



Womack Development
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OFFICE SPACE FOR LEASE

TravelWifi 

Go Further.

9251 PARK S VIEW, HOUSTON, TX 77051



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6,836 SQ FT AVAILABLE OFFICE SPACE

❖ Eight Private Offices

❖ 48 Work Stations

❖ 60 Parking Spaces

Summary of Available Space & Amenities



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Property Summary

The TravelWifi facility is a 41,960 square foot two story office building with state-of-the-art technology and enhanced amenities. The property is situated on 5.41 acres of land with a distinctive outdoor space for corporate gatherings, celebrations and events.

This property offers tenants an economical business operating solution, providing move-in ready fully furnished offices & workstations with all utilities including high speed wifi internet service, infrastructure for voice/data communications, tenant shared receptionist, on-site management and building maintenance.

Enjoy enhanced conference facilities with audio/video installations, along with the convenience of an on-site podcast/video production room and comfort of an oversized luxury lounge with sofas, dining tables, coffee bar, and a full gourmet kitchen for catered events.

Value a secured controlled access building, conveniently located less than half a mile from Highway 288 and less than 20 minutes from the Texas Medical Center and Downtown Houston.

For More Information Contact:
WOMACK DEVELOPMENT & INVESTMENT REALTORS, INC.

LISTING AGENT: LINDA RAGLAND O: 713-523-7402 M: 832-259-7617

LRagland@WomackDevelopment.com



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- ❖ GATED PROPERTY - CONTROLLED ENTRY
- ❖ SMART CARD BUILDING ENTRY
- ❖ REMARKABLE FACILITY
- ❖ EXCEPTIONAL AMENITIES



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TravelWifi Building State of The Art Technology with Enhanced Facilities & Amenities

For Your Professional Business Needs, Productivity & First Impressions



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TravelWifi Building offers

- Company Branding on Interior Digital Screens
- Shared Receptionist to Greet Your Guests
- On-Site Management & Maintenance



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Available Office Space in TravelWifi Building

9251 PARK S VIEW HOUSTON, TX 77051

6,836 SF AVAILABLE - \$38/SF GROSS

8 private offices | 48 workstations

Turn Key Fully Furnished Offices & Workstations

Amenities and Common Areas Include:

High Speed Wi-Fi | Elevators | Conference Room | Meeting Room
Luxury Lounge / Breakout Room | Printing Room | On Site Gym w/Showers
Podcast / Video Production Room | USPO Mailbox | Utilities | Parking





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Available Office Space in TravelWifi Building

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6,836 SF CAN BE DIVIDED INTO 8 SEPARATE SUBLEASES

1 private office w/6 workstations
\$3500 month gross rate





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TravelWifi Building Available Office Space Lease
Amenities include

Advanced Conference Facility

A Common Area Exclusive To
Tenant Twice A Week
(Currently Only One Other Tenant In The Building)

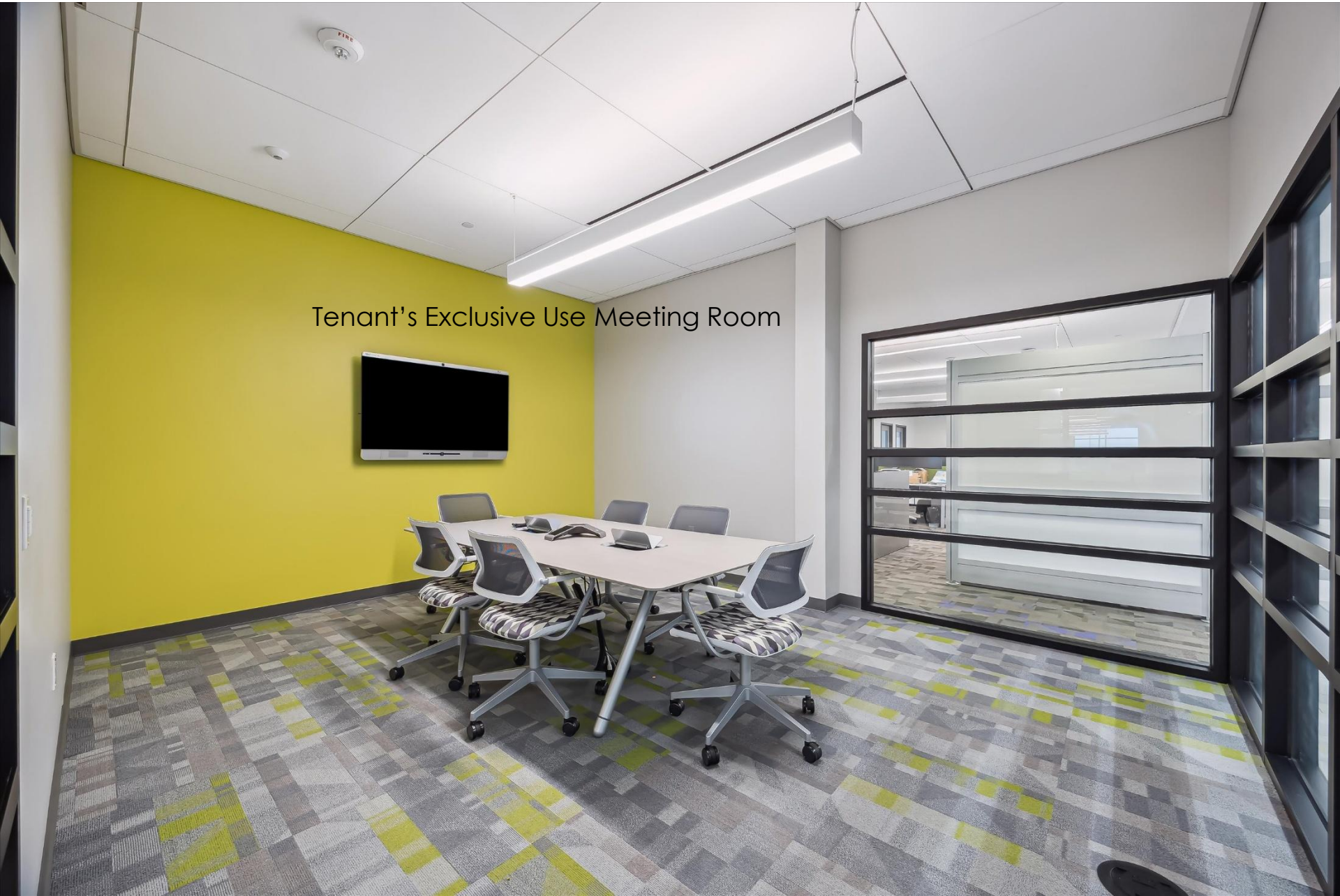




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TravelWifi Building Available Office Space Lease
Amenities include

Tenant's Exclusive Use Meeting Room





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TravelWifi Building Available Office Space Lease

Amenities include

Exceptional Lounge/Break Room
Common Area





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TravelWifi Building Available Office Space Lease

Amenities include





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Amenities include





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TravelWifi Building Available Office Space Lease
Amenities include

Fitness Gym w/Showers
Common Area





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8 PRIVATE OFFICES

Lots of Natural Light! Great Views!

Each private office is fully furnished
... including desk, monitor, chair,
meeting table/chairs, book shelf.





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Available Space For Lease
9251 PARK S VIEW, HOUSTON, TX 77051

Remarkable Turn-key Office Space

Fully Furnished Ready For Work! 48 Workstations!

Open-Plan Layout

provides spontaneous interaction & optimal management supervision ...

Ideal for Brokerage Firm, Insurance Company, Training Center





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Areas for small team
brainstorming sessions





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Tenant's Exclusive Use Kitchenette





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TravelWifi BUILDING Available Office Space Includes

Tenant's Exclusive Use Printing/Scan Room





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TravelWifi Building Is A Secured Controlled Access Facility

Personal ID Key Access Card Entry

Building Access Hours

Mon – Friday 7AM – 7 PM

Sat 10AM – 1PM



- ❖ LESS THAN ½ MILE FROM HWY 288
- ❖ MINUTES FROM TEXAS MEDICAL CENTER, HOBBY AIRPORT & DOWNTOWN HOUSTON
- ❖ COMMERCIAL / INDUSTRIAL DISTRICT



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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.

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:
 - 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.

Womack Development & Investment Realtors	0421473	womackdev@aol.com	713-523-7402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gerald W. Womack	199047	womackdev@aol.com	713-523-7402
Designated Broker of Firm	License No.	Email	Phone
Gerald Womack	199047	womackdev@aol.com	713-523-7402
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Linda L. Ragland	701065	lragslandtx@gmail.com	832-443-6272
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date