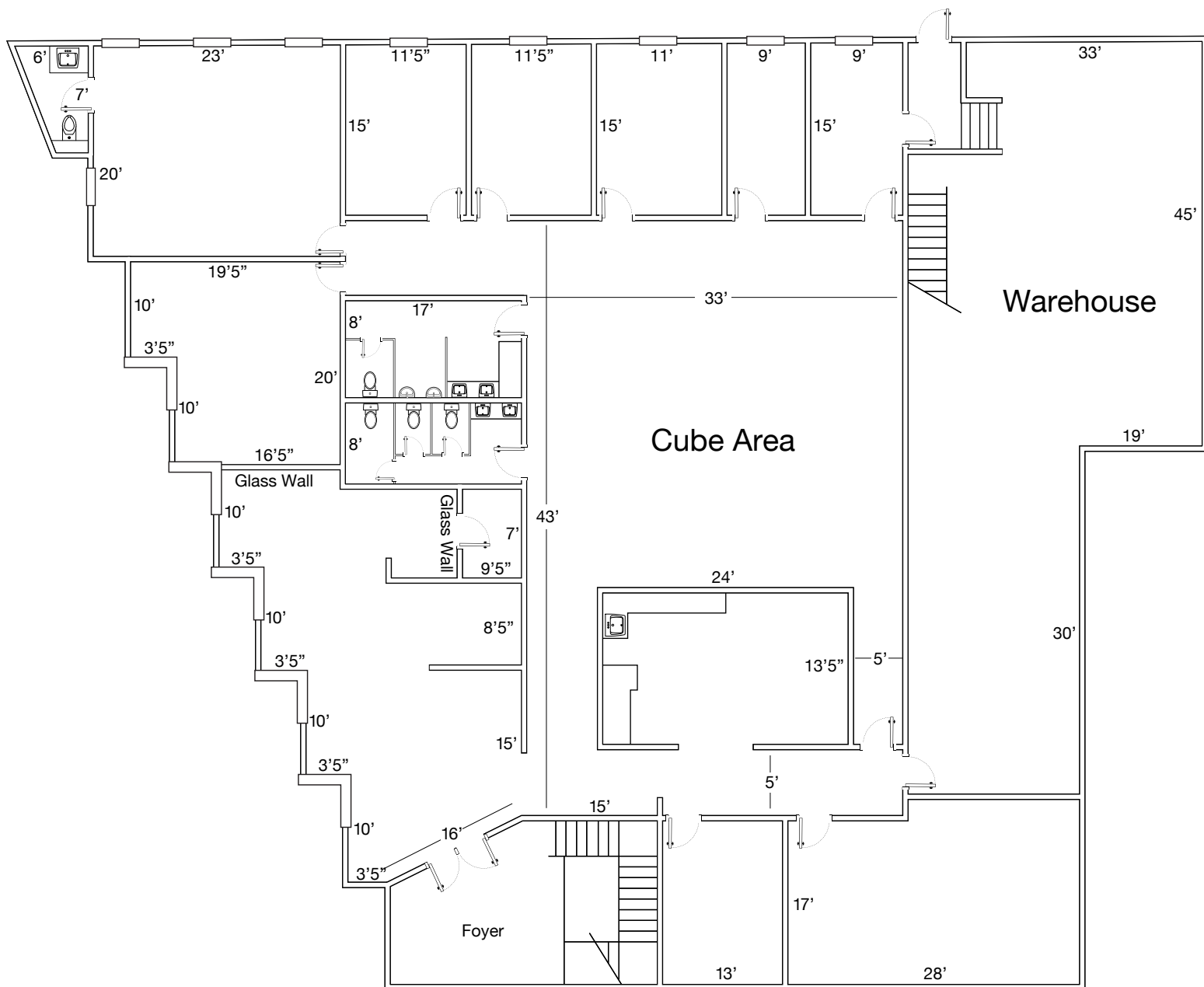
FOR LEASE
CALL FOR MORE INFORMATION



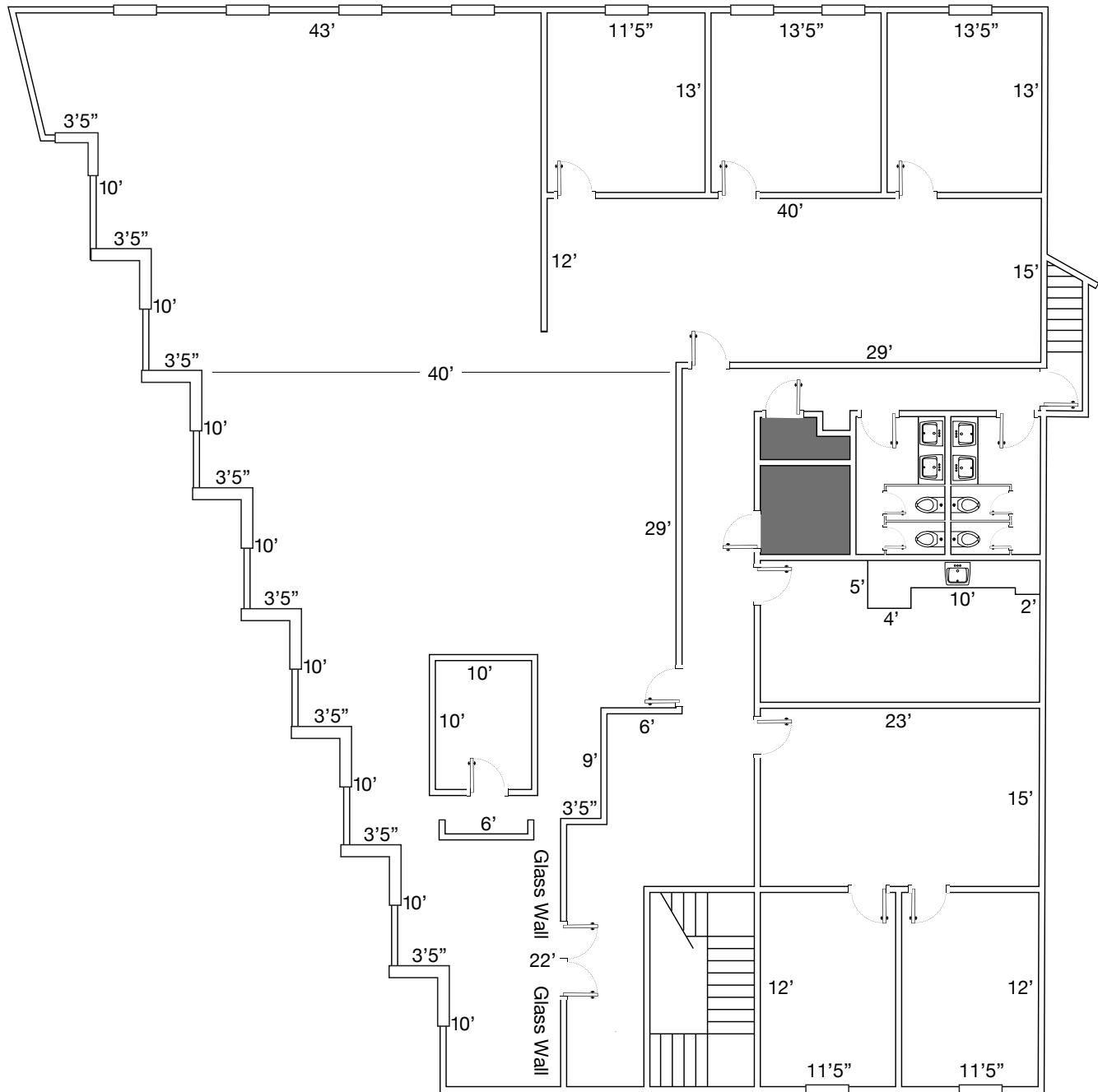
AERIAL



FLOOR PLAN OF 1ST FLOOR SUITE 100



FLOOR PLAN OF 2ND FLOOR SUITE 200



ADDITIONAL PICTURES

[CLICK HERE FOR ADDITIONAL PHOTOS](#)



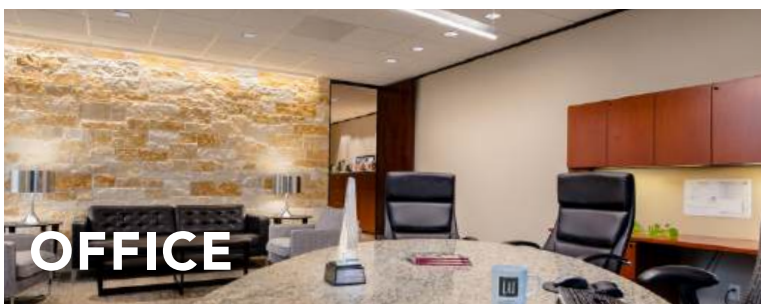
NIGHT VIEW OF BUILDING



LOADING AREA



1ST FLOOR RESTROOM



OFFICE



**1ST FLOOR
CONFERENCE ROOM**

SUITE 100 PICTURES

[CLICK HERE FOR ADDITIONAL PHOTOS](#)



FOYER DOWNSTAIRS



SUITE 100 RECEPTION



SUITE 100 CONFERENCE



SUITE 100 HALLWAY



1ST FLOOR RESTROOM



1ST FLOOR BREAK ROOM



1ST FLOOR OFFICE



WAREHOUSE

SUITE 200 PICTURES

[CLICK HERE FOR ADDITIONAL PHOTOS](#)



FOYER UPSTAIRS



SUITE 200 RECEPTION



SUITE 200 CONFERENCE



SUITE 200 OFFICE



SUITE 200 CUBE AREA



SUITE 200 CUBE AREA



2ND FLOOR BREAK ROOM



2ND FLOOR RESTROOM



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.

<u>Clark Gaines Properties, LLC</u>	<u>9003957</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)322-2200</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Nathan Gaines, CCIM, SIOR</u>	<u>592262</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)678-0854</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Clark, CCIM, SIOR</u>	<u>609429</u>	<u>jclark@clarkgaines.com</u>	<u>(713)678-0852</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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Nathan Gaines

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IABS 1-1
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