

FOR LEASE



Office Space

3701,3711,3721,3731 Briarpark Drive
Houston, TX 77042

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

LANDPARK

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PROPERTY DESCRIPTION

Stunning and versatile property available for lease in the heart of Houston, Texas! This spacious and modern building features a unique other-type design that can cater to a variety of business needs. Briarpark has a variety of unique leasing opportunities, this property is the perfect space for any growing business or corporation.

Located at 3701 Briarpark Dr, this building is strategically situated in a highly-visible and accessible area of Westchase District, making it an ideal spot for your operations. The exterior features an eye-catching facade with ample parking spaces, and beautiful garden setting, providing a welcoming and professional atmosphere for clients and employees.

Inside, the property is filled with natural light, giving it an airy and bright feel. It boasts a flexible layout that can be customized to accommodate your specific requirements, with numerous large windows providing a stunning view of the surrounding neighborhood.

This exceptional space comes with essential amenities such as central air conditioning, heating, and ample restroom facilities. It offers vast storage areas, a fully-equipped kitchen, and conference rooms to make your business operations as efficient as possible. Plus, with its prime location, both your staff and clients can access this building with ease.

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 fantastic building has to offer!

For More Information

Matt Easterling
713.325.4112

measterling@landparkco.com

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PROPERTY HIGHLIGHTS

- Beautiful Courtyards, Landscaping, and Serene Fountain.
- The building is prominently located in the Westchase District.
- Close to restaurants, hotels, and more.
- Excellent visibility and access off of the heavily trafficked Westheimer Rd.
- 24-hour key card access, and Open Surfaced and Covered Parking.

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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
3711-Suite 100	485 SF	\$16.00
3711-Suite 200	2,989 SF	\$16.00
3711-Suite 300	3,254 SF	\$16.00
3711-Suite 350	1,229 SF	\$16.00
3711-Suite 375	1,290 SF	\$16.00
3711-Suite 100, 350, 375	3,004 SF	\$16.00

Availability



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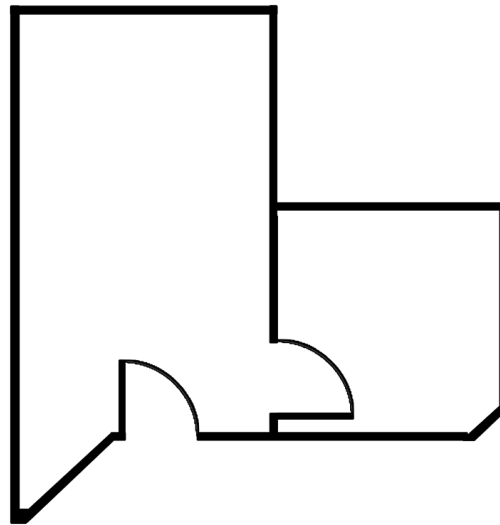
FOR LEASE



Photos

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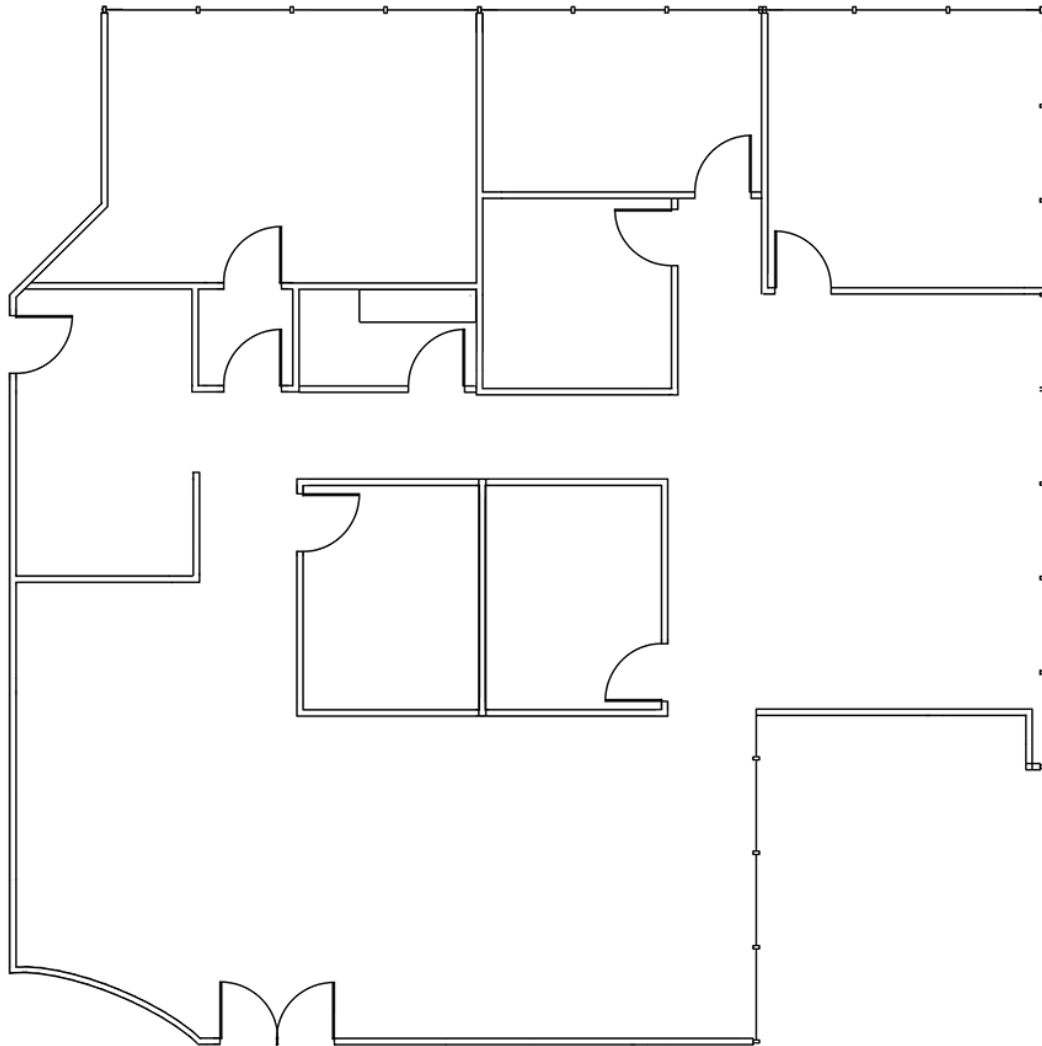
FLOOR PLAN



3711-Suite 100
Suite 485

LANDPARK

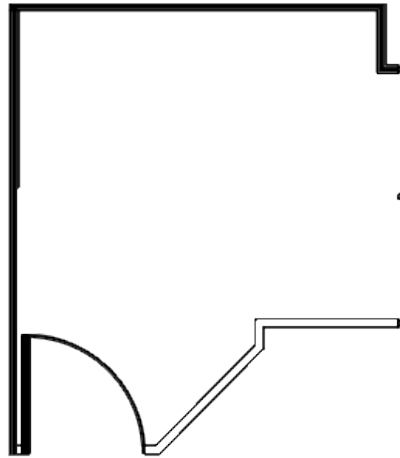
FLOOR PLAN



3711 Suite 200
2,989 SF

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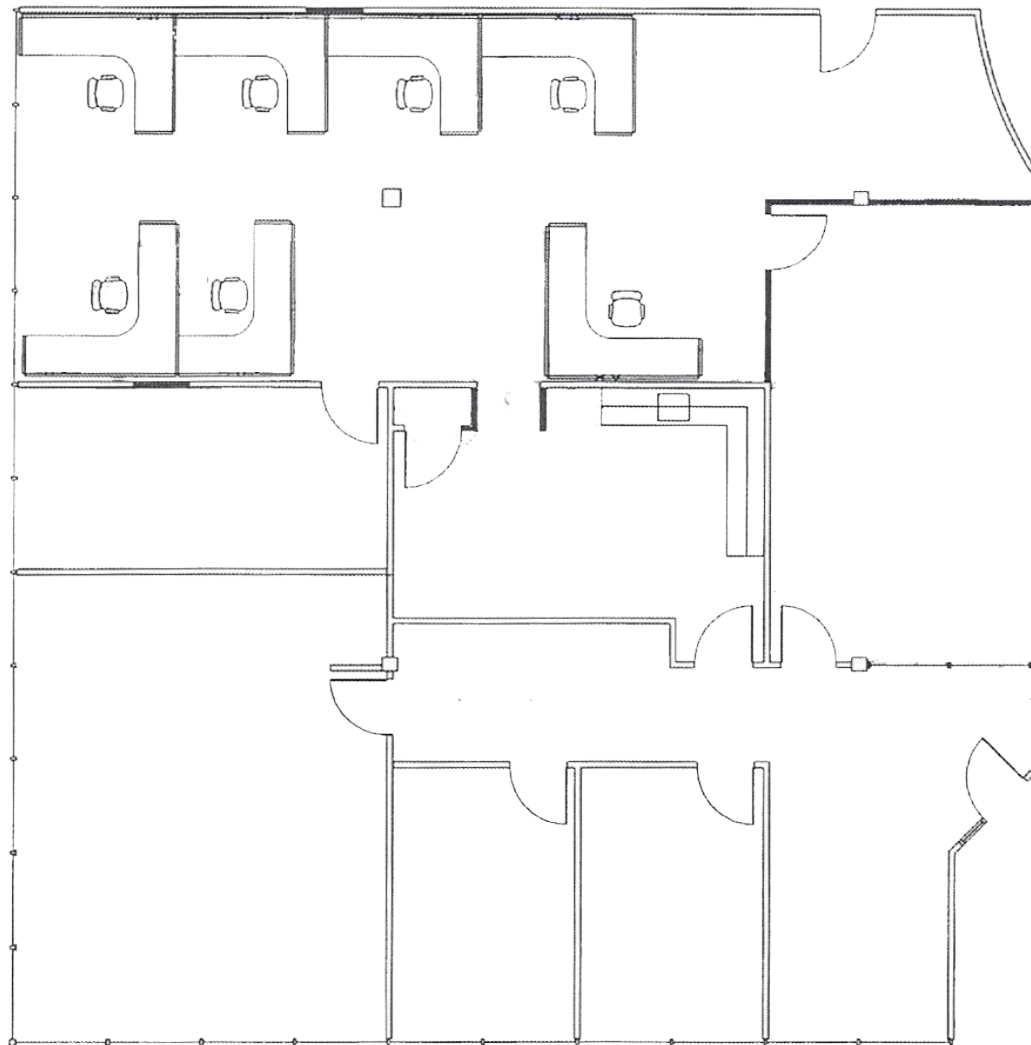
FLOOR PLAN



3711 Suite 202
250 SF

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FLOOR PLAN



3711 Suite 300
3,254 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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