

2100 West Loop South | Houston, TX 77027

Elegant Offices for the Modern Professional - Galleria/Uptown Corridor



LANDPARK

For Leasing Information:

Matt Easterling

713.325.4112

measterling@landparkco.com

Bill McGrath, CCIM

281.598.9860

bmcgrath@landparkco.com

Jacob Summers

832.790.4200

jsummers@landparkco.com

www.LandParkCo.com

NOW LEASING

LANDPARK

Office Space

2100 West Loop South • Houston, Texas 77027

Elegant Offices for the Modern Professional - Galleria/Uptown Corridor

This expansive class A office building located at 2100 West Loop South in Houston's prestigious Galleria area, is an impressive opportunity for those looking to lease a large commercial property.

Boasting a generous 162,589 square feet of space, this building offers ample room for a variety of business operations. With its prime location in the heart of Houston, tenants will have easy access to major highways, public transportation options, and a variety of nearby amenities. The building itself features modern design elements, flexible floor plans, and state-of-the-art amenities to provide a comfortable and efficient work environment. Don't miss out on this opportunity to lease a prestigious office space in the heart of Houston. Contact us today for more information and to schedule a tour.

Total Square Footage: 162,589
Availability: ±1,578 - 10,401 SF
Parking Ratio: 3.5/1,000
Reserved Parking Rate: \$100
Lease Rate: \$19.50 - 21.00 NNN
Opex: \$12.64

For More Information

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LandPark Commercial

2550 Gray Falls Drive, Suite 400

Houston, Texas 77077

713.789.2200

www.LandParkCo.com

FOR LEASE



PROPERTY HIGHLIGHTS

- 16-story, 162,878 SF
- Convenient access to 610, I-10, Hwy 59, and Westpark Tollway
- Stunning Views
- Premier Tech-equipped Conference Center
- Above Standard Spec Suites
- On-site Management & Leasing with 24/7 On-site Security
- New Fitness Center
- Newly renovated Lobby and Common Areas
- Full Floor Options Available
- Top Building Signage Available

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FOR LEASE

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 100*	2,974 SF	\$20.00 NNN
Suite 150*	1,787 SF	\$19.50 NNN
Suite 202	540 SF	\$19.50 NNN
Suite 240	1,362 SF	\$19.50 NNN
Suite 315	6,309 SF	\$20.00 NNN
Suite 410*	2,216 SF	\$19.50 NNN
Suite 415*	2,683 SF	\$19.50 NNN
Suite 420	1,915 SF	\$19.50 NNN
Suite 620	2,446 SF	\$19.50 NNN
Suite 700*	2,541 SF	\$19.50 NNN
Suite 750*	1,858 SF	\$19.50 NNN
Suite 775*	1,812 SF	\$17.00 NNN
Suite 1000	7,040 SF	\$19.50 NNN
Suite 1275	2,390 SF	\$19.50 NNN
Suite 1300	10,522 SF	\$19.50 NNN
Suite 1400	4,935 SF	\$19.50 NNN
Suite 1420	1,898 SF	\$19.50 NNN
Suite 1510	1,322 SF	\$19.50 NNN
Suite 1600	10,401 SF	\$19.50 NNN

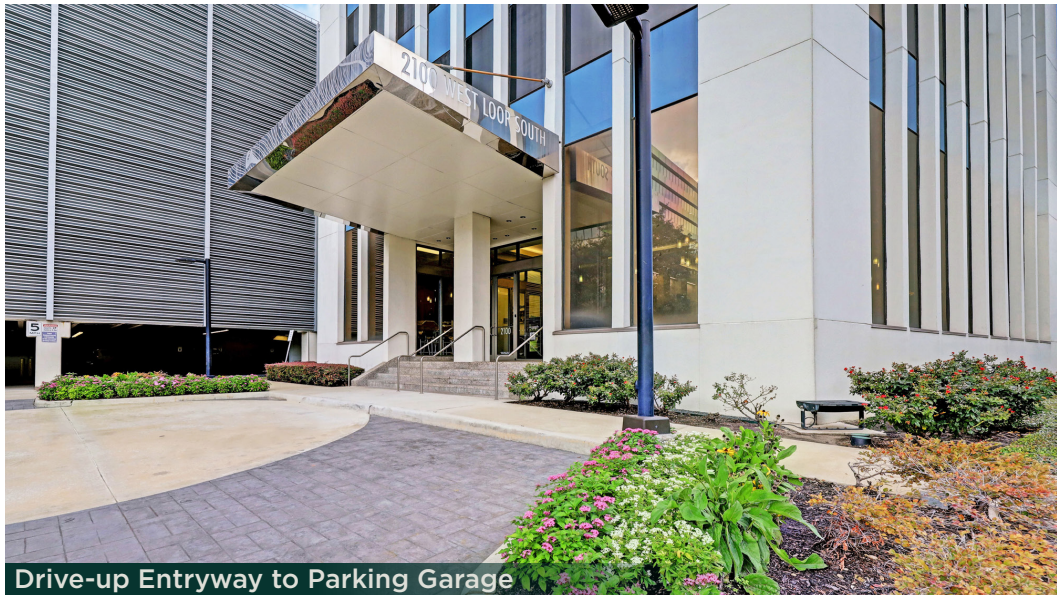
*Suite 100+150 4,761 SF (Max Contig.)
 *Suite 410+415 4,899 SF (Max Contig.)
 *Suite 700+750+775 6,211 SF (Max Contig.)

Availability



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FOR LEASE



Photos

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Photos

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Photos

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Westchase
District

Energy Corridor

Memorial City



Westheimer Rd

Greater
Uptown

2100 WEST LOOP SOUTH
HOUSTON TX, 77027



Galleria



Westheimer Rd

E Briar Hollow Ln

Aerial View

LANDPARK

FOR LEASE



Map



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.

LandPark Advisors, LLC	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Harold McGrath	298360	bmgrath@landparkco.com	(281) 598-9860
Sales Agent/Associate's Name	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