



BELVOIR

REAL ESTATE GROUP, LLC

For Lease

**DENMARK HOUSE
OFFICE SPACE AVAILABLE**

12777 Jones Rd
Houston, TX 77070

FOR LEASE | Office Space Available

DENMARK HOUSE

12777 JONES RD HOUSTON, TX 77070



PROPERTY DESCRIPTION:

The Denmark House at 12777 Jones Road in Houston, Texas, is a prestigious corporate building offering high-end office space that is unrivaled in the surrounding area. This four-story, $\pm 119,388$ -square-foot building provides excellent value with full-service gross lease rates, compared to the higher cost of space with triple net leases. Suites in Denmark House range from small to large, allowing companies of all sizes to find their perfect fit. For businesses that want city offerings in a suburban Northwest Houston setting, Denmark House is the prime destination.

PROPERTY HIGHLIGHTS:

- Recent renovations to the lobby, common areas, and restrooms, providing tenants a prestigious corporate address.
- Newly added amenity center includes a 12-person conference room with multimedia and a tenant lounge with a fresh market kitchen.
- Building amenities include monument signage opportunities, security, on-site property management, and engineering staff.
- Covered parking available with a parking ratio of 3.75:1,000 square feet, and opportunity to expand surface lot further.
- Commuters can quickly reach State Highway 249, Beltway 9, Highway 290, and 610 Loop, and the IAH Airport is less than 30 minutes away.

OFFERING SUMMARY

Lease Rate:	\$21.50
Currently Available:	700 - 15,000 SF
Building Size:	119,388 SF
Building Hours:	M-F: 7AM-6PM Sat: 8AM-1PM
Lease Terms:	3 - 10+
Parking:	3.75/1000 SF Reserved parking available for an additional monthly fee

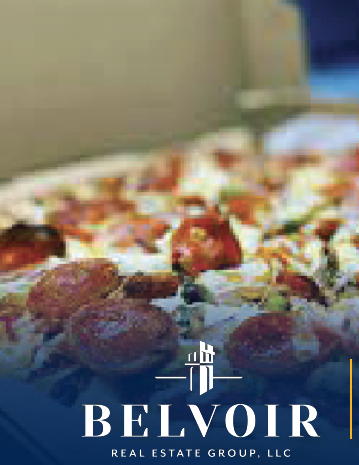
NEARBY AMENITIES

Dining & Grocery:	Luigi's Ristorante Italiano Pearl River Asian Cafe Crescent Moon Coffee Bar & Cafe Kroger
Banking & Business:	Binx Credit Union Wells Fargo Bank Frost ATM Chase Bank
Highways:	99 Tollway, HWY 249, HWY 290, & Beltway 8

DENMARK HOUSE | *Surrounding Retail*



Dining		Banking & Business		Health & Fitness	
1	Viva Jalisco Taqueria	10	Binx Credit Union	14	VidaLoca Fitness
2	Tony's Tavern	11	Wells Fargo Bank	15	IV Mma & Fitness
3	Luigi's Ristorante Italiano	12	Frost ATM	16	The Perfect Workout
4	Firestone Pizza	13	Chase Bank	17	Walgreens
5	El Gallo Mexican			18	CVS
6	Pearl River Asian Cafe			19	Kroger Pharmacy
7	Connie's Frozen Custard				
8	Crescent Moon Cafe				
9	Tiger's				



Belvoir Real Estate Group
15835 Park Ten Place, Suite 150 | Houston, TX 77084



The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

DENMARK HOUSE | Lobby and Restrooms



DENMARK HOUSE | *Tenant Lounge and Conference Room*



DENMARK HOUSE | Location



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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

<u>Belvoir Real Estate Group, LLC</u>	<u>9001128</u>	<u></u>	<u>(713) 332-8202</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Designated Broker's Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Agent's Supervisor's Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>713-332-8220</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date