

# FOR LEASE



## SunBlossom Center

6001-6501 Westline Drive  
Houston, TX 77036

## LANDPARK

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)



# LANDPARK

# FOR LEASE

6001-6501 Westline Dr • Houston, Texas 77036

## PROPERTY DESCRIPTION

Located near the Westchase District just minutes from the Galleria and downtown business district, SunBlossom Center is conveniently located at the corner of Westline and Clarewood Drive, just minutes from Sam Houston Parkway and the Westpark Tollway. Large office/warehouse spaces available Near Bellaire Blvd./Beltway 8 Flexible leases available and great restaurants, shopping, and many fast food locations nearby.

Overall, this property is an excellent opportunity to elevate your business to new heights, offering space at very competitive rates with ownership committed to providing professional and responsive management for their tenants. Schedule a viewing today and see for yourself what this property has to offer!



## For More Information

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**LandPark Commercial**  
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Houston, Texas 77077

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## PROPERTY HIGHLIGHTS

- Large Office/Warehouse Spaces.
- Flexible Lease Available.
- Close to Restaurants, Hotels, and Shopping.
- Excellent Visibility and Access off Clarewood & Heavily Trafficked Bellaire Blvd.
- Minutes from Sam Houston Parkway and the Westpark Tollway.
- Minutes from the Galleria and Downtown Business District.



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## SPACE AVAILABILITY

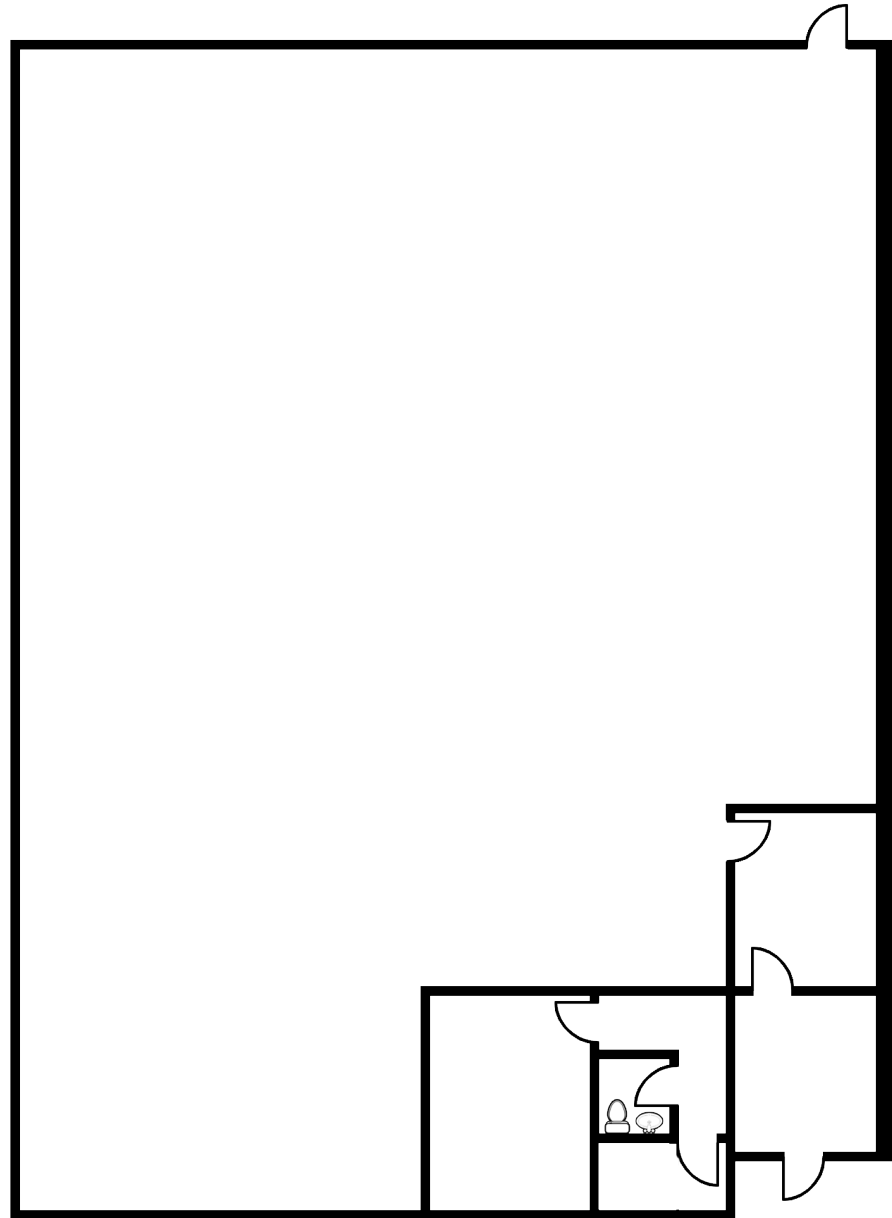
UNIT	SF	RATE (sf/yr)
6001-6003	2,700 SF - 5,200 SF	\$11.00 NNN
6009	2,550 SF	\$11.00 NNN



## Availability

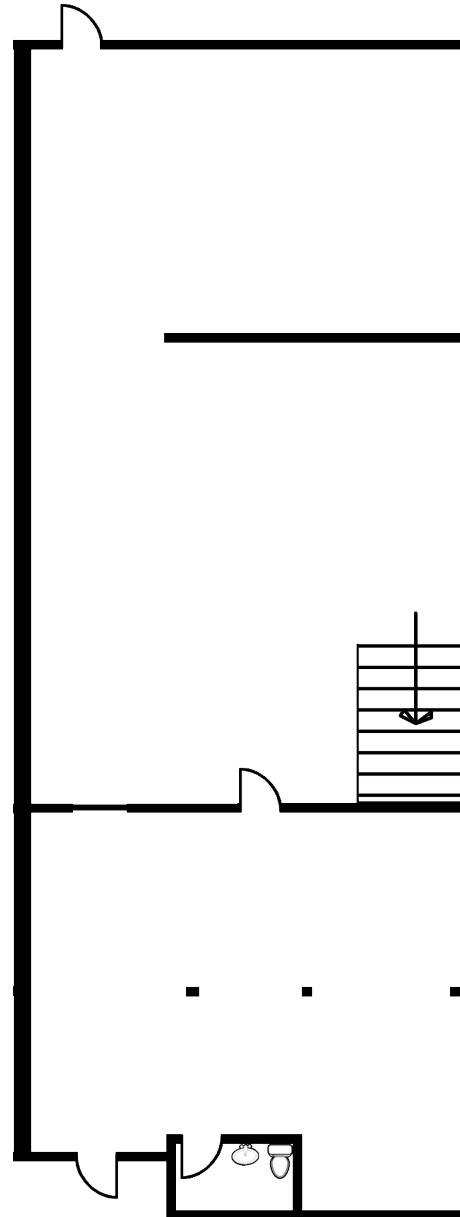
LANDPARK

# FLOOR PLAN

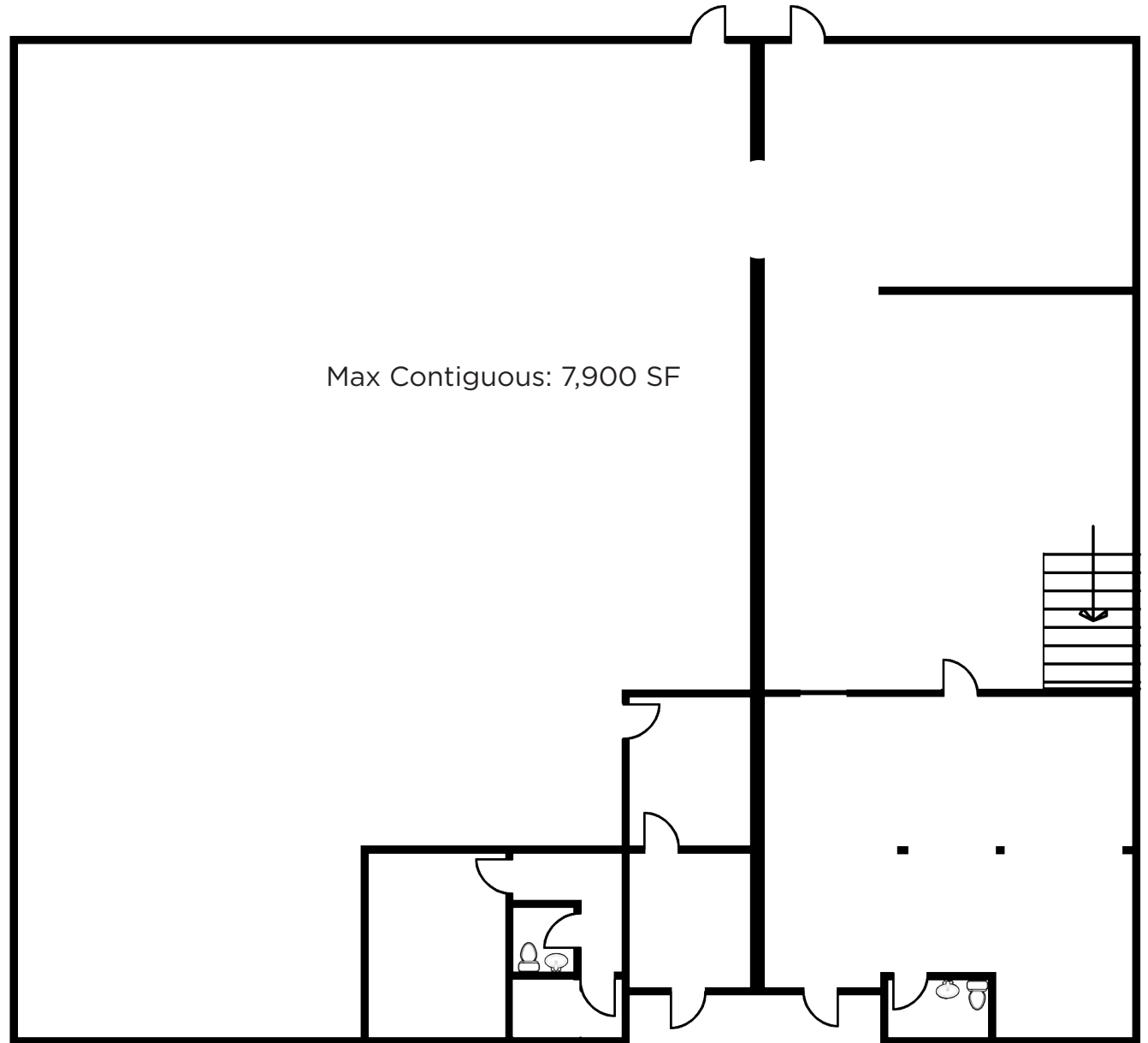


Suite 6001  
5,200 SF





Suite 6003  
2,700 SF



**Suite 6001-6003**  
**7,900 SF**



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## Photos



LANDPARK

FOR LEASE

SUNBLOSSOM CENTER  
6001-6501 WESTLINE DRIVE  
HOUSTON, TX 77036



Aerial



LANDPARK

ADDICKS  
PARK TEN  
Addicks  
Reservoir

FOR LEASE

SUNBLOSSOM CENTER  
6001-6501 WESTLINE DRIVE  
HOUSTON, TX 77036



Aerial





# 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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_