

1250 W

SAM HOUSTON PARKWAY

**100K-155K SF
ANCHOR TENANT
OPPORTUNITY**

6:1,000 SF parking

On-building signage



NEWMARK

Rialto 

A one-of-a-kind asset

Located in
Memorial Corridor

Just five minutes to CityCentre

Total of **155,314 RSF**

Divisible to 50,000 RSF

6:1,000 SF
covered and
surface parking

On-building
high-visibility
freeway signage

Prominent signage

ON-BUILDING & MONUMENT OPPORTUNITY

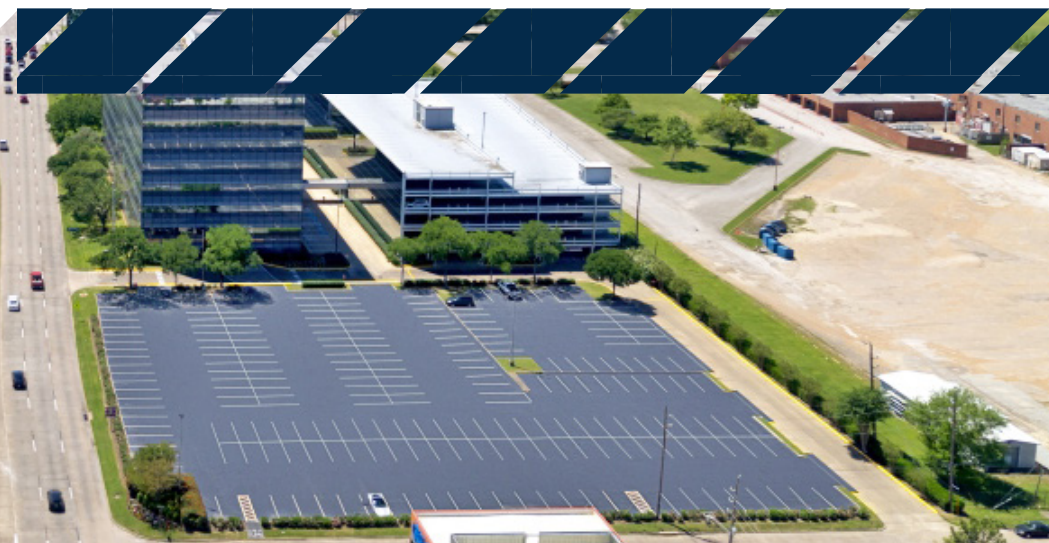


SAM HOUSTON TOLLWAY
27,729 VPD

Abundant parking

PERFECT FOR HIGH-DENSITY USERS

➔ 6.00:1,000 SF COVERED & SURFACE PARKING



Nestled within Memorial Corridor

Amenities

BRIAR LAKE VILLAGE | 6 Eateries Within Walking Distance

SUBWAY

MODERNO
TACOS • TEX MEX

green lane
co.

PALAZZO'S

CITYCENTRE | 27 Eateries | 2 Hotels | 21 Shops | 11 Lifestyle Stores

hopdoddy
BURGER BAR

Eddie V's
PRIME SEAFOOD

THE MORAN
CITYCENTRE

LIFETIME

MEMORIAL CITY | 59 Eateries | 2 Hotels | 142 Shops & Lifestyle Stores

The Cheesecake Factory

target

Perry's
STEAKHOUSE & GRILLE
BAR & WELL DONE

MAGGIANO'S
LITTLE ITALY

Z

TOWN & COUNTRY VILLAGE | 16 Eateries | 37 Shops | 13 Lifestyle Stores

Snooze
AN AM. EATERY

ESCALANTE'S
FINE TEX-MEX & TEQUILA

Starbucks

Fleming's
PRIME STEAKHOUSE & WINE BAR

M&S
McCormick & Schmick's
est. 1974



The **heart** of white collar employment and executive housing

184K

Population

136K

Employees

78K

Households

Easy access

CONVENIENT LOCATION OFF BELTWAY 8

1

MINUTE TO THE SAM HOUSTON TOLLWAY (BELTWAY 8)

8

MINUTES TO THE KATY FREEWAY (INTERSTATE 10)

2

MINUTES TO WESTHEIMER RD

3

MINUTES TO WESTPARK TOLLWAY (VIA BELTWAY 8)

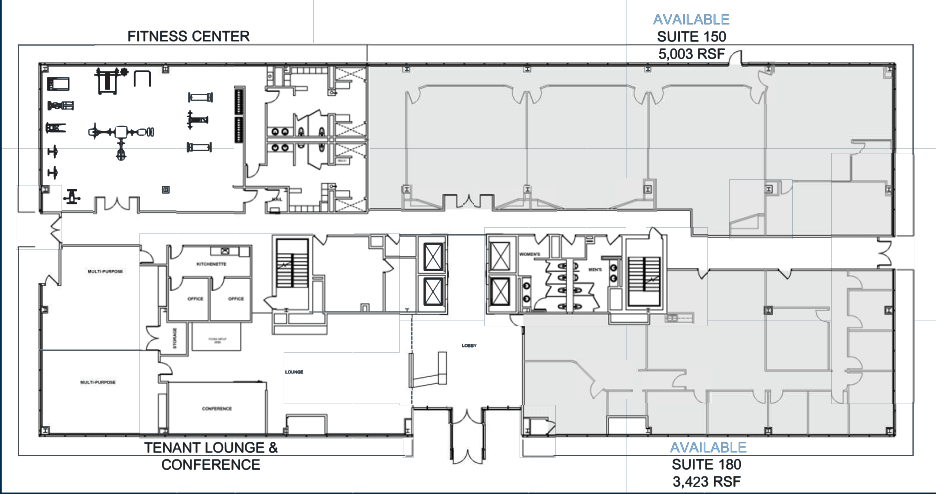
10

MINUTES TO 610
(VIA BELTWAY 8 AND INTERSTATE 10 OR
15 VIA WESTPARK TOLLWAY)

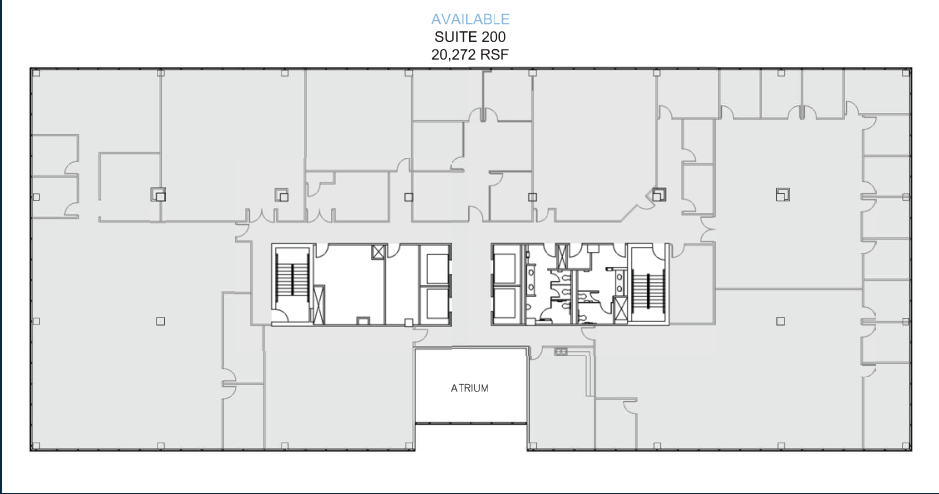


Efficient floorplates

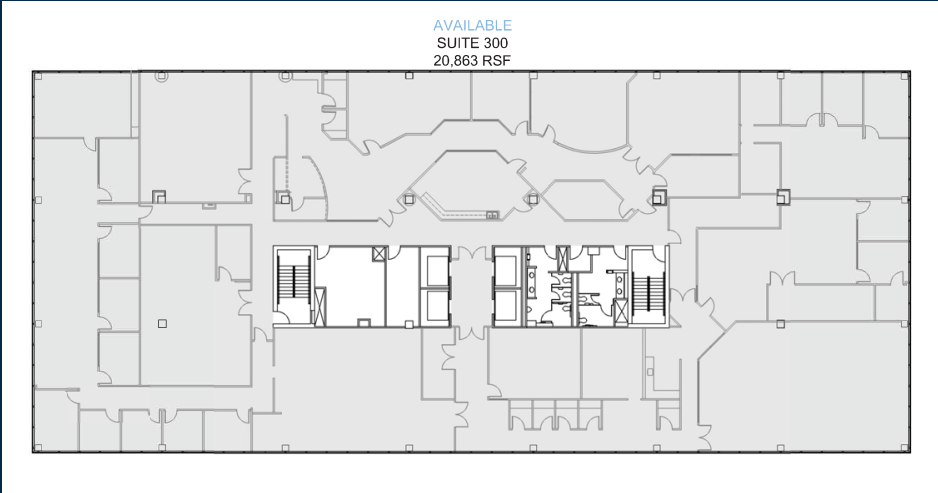
LOWER LEVELS



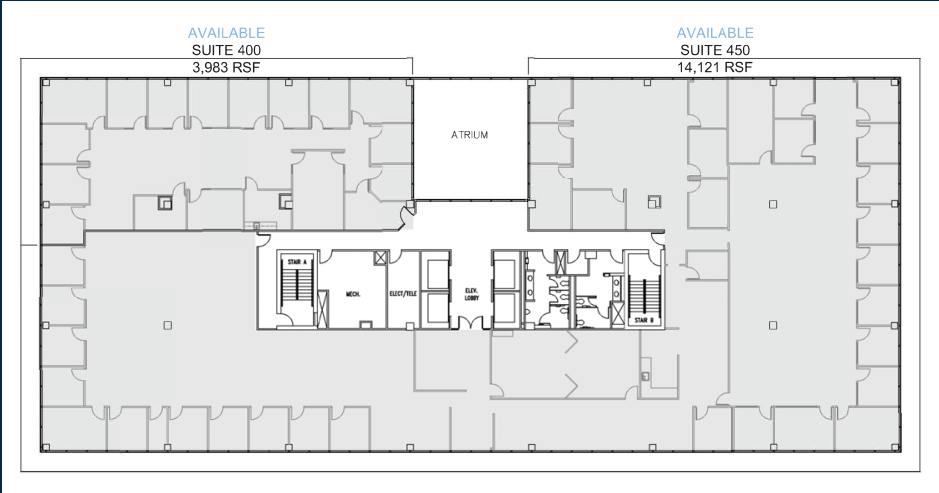
LEVEL 1



LEVEL 2



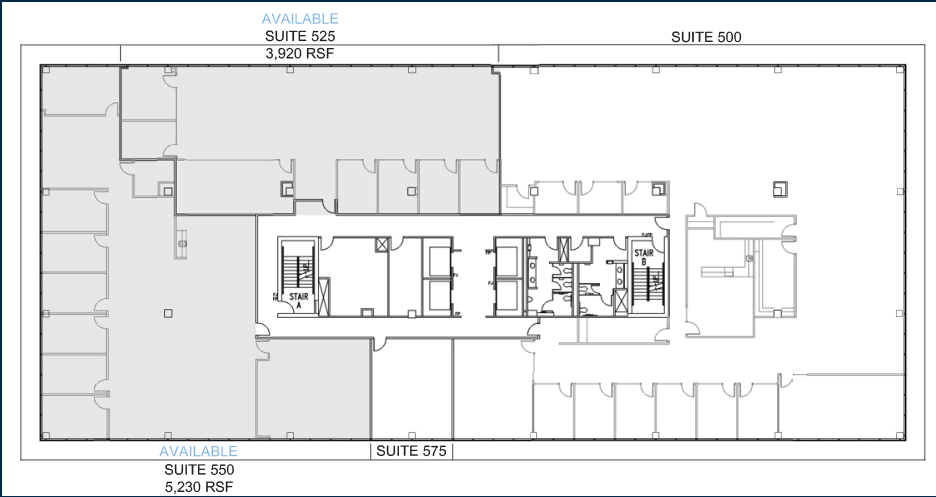
LEVEL 3



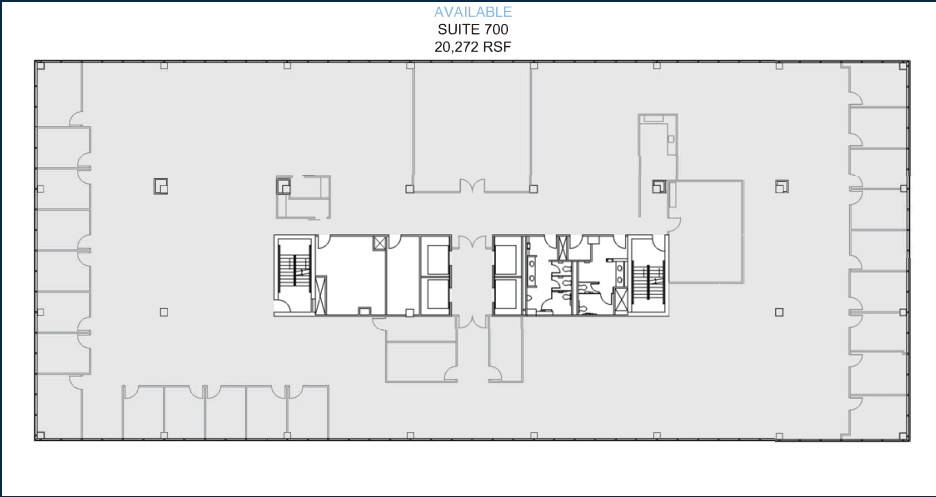
LEVEL 4

Efficient floorplates

UPPER LEVELS



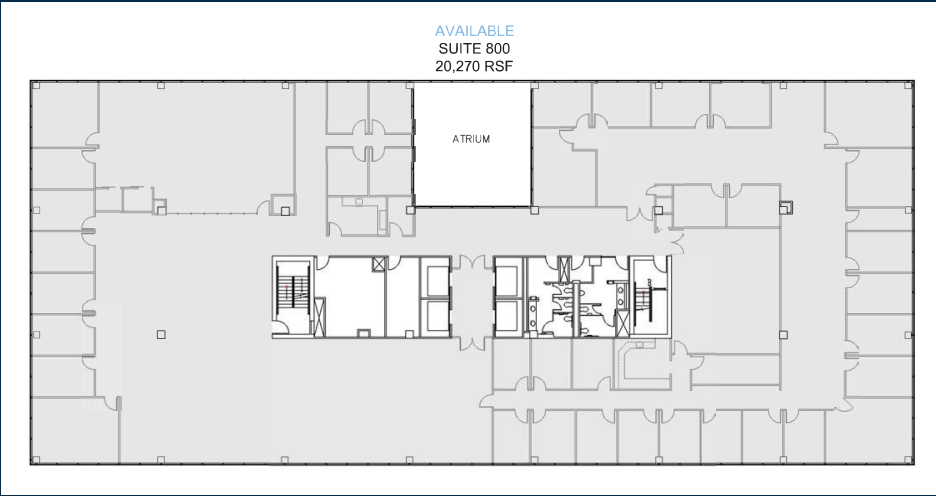
LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8

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.

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	537005 <small>License No.</small>	 <small>Email</small>	713-626-8888 <small>Phone</small>
Arispah Hogan <small>Designated Broker of Firm</small>	342405 <small>License No.</small>	Lispah.Hogan@nmrk.com <small>Email</small>	713-490-9994 <small>Phone</small>
David Baker <small>Licensed Supervisor of Sales Agent/ Associate</small>	308178 <small>License No.</small>	David.Baker@nmrk.com <small>Email</small>	713.291.5911 <small>Phone</small>
Kristen Baker <small>Sales Agent/Associate’s Name</small>	537005 <small>License No.</small>	Kristen.Baker@nmrk.com <small>Email</small>	713.825.9255 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date



1250 W

SAM HOUSTON PARKWAY

FOR MORE INFORMATION, CONTACT:

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NEWMARK

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