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DECORATIVE CENTER HOUSTON

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5120 WOODWAY DRIVE
HOUSTON, TEXAS 77056

**Commercial Real Estate,
*Reimagined***

Property Highlights

- 500,000 square feet of Class A state-of-the-art rentable office space
- 5120 Woodway Drive
- 10 stories
- First 4 stories are dedicated designer showrooms featuring the finest furniture, fabrics, lighting, flooring, wall coverings, art, antiques, accessories, kitchens and cabinetries from over 700 renowned product lines
- Top 6 floors offer traditional office space
- Roots Café is located first floor, offering a selection of healthy and delicious dining options, showcasing an authentic and distinctive menu
- Special events and event catering available
- Complementary valet for guests available Monday-Friday: 9AM-4PM
- Self-parking available as well
- 7-story covered parking garage
- 4/1,000 sqft parking ratio
- Access to loading docks and freight elevators
- Card key access
- On-site concierge
- On-site management
- Ground Floor Gallery can be used for seated events up to 250-300 people and parties up to 500 people
- 24/7 access
- High Ceilings
- Premium location with easy access to nearby restaurants and amenities





Nearby Amenities



- A**
- Amodo European Collection
 - ArcCom
 - David Sutherland
 - Eggersmann Kitchen Home Living
 - Fabricut
 - Harbour Outdoor
 - Holland & Sherry Interiors
 - Holly Hunt
 - Lucas Eilers
 - Roots Café
 - Scalamandre
 - Schumacher

- B**
- Alba Ristorante - Northern Italian
 - Étoile - French
 - Flower Child - American
 - Giant Leap Coffee
 - JuiceLand
 - McCormick & Schmick's Seafood & Steaks
 - Mendocino Farms - Sandwich
 - Postino Uptown Park
 - Segreto Lounge
 - The Rustic - American
 - Uptown Park - Shopping mall
 - Uptown Sushi
 - Urbe
 - + Many More

- C**
- 29 North - Clothing store
 - Bloom & Bee
 - Bouchée Patisserie
 - Cadence Bank
 - Chungs Gourmet Foods
 - Craft F&B - American
 - King Ranch Texas Kitchen
 - Mastro Steakhouse - Fine Dining
 - McDonald's
 - Post Oak Motor Cars Ltd - Car dealer
 - Prosperity Bank
 - Stella's Wine Bar
 - Wells Fargo Bank
 - Willi G's Seafood
 - + Many More

- D**
- Adair Kitchen
 - Balboa Surf Club - Seafood
 - Cinnaholic
 - il Bracco - Italian
 - Kenny & Ziggy's New York Delicatessen
 - Local Foods - Post Oak
 - Los Tios
 - Nando's PERI-PERi
 - North Italian
 - Post Oak Plaza - Shopping mall
 - Starbucks
 - The Original Ninfa's Uptown - Tex Mex
 - + Many More

About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

Leasing Team



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DECORATIVE CENTER HOUSTON

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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