



### **FOR LEASE**

2424 Wilcrest Drive • Houston, Texas 77042

### PROPERTY DESCRIPTION

Prestigious Westchase District Location! This beautiful 2 story building features a beautiful atrium, tiled entryway surrounded by lush landscaping.

Conveniently located in Southwest Houston on the northwest corner of Westheimer and Wilcrest, just minutes from Sam Houston Parkway, the Galleria, and Downtown business district. New ownership with onsite responsive management and leasing. Garage, open surface and covered parking available. Flexible leases available. Great restaurants and many fast food locations nearby. Please call for more information or to schedule your tour.

This spacious office building located at 2424 Wilcrest Dr in Houston, Texas is now available for lease. The building boasts 22033 square feet of functional office space, ideal for businesses of all sizes. The property is strategically located in a prime area in Houston, offering easy access to major highways, restaurants, and shops. The building is well-maintained and features modern amenities, including air conditioning, high-speed internet, and ample parking space for employees and visitors. The office space is structured to provide a comfortable work environment, with high-ceilings and large windows that let in plenty of natural light. Additionally, the building is equipped with a secure entrance and 24-hour security to ensure the safety of tenants and their assets. This property is an excellent choice for businesses in need of sturdy and reliable office space in a highly sought-after area of Houston. Don't miss out on this fantastic opportunity!

### For More Information

**Matt Easterling** 713.325.4112

measterling@landparkco.com

**Alex Houston** 832.657.1741

ahouston@landparkco.com

### LandPark Commercial

2550 Gray Falls Drive, Suite 400 Houston, Texas 77077

713,789,2200

www.LandParkCo.com



### PROPERTY HIGHLIGHTS

- 24/7 Keycard Access
- On-site Property Management
- On-site Porter
- Security

- Great Visibility off Westheimer Rd
- Flexible Lease Options Are Available
- Located in the Westchase District
- High Speed Internet Available

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.



### FOR LEASE

SPACE AVAILABILITY					
UNIT	SF	RATE (sf/yr)			
Suite 100	3,478 SF	\$16.50			
Suite 105	2,025 SF	\$16.50			
Suite 107	831 SF	\$16.50			
Suite 114	1,489 SF	\$16.50			
Suite 210	3,652 SF	\$16.50			





### FOR LEASE

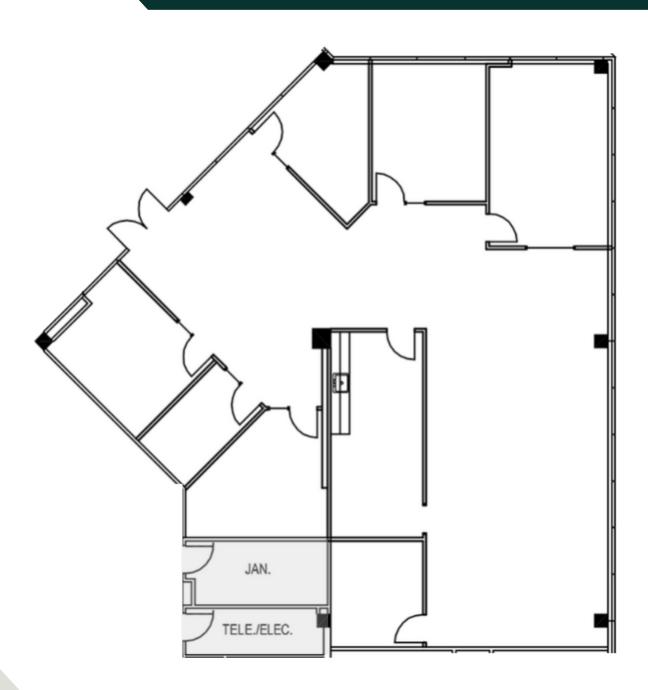






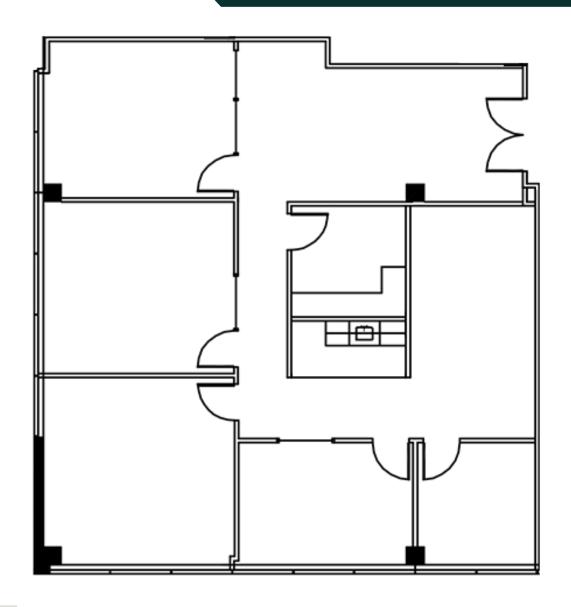




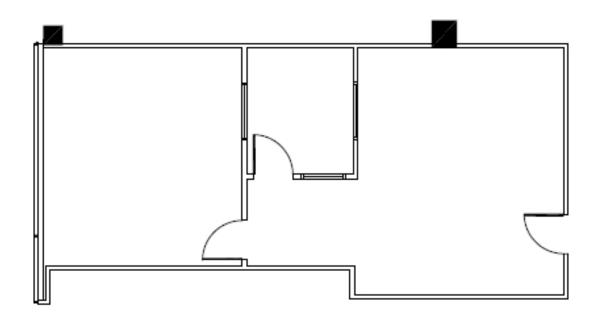


Suite 100 3,478 SF

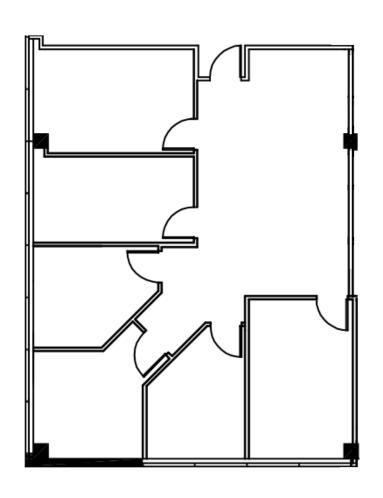




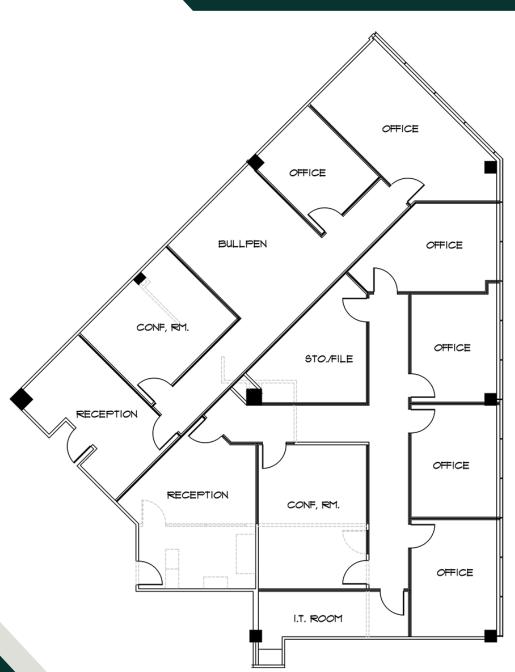












Suite 210 3,652 SF



### 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:

information disclosed to the agent or subagent by the buyer or buyer's agent. AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the duties above and must inform the owner of any material information about the property or transaction known by the agent, including owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum

written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or

underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary. agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

- Must treat all parties to the transaction impartially and fairly;
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 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

Sales Agent/Associate's Name	Matthew B Easterling	Licensed Supervisor of Sales Agent/ Associate	William Harold McGrath	Designated Broker of Firm	Richard Mark Holland	Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LandPark Commercial
License No.	715557	License No.	298360	License No.	311526	License No.	9007266
Email	measterling@landparkco.com	Email	bmcgrath@landparkco.com	Email	rholland@landparkco.com	Email	rholland@landparkco.com
Phone	(713) 325-4112	Phone	(281) 598-9860	Phone	(832) 755-2020	Phone	(713) 789-2200

Buyer/Tenant/Seller/Landlord Initials	
Date	