

**±1,354 - ±3,097 SF
OFFICE SPACE
FOR LEASE**



2950 S GESSNER ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±1,354 - ±3,097 SF Available
- ▶ Renovated ±60,783 SF Atrium Office Building
- ▶ Recent Capital Improvements Include: Common Area Elevator Cab Updates and Remodeled Restrooms
- ▶ Move-In Ready Office Available
- ▶ Proximity to Multiple Major Thoroughfares
- ▶ Parking Ratio: 5/1,000 RSF - Can Accommodate Dense Users
- ▶ Tenant Improvement Allowances Available
- ▶ Spaces Can Be Demised
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

William Alcorn

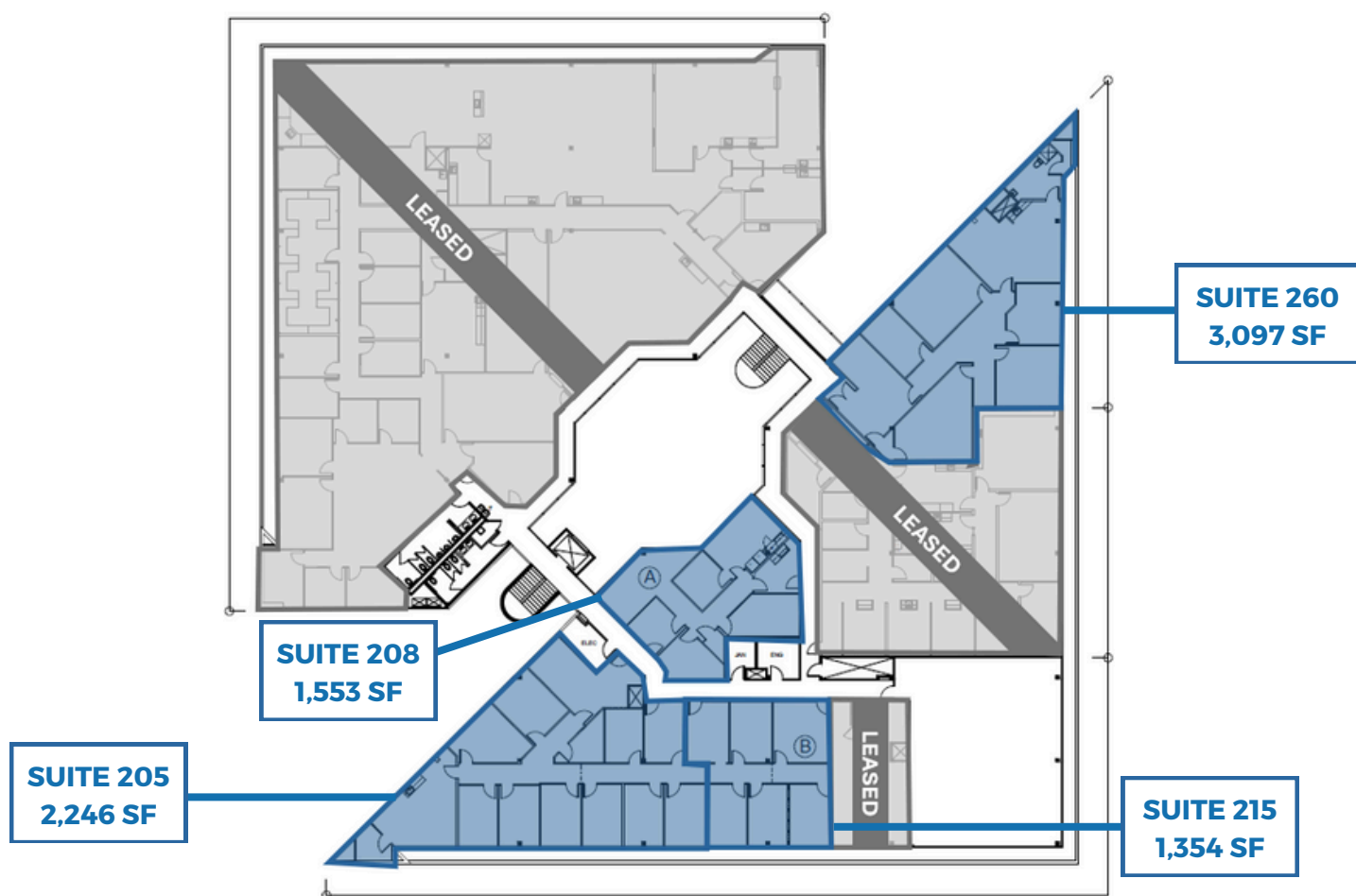
william.alcorn@finialgroup.com
(713) 814-3798

Christian Villarreal

christian.villarreal@FinialGroup.com
(713) 814-3873

Jason Gibbons

jason.gibbons@finialgroup.com
(713) 422-2087



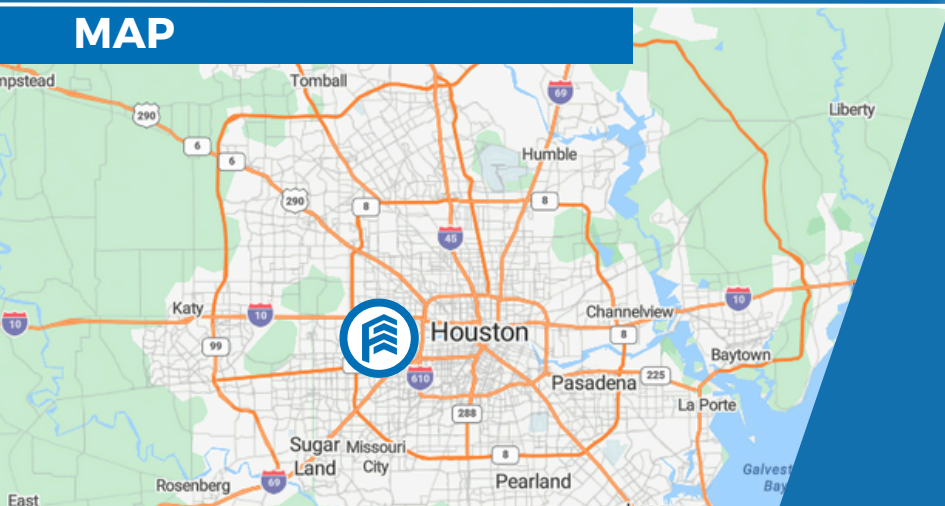
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Move-In Ready Office Spaces

Suite 205
Suite 208
Suite 215
Suite 260

MAP



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2950 S GESSNER ROAD, HOUSTON, TEXAS



The Westchase District provides easy access to four major highways, making it Houston's most accessible commercial district. At 2950 S Gessner, you can lease premium office space ensuring minimal commute times and maximum convenience.

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

- 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.

- 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.

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 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.

Phone

Phone

Phone

Phone

Date _____