

FOR LEASE



NRG Office Complex

2616 S Loop W
Houston, TX 77054

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

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NRG Office Complex

2616 S Loop W • Houston, Texas 77054

PROPERTY DESCRIPTION

This impressive commercial property offers an exceptional opportunity for office space in the prime location of 2616 S Loop W in Houston, TX. NRG Towers provide quality, affordable office space with plenty of windows and ample parking perfect for businesses of all sizes.

The building offers a professional, modern interior that boasts plenty of natural light, making it a bright and inviting space to work in. The design of this property is both functional and aesthetically pleasing, with modern finishes and fixtures throughout. There is ample space for a wide range of office configurations, making it perfect for a range of businesses. The building comes equipped with high-speed internet, making it an ideal location for businesses that require reliable connectivity.

Located in the heart of Houston, this property places you in close proximity to a range of amenities and services. The building is easily accessible from major highways and public transportation routes, making it easy for employees and clients to reach. The surrounding area offers a wide range of dining, shopping, and entertainment options. Whether you need to entertain clients or just need a quick bite to eat during your lunch break, you will find everything you need just a few steps from your office.

Overall, this is an ideal property for businesses looking for a professional, modern office space in a prime location. With its generous size, versatile floor plans, and range of amenities, this property offers everything you need to take your business to the next level. Contact us today to schedule a tour and see this property for yourself.

For More Information

Steven Bloomer

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



PROPERTY HIGHLIGHTS

- Spacious Atrium Lobbies
- 24-hour secure key card access
- On-site deli
- On-site leasing and management.
- Conference room
- Parking ratio: 3.0/1,000 sf in surface parking lot
- Security cameras, video surveillance, and exterior lighting systems
- Easy access to 610, Highway 90 Alt, and Highway 288
- Close proximity to NRG Stadium, Texas Medical Center, and Hobby Airport

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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 100-A	231 SF	\$24.00 +ELEC
Suite 475	1,243 SF	\$18.00 +ELEC
Suite 500	214 SF	\$24.00 +ELEC
Suite 515	550 SF	\$21.00 +ELEC
Suite 520	647 SF	\$21.00 +ELEC
Suite 525	536 SF	\$21.00 +ELEC
Suite 550	378 SF	\$23.00 +ELEC
Suite 553	323 SF	\$23.00 +ELEC
Suite 585	700 SF	\$21.00 +ELEC
Suite 598	211 SF	\$24.00 +ELEC



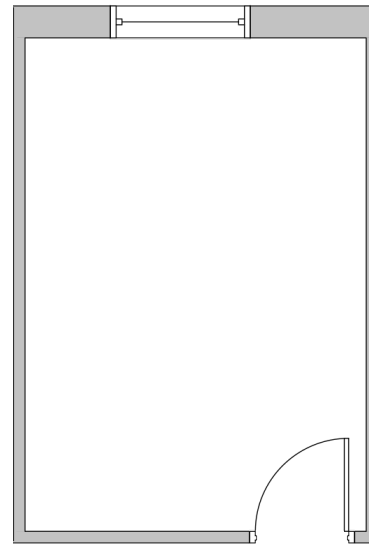
Availability

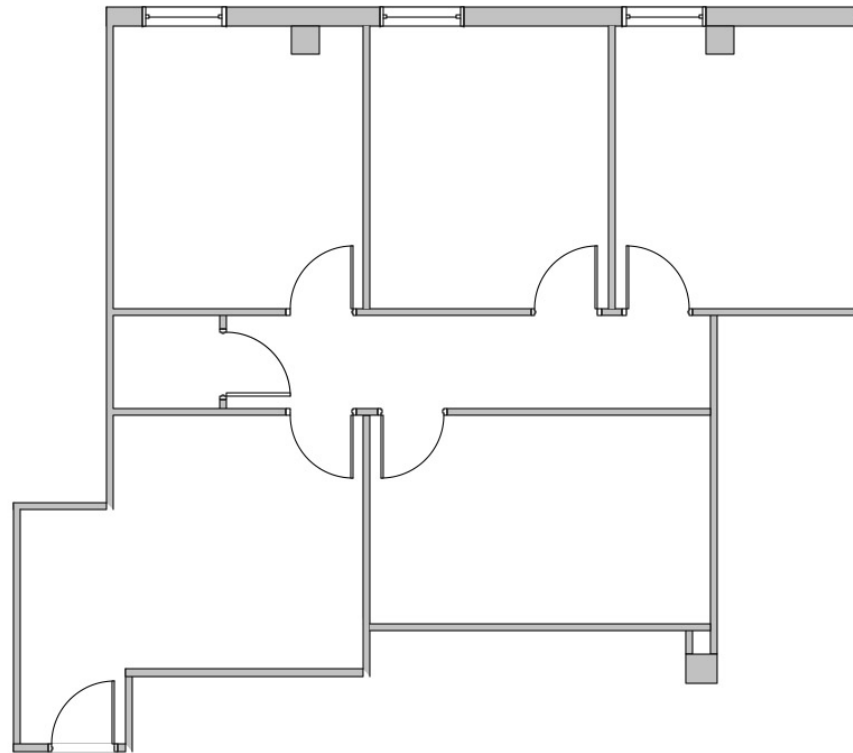
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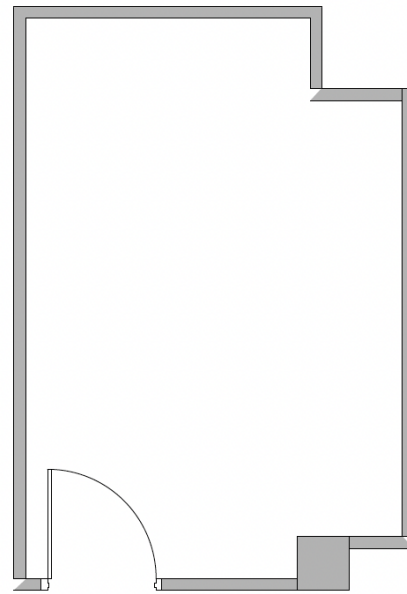


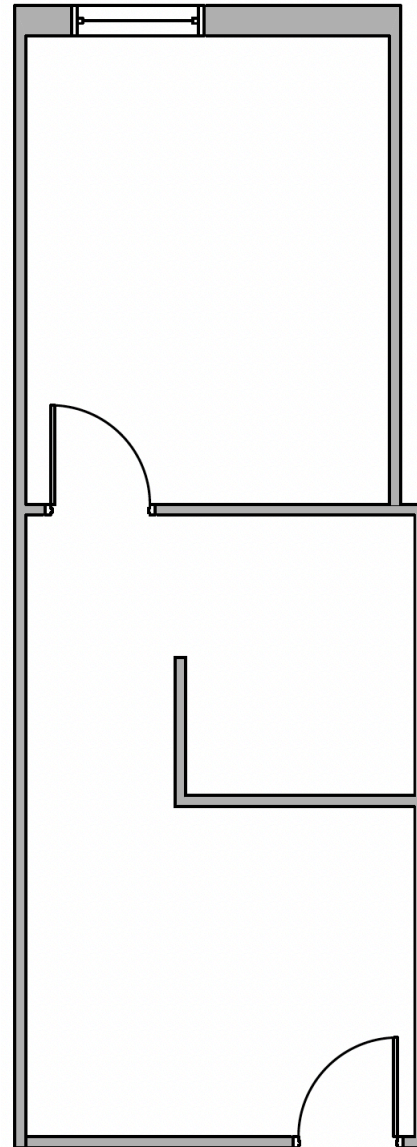
Photos



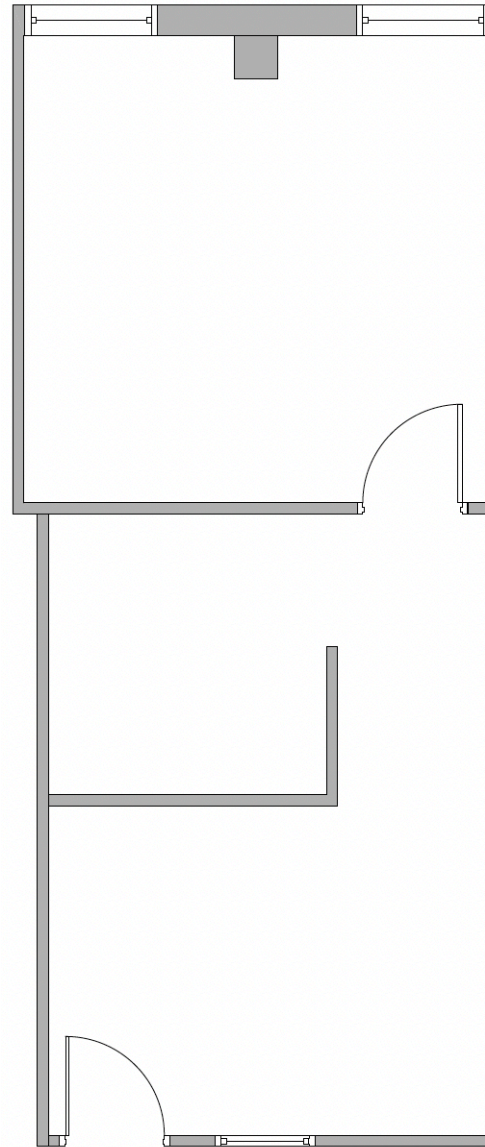


Suite 475
1,243 SF

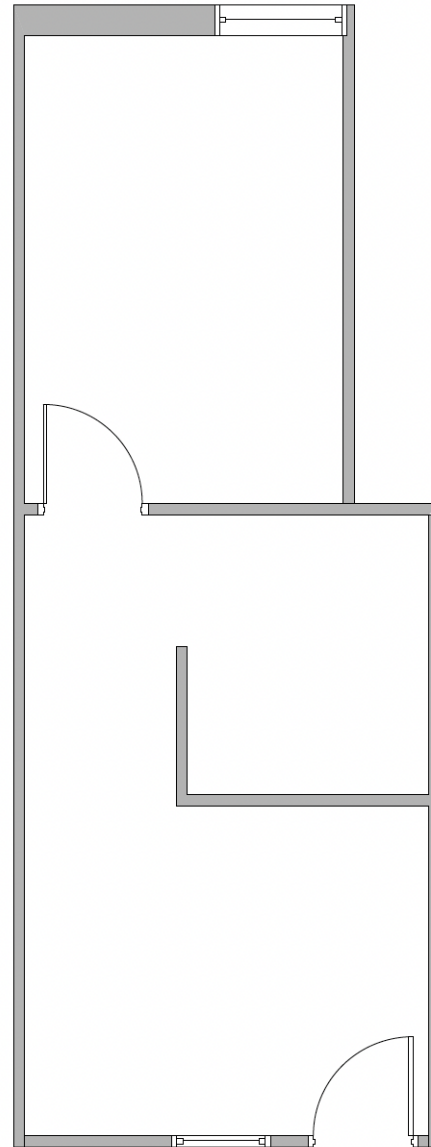




Suite 515
550 SF



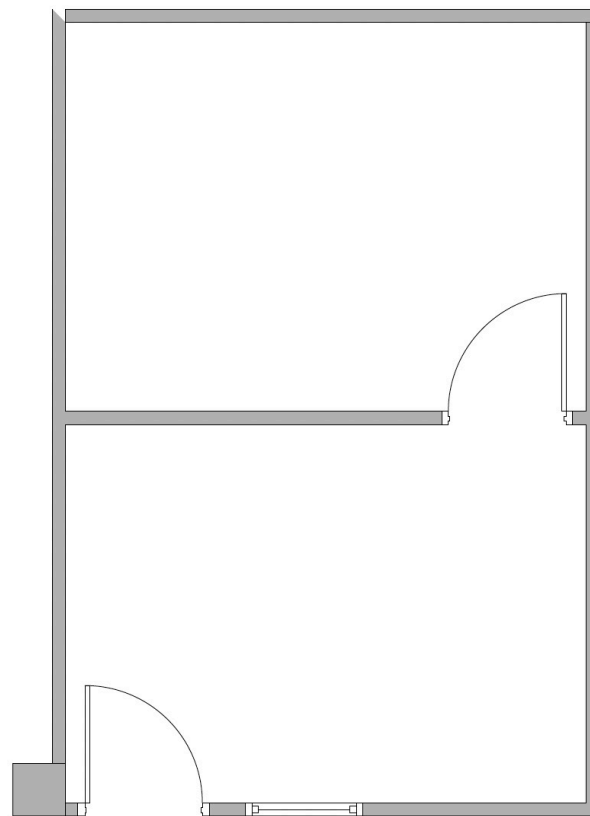
Suite 520
647 SF



Suite 525
536 SF

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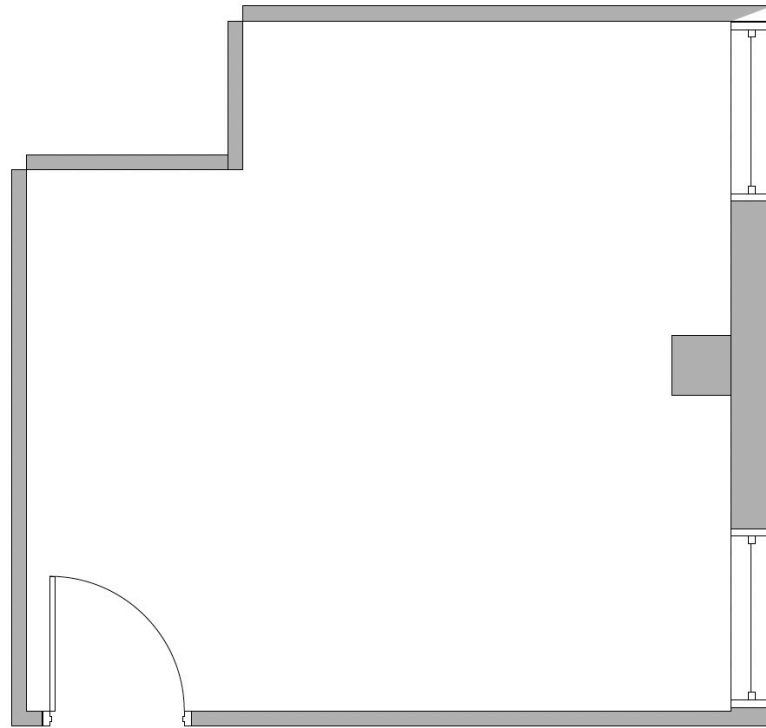
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Suite 550
378 SF

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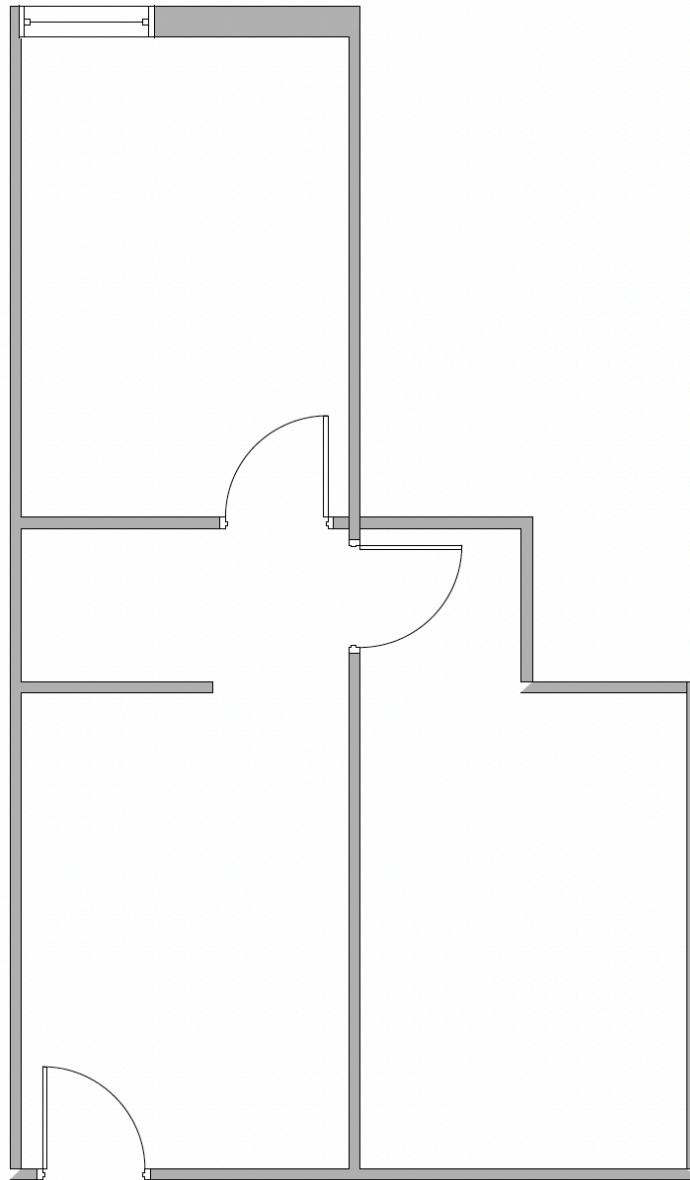
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Suite 553
323 SF

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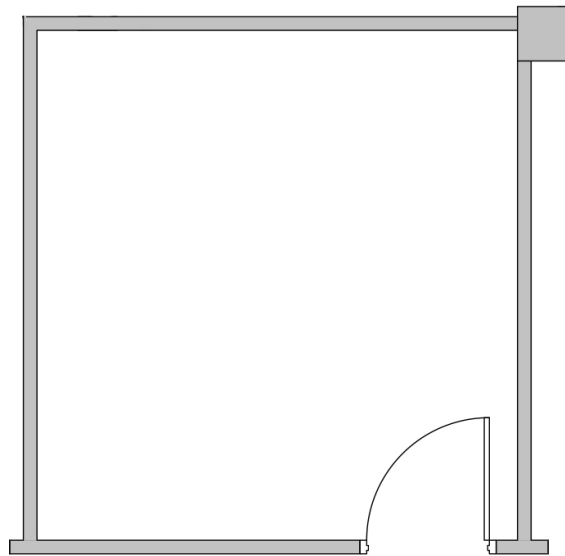
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Suite 585
700 SF

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Suite 598
211 SF



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 Commercial	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	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven Thornton Bloomer	720319	sbloomer@landparkco.com	(281) 598-9868
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____