



# FOR LEASE

## OFFICE SPACE

2424 Wilcrest Drive  
Houston, TX 77042

2424

LANDPARK

2550 Gray Falls Drive, Suite 400

Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)



# FOR LEASE

2424 Wilcrest Drive • Houston, Texas 77042

## PROPERTY DESCRIPTION

Prestigious Westchase District Location! This beautiful 2 story building features a beautiful atrium, tiled entryway surrounded by lush landscaping.

Conveniently located in Southwest Houston on the northwest corner of Westheimer and Wilcrest, just minutes from Sam Houston Parkway, the Galleria, and Downtown business district. New ownership with onsite responsive management and leasing. Garage, open surface and covered parking available. Flexible leases available. Great restaurants and many fast food locations nearby. Please call for more information or to schedule your tour.

This spacious office building located at 2424 Wilcrest Dr in Houston, Texas is now available for lease. The building boasts 22033 square feet of functional office space, ideal for businesses of all sizes. The property is strategically located in a prime area in Houston, offering easy access to major highways, restaurants, and shops. The building is well-maintained and features modern amenities, including air conditioning, high-speed internet, and ample parking space for employees and visitors. The office space is structured to provide a comfortable work environment, with high ceilings and large windows that let in plenty of natural light. Additionally, the building is equipped with a secure entrance and 24-hour security to ensure the safety of tenants and their assets. This property is an excellent choice for businesses in need of sturdy and reliable office space in a highly sought-after area of Houston. Don't miss out on this fantastic opportunity!

## For More Information

### **Matt Easterling**

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### **Jacob Summers**

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### **LandPark Commercial**

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## PROPERTY HIGHLIGHTS

- 24/7 Keycard Access
- On-site Property Management
- On-site Porter
- Security
- Great Visibility off Westheimer Rd
- Flexible Lease Options Are Available
- Located in the Westchase District
- High Speed Internet Available



# FOR LEASE

## SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 100	3,478 SF	\$16.50
Suite 210	3,652 SF	\$16.50

## Availability

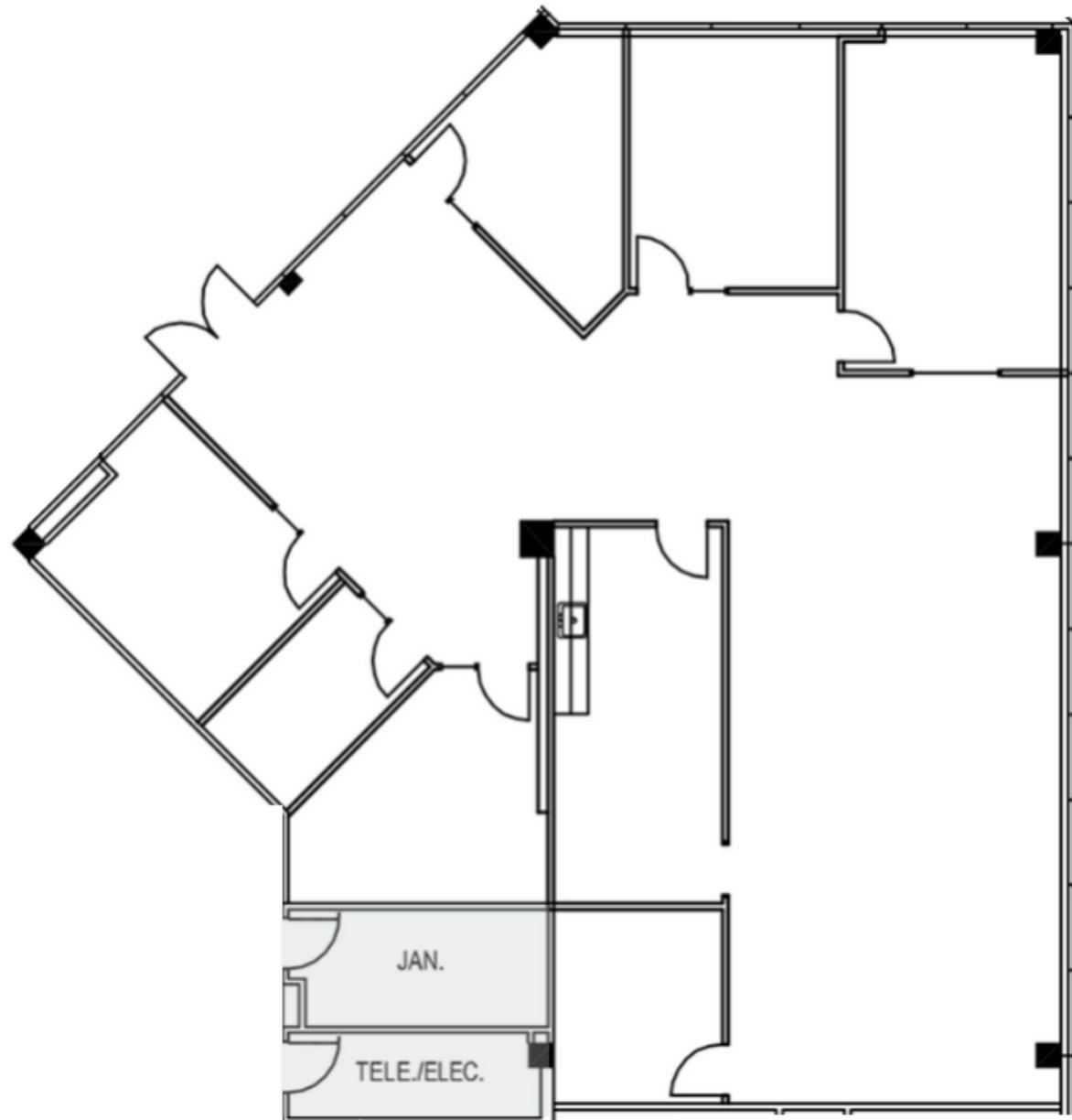


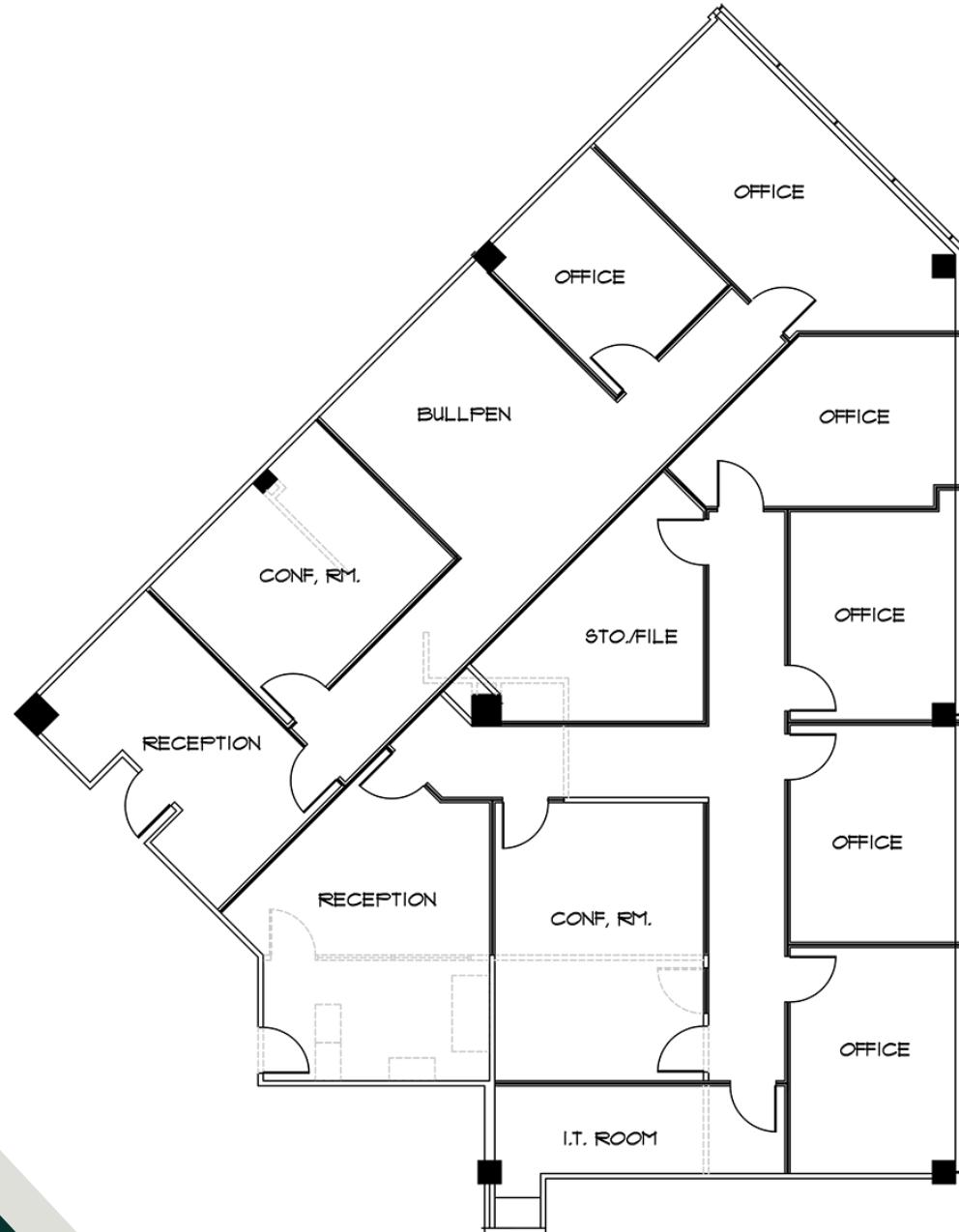
LANDPARK

FOR LEASE



Photos





**Suite 210**  
**3,652 SF**

## Information About Brokerage Services

### 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.

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Buyer/Tenant/Seller/Landlord Initials		Date	