

FOR LEASE



Corporate Park Churchill

10707 Corporate Drive
Stafford, TX 77477

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

10707 Corporate Drive • Stafford, Texas 77477

PROPERTY DESCRIPTION

Looking for a spacious and modern office space in a prime location? Look no further than 10707 Corporate Drive in Stafford, TX! With 75,490 square feet of rentable space, this office building is perfect for businesses of all sizes and types, providing plenty of room for employees, equipment, and more.

Corporate Park Churchill is a two story multi-tenant office building containing approximately 75,490 square feet. Beautifully landscaped atriums and grounds with ample parking. Surface parking & covered reserved spaces, Card-key access and On-site management. Inside, you'll find a sleek and professional environment that's ideal for getting work done. The office space features an open layout with plenty of natural light, thanks to large windows that let the sunshine in. High ceilings and clean, modern finishes add to the overall aesthetic, creating an atmosphere that's both welcoming and productive.

Located in the heart of Stafford, this office building is easily accessible from all directions to 59 and 90, making it a convenient choice for employees and clients alike. With ample parking and nearby amenities, including restaurants, shops, and hotels, this property is sure to meet all of your business needs.

So if you're in the market for a new office space, be sure to check out Corporate Park Churchill. With its prime location, modern amenities, and spacious layout, it's the perfect place to grow your business and achieve success.

For More Information

Matt Easterling
713.325.4112

measterling@landparkco.com

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Houston, Texas 77077

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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

- Beautiful Lake views.
- Conference Room Facility.
- Beautiful Courtyard, Extensively Landscaped Atriums, Grounds & Parking Area
- The building is prominently located near the Fountains Shopping Center.
- Close to restaurants, hotels, and more.
- Immediate access to 59 and 90.
- Excellent visibility and access off of the heavily trafficked Southwest Freeway.
- On-site leasing and management.
- 24-hour key card access, and adjacent garage parking.

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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 124	1,382 SF	\$19.50
Suite 151	821 SF	\$19.50
Suite 201	990 SF	\$19.50
Suite 202	1,505 SF	\$19.50
Suite 206	1,324 SF	\$19.50
Suite 210	2,524 SF	\$19.50
Suite 212	992-2,524 SF	\$19.50
Suite 220	2,262 SF	\$19.50
Suite 222	6,901 SF	\$19.50



Availability

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Photos

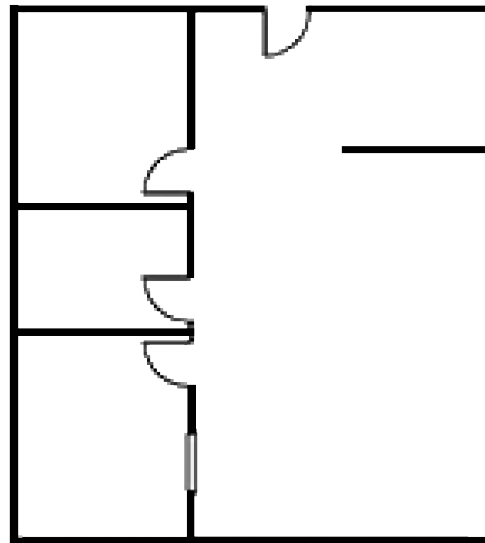
LANDPARK

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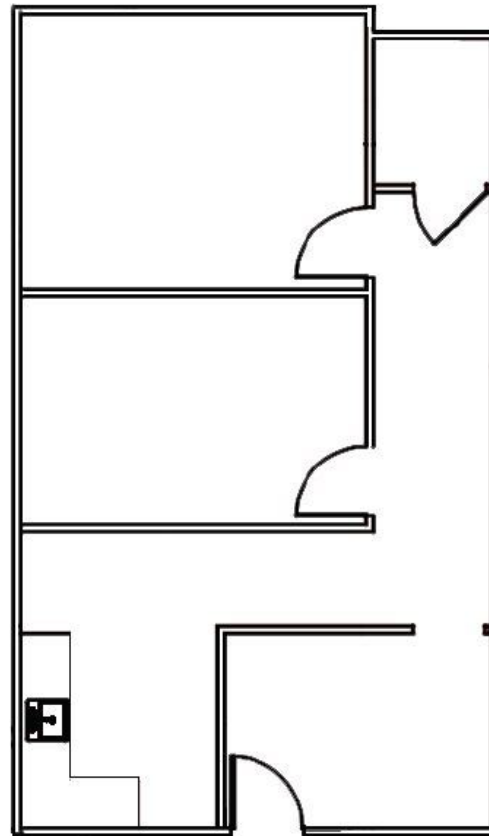


Executive Suite Photos

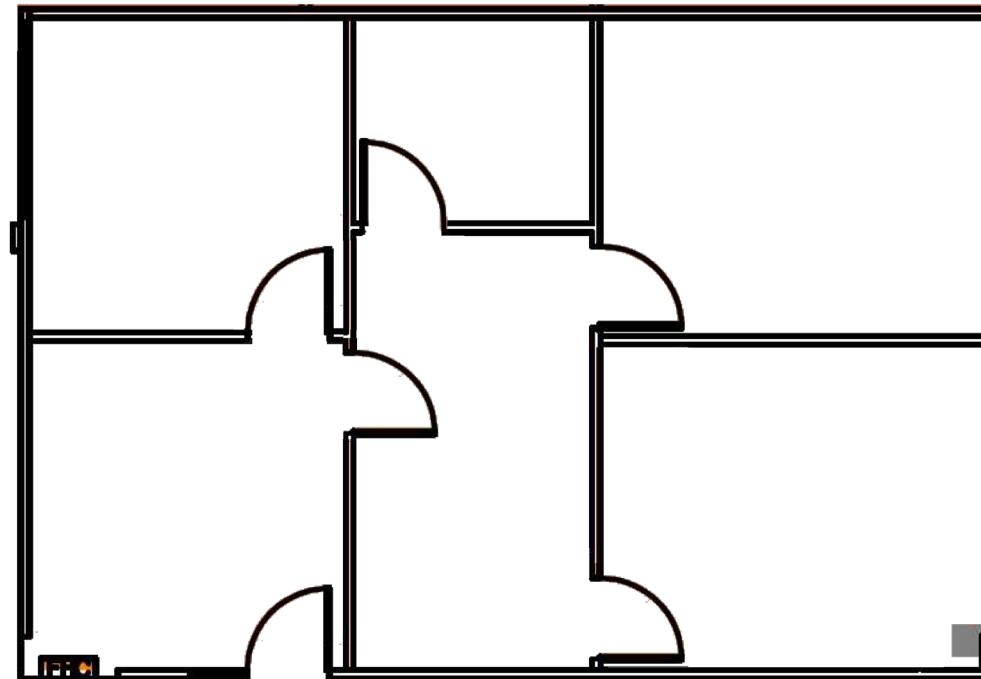
Please call for more available co-working space 346-341-0186
www.TheParkExecutiveSuites.com



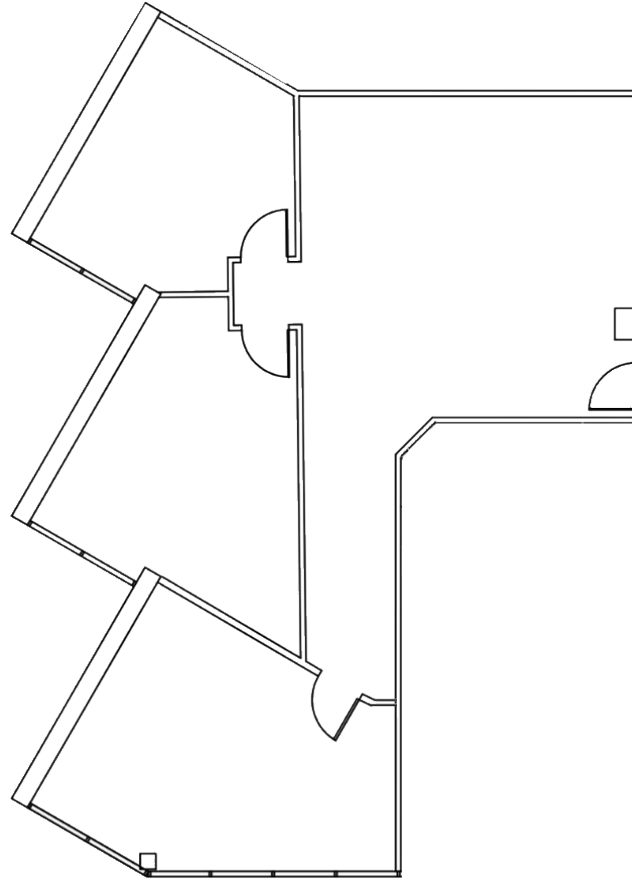
Suite 124
Suite 1,382 SF



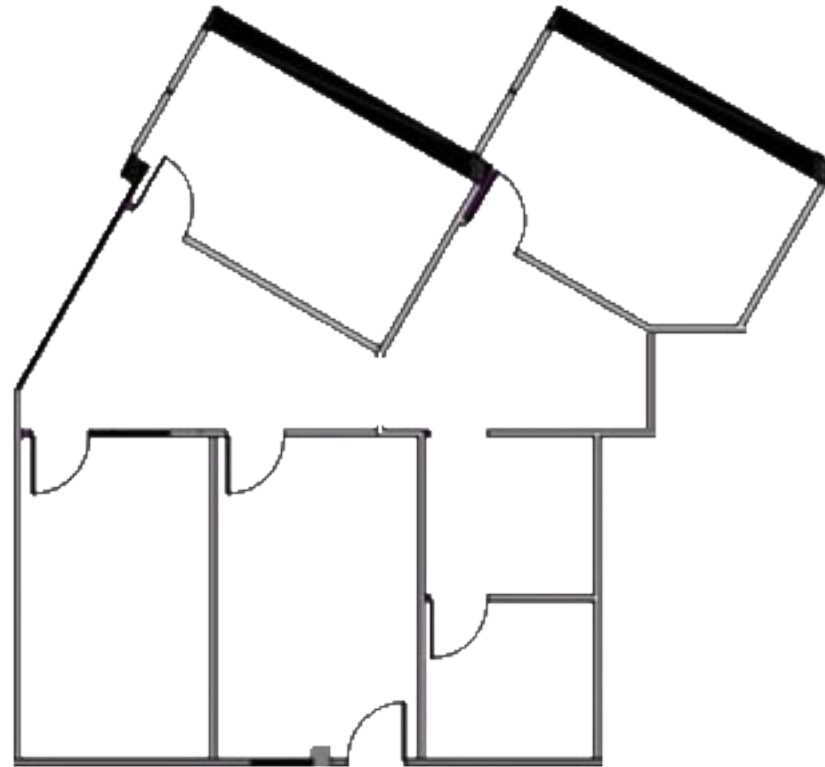
Suite 151
821 SF



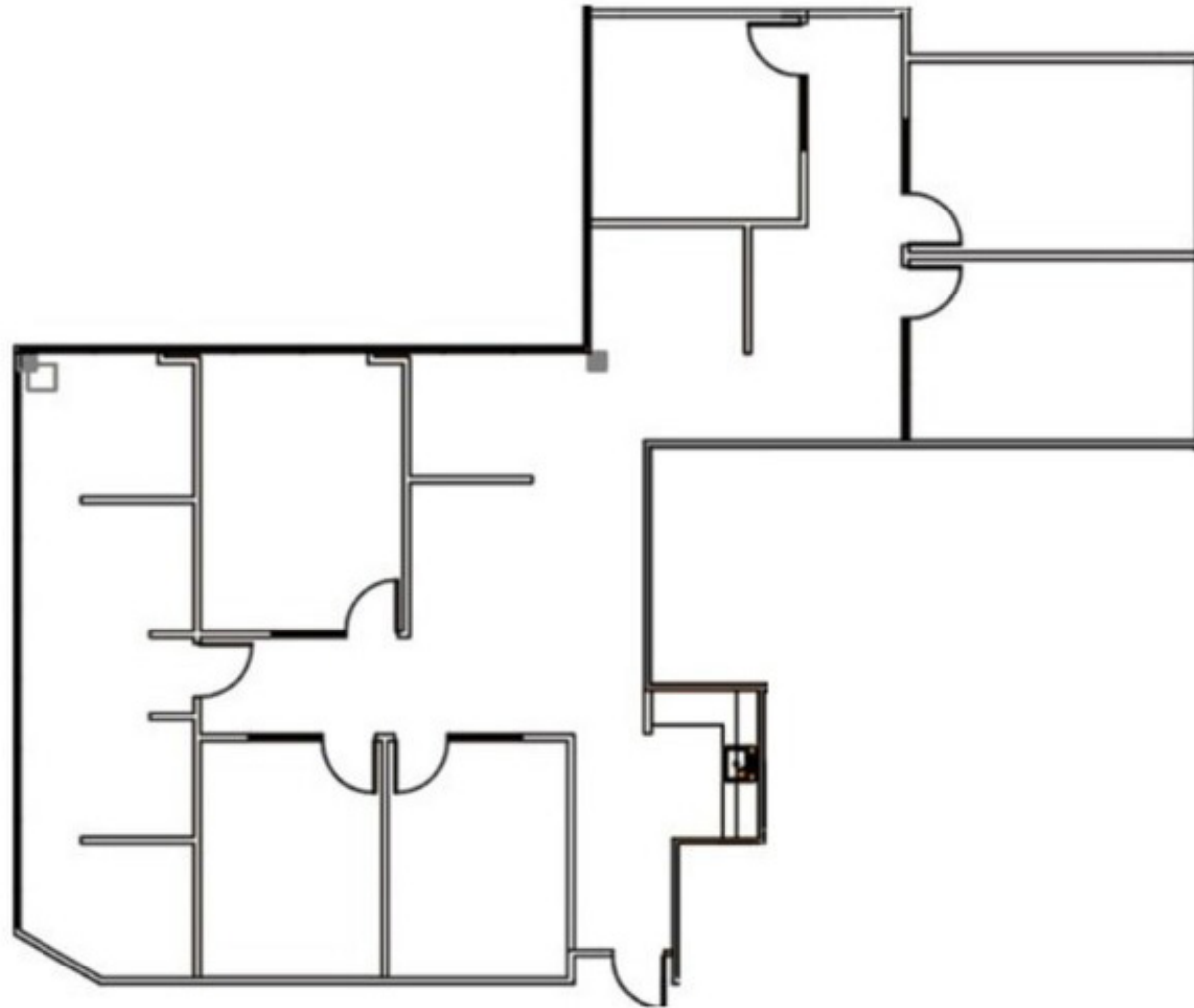
Suite 201
990 SF



Suite 202
1,505 SF



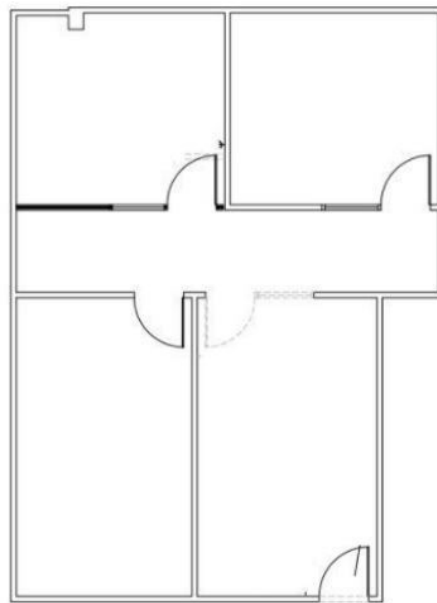
Suite 206
1,325 SF



Suite 210
2,524 SF

LANDPARK

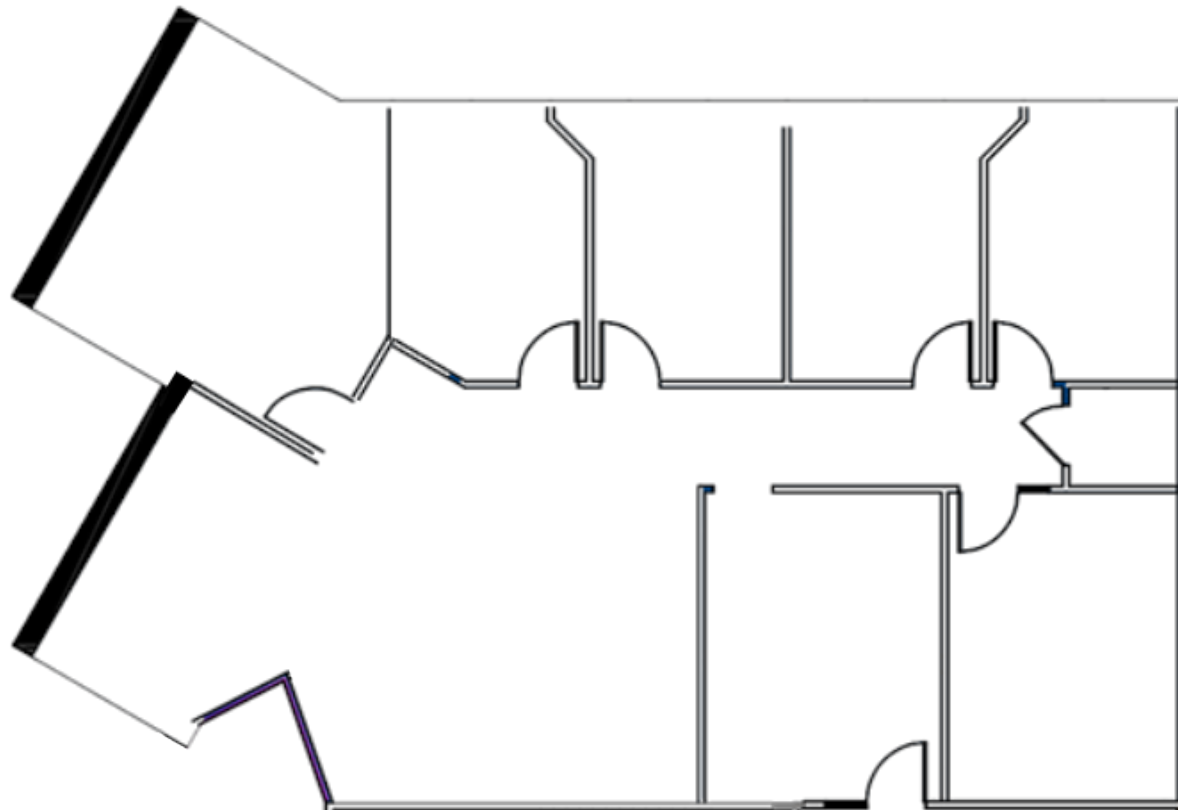
FOR LEASE



Suite 212
992-2,524 SF

LANDPARK

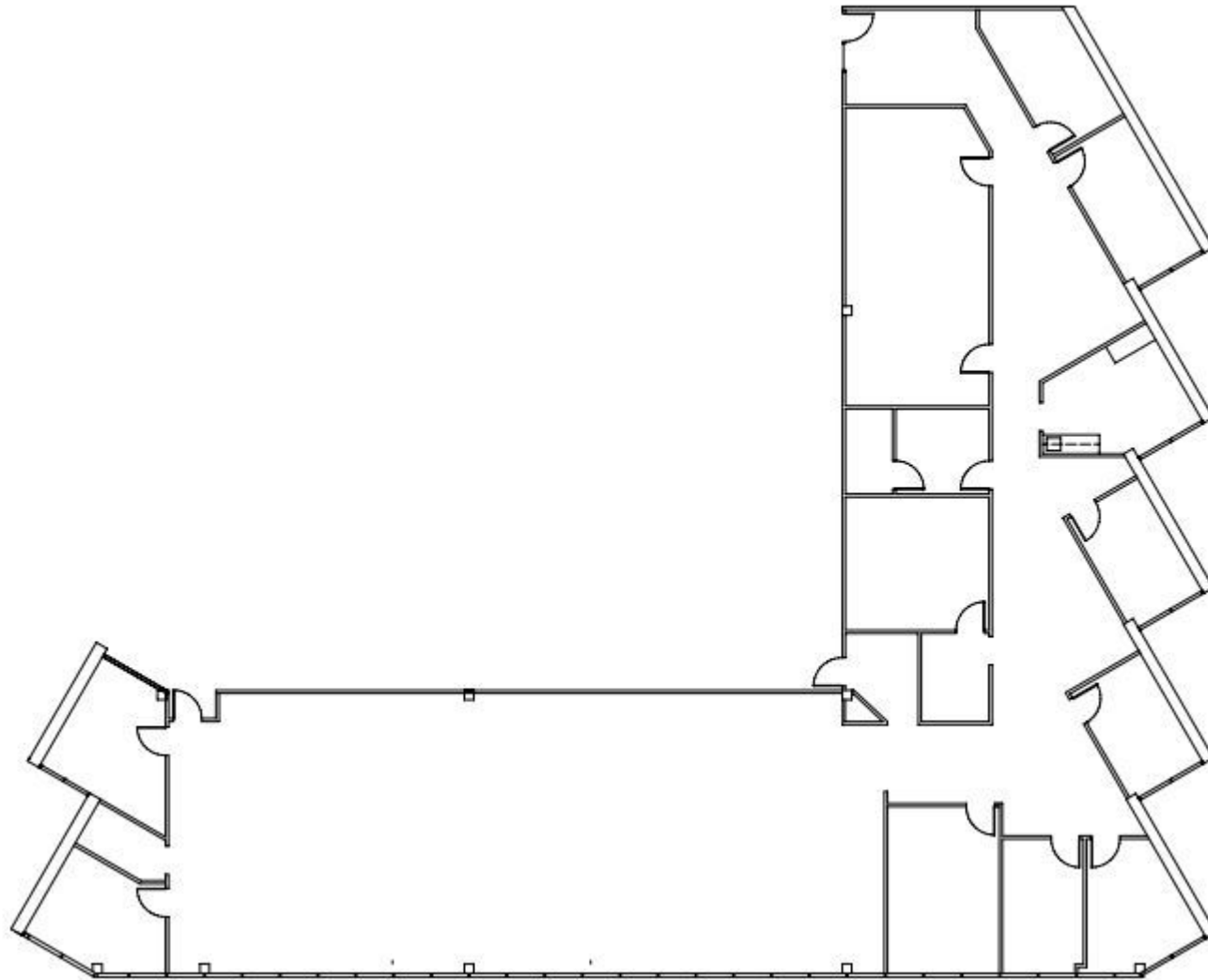
FOR LEASE



Suite 220
2,262 SF

LANDPARK

FOR LEASE



Suite 222
6,901 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
Matthew B Easterling	715557	measterling@landparkco.com	(713) 325-4112
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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11-2-2015

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov