

2603 Augusta Drive | Houston, TX 77057

Where Business Meets Excellence in Houston's Galleria/Uptown Corridor



NOW LEASING

LANDPARK

For Leasing Information:

Bill McGrath, CCIM

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bmcgrath@landparkco.com

www.LandParkCo.com

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Office Space

2603 Augusta Drive • Houston, Texas 77057

Where Business Meets Excellence in Houston's Galleria/Uptown Corridor

Discover 2603 Augusta Drive, a prestigious 16-story Class A office building located in Houston's desirable Galleria/Uptown Corridor. This prime location offers the benefits of being close to the Galleria while avoiding the traffic and congestion, providing an ideal setting for businesses seeking convenience and accessibility.

Key features of this premium office space include a state-of-the-art fitness center complete with lockers and showers, an executive boardroom, and a tenant lounge designed to elevate your work environment. For those seeking a touch of luxury, the building also offers bourbon lockers and upscale vending options, ensuring that every detail is catered to.

Building Notes:

2603 Augusta is a boutique Class A building situated in a premier Houston location. Conveniently accessible from the 610 West Loop and Highway 59, it offers tenants access to dozens of nearby dining, service, and retail amenities within walking distance.

Experience the enhanced amenities, including:

- **Executive Boardroom** with complimentary meeting space and an exclusive tenant lounge
- **Upgraded Lobby** featuring a modern security desk and comfortable seating areas
- **Refreshed Common Areas**, including updated restrooms, elevator lobbies, cabs, and a tenant break room
- **Certified LEED Silver** for sustainable design and energy efficiency
- **Pickleball Court and Golf Simulator**

This fully amenitized building is perfect for companies focused on bringing their employees back to work. Tenants can walk out the back door and take a path through 400-year-old oak trees to enjoy a meal at Beck's Prime or relax next door on the patio at Muldoon's with a cold beverage after a long day. Frequent tenant events further encourage a vibrant live/work/play environment.

For More Information

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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.

FOR LEASE



PROPERTY HIGHLIGHTS

- 16-story, boutique class A office building located in Houston's prestigious Galleria area
- Convenient access to 610, I-10, Hwy 59, and Westpark Tollway
- Executive Boardroom
- Premier Tenant Lounge and Bourbon Lockers - **The 2603 Club**
- Above Standard Spec Suites
- On-site Management & Leasing with 24/7 On-site Security
- State of the art Fitness Center with Lockers and Showers
- Lobby Upgrades with a Security Desk and Seating Areas
- Upscale Vending Area
- Full Floor Options Available
- New Rooftop Pickleball Court
- Golf Simulator - **The 19th at Augusta**

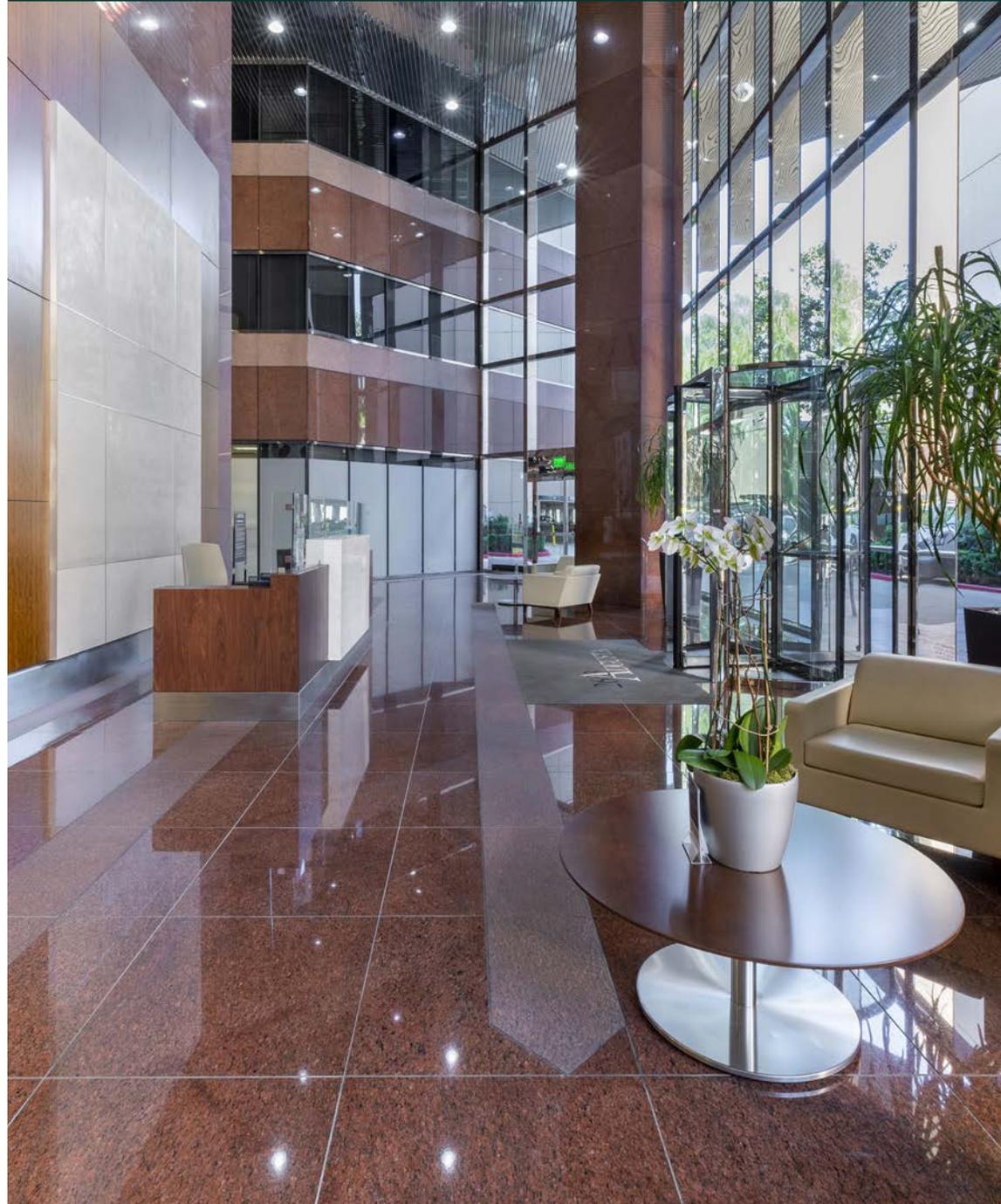
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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 115	1,413 SF	\$18.50 NNN
Suite 224	1,873 SF	\$18.50 NNN
Suite 350	4,639 SF	\$18.50 NNN
Suite 400	2,325 SF	\$18.50 NNN
Suite 535	5,124 SF	\$18.50 NNN
Suite 575	1,242 SF	\$18.50 NNN
Suite 600	16,485 SF	\$18.50 NNN
Suite 850	1,856 SF	\$18.50 NNN
Suite 1050	1,748-4,545 SF	\$18.50 NNN
Suite 1060	1,865-4,545 SF	\$18.50 NNN
Suite 1070	932-4,545 SF	\$18.50 NNN
Suite 1160	3,358 SF	\$18.50 NNN
Suite 1360	1,834 SF	\$18.50 NNN
Suite 1475*	3,767SF	\$18.50 NNN

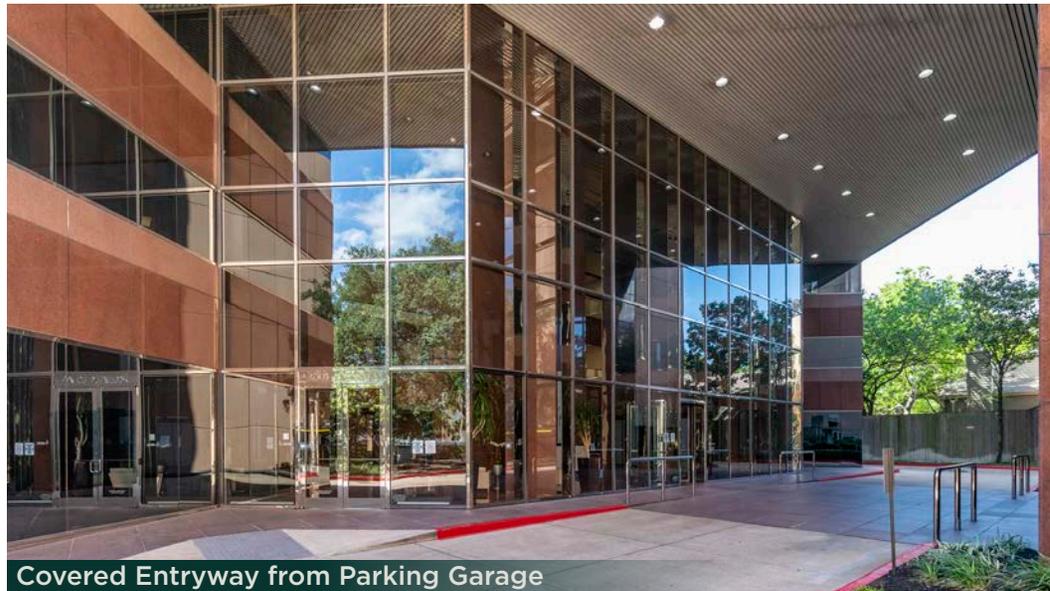
*60 days



Availability

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Covered Entryway from Parking Garage



Front Lobby



Tenant Conference Center



Elevator Lobby

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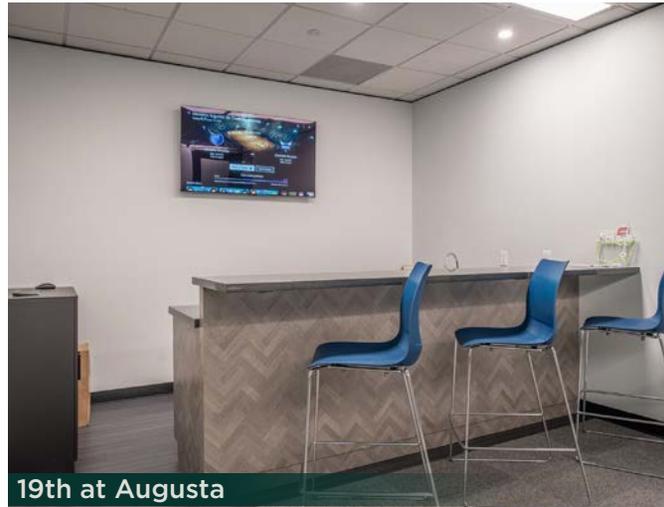


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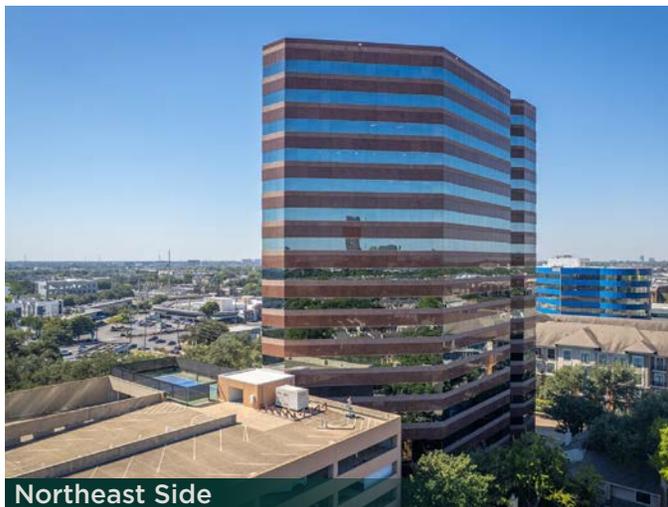
19th at Augusta



19th at Augusta



19th at Augusta



Northeast Side



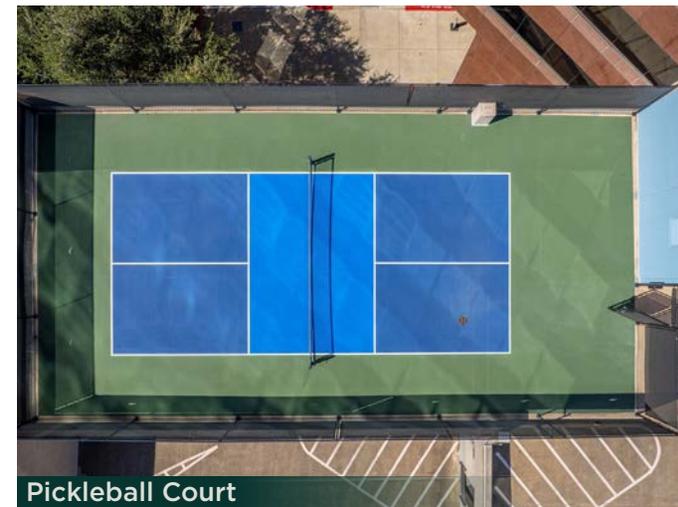
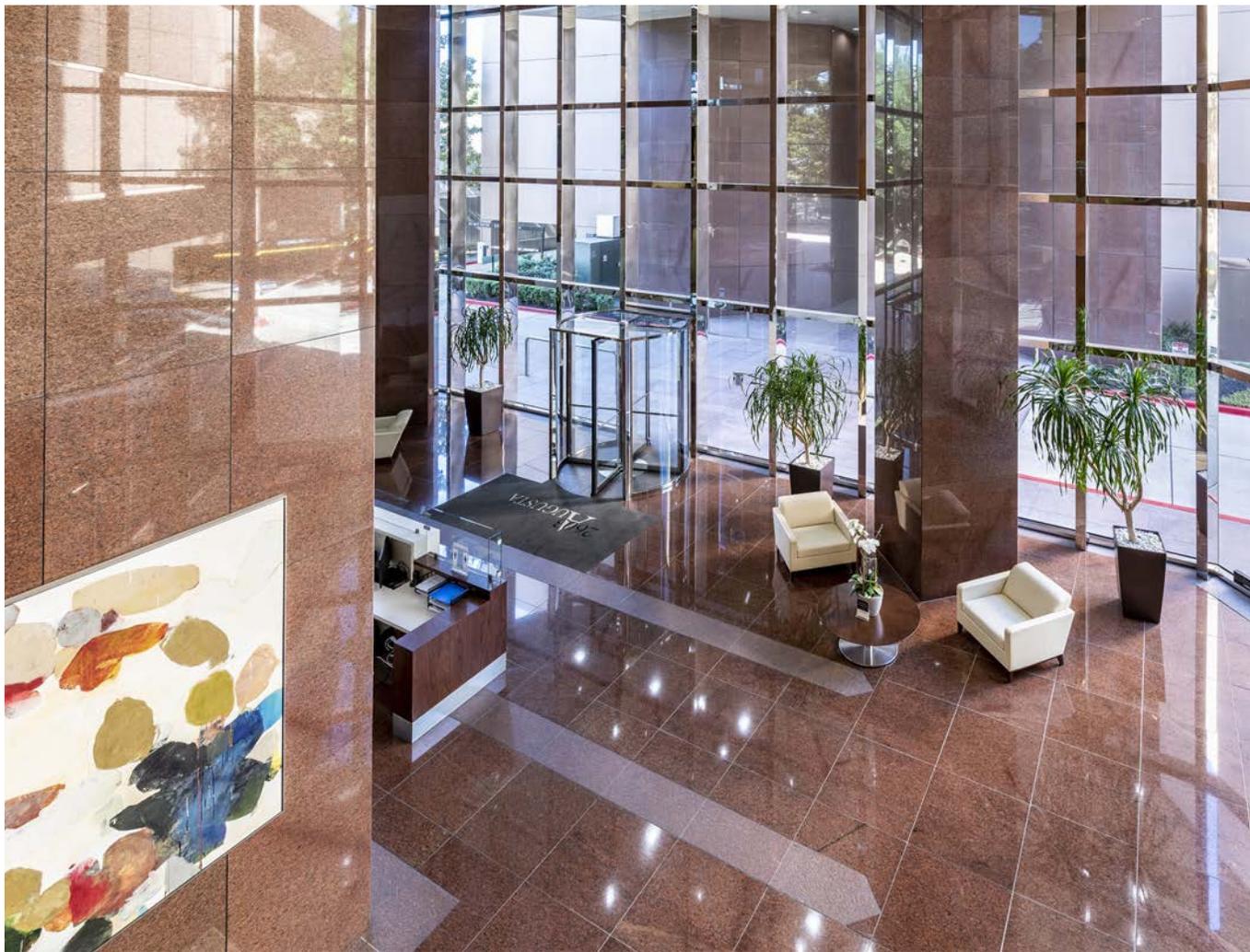
Patio at Beck's



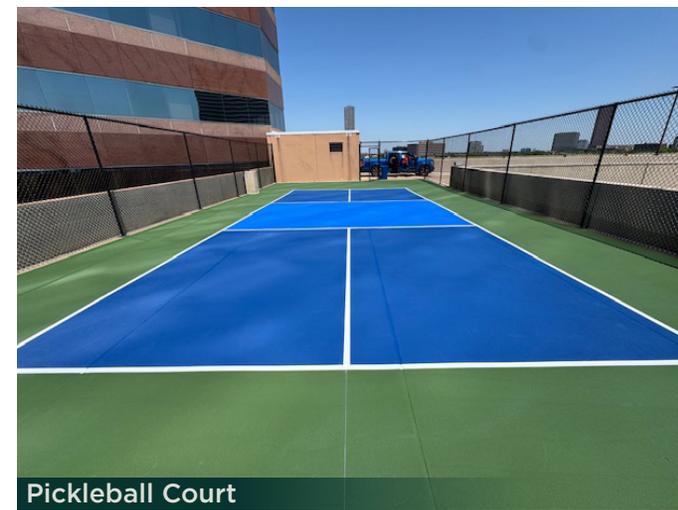
Parking Garage

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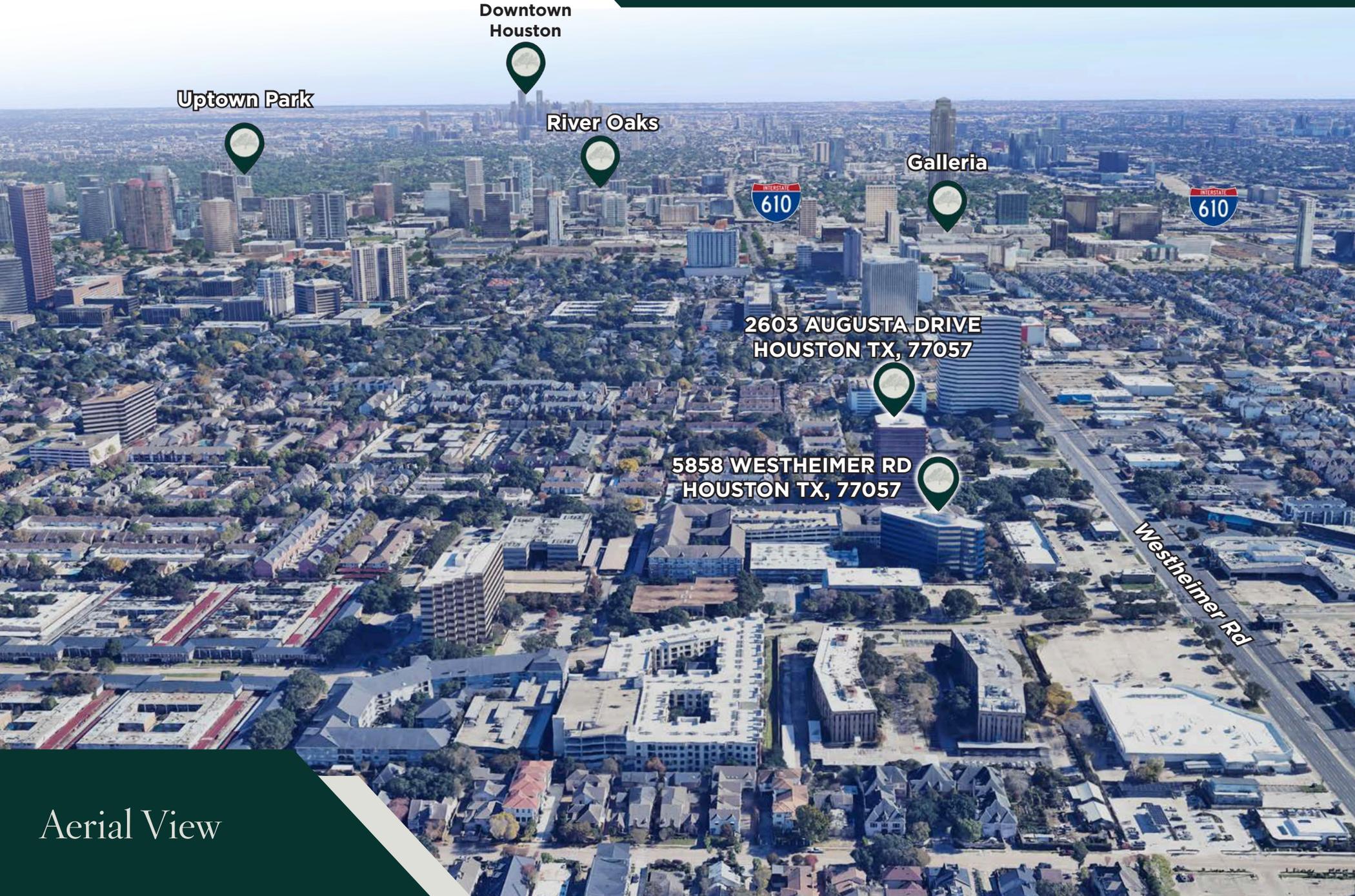
Pickleball Court



Pickleball Court

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Downtown
Houston

Uptown Park

River Oaks

Galleria

2603 AUGUSTA DRIVE
HOUSTON TX, 77057

5858 WESTHEIMER RD
HOUSTON TX, 77057

Westheimer Rd

Aerial View

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5853 WESTHEIMER RD.
HOUSTON TX, 77057



2603 AUGUSTA DR Houston
HOUSTON TX, 77057

Map



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.*



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____