

# MULTI-TENANT OFFICE SPACE

955 Dairy Ashford Rd, Houston, TX 77079



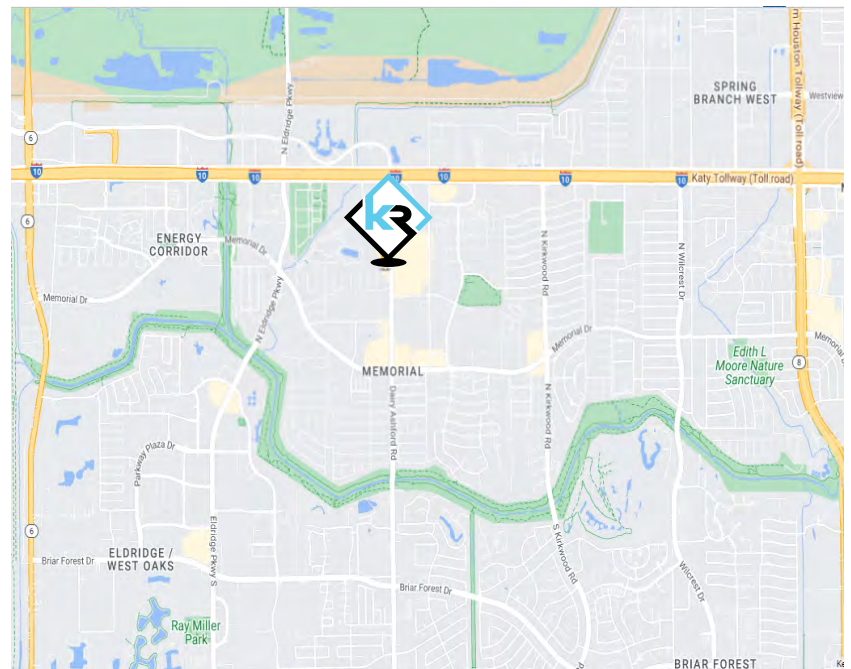
## PROPERTY DESCRIPTION

955 Dairy Ashford is a 35,790 SF multi-tenant office building located in the renowned Energy Corridor. The Energy Corridor District consists of over 2,000-acres that extend along both sides of I-10 in West Houston.

Situated in the heart of Houston's Energy Corridor, the 955 Dairy Ashford Office Building stands as a pragmatic choice for businesses. Boasting Lynn's Steakhouse Restaurant and under-building covered parking, it caters to a diverse array of service tenants. Across from Stratford High School in the Spring Branch Independent School District, this Memorial area locale offers a convenient and straightforward setting for professionals seeking accessibility and functionality in their workspace.

## EXECUTIVE SUMMARY

|                             |                             |
|-----------------------------|-----------------------------|
| <b>Total Available SF:</b>  | 5,778 SF                    |
| <b>Approx. Size Ranges:</b> | 176 - 2,010 SF              |
| <b>Lease Rate:</b>          | Please Call for Pricing     |
| <b>Parking:</b>             | Surface and Covered Parking |
| <b>Class:</b>               | Class C                     |
| <b>Building Size:</b>       | 35,790 SF                   |
| <b>Sub-market:</b>          | Energy Corridor             |
| <b>Property Mgmt:</b>       | Offsite                     |
| <b>Parking Ratio:</b>       | 4.29/1,000 SF               |
| <b>Traffic Count:</b>       | 34,771 Vehicles Per Day     |



### Keen Realty Group, LLC

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## PROPERTY DETAILS

- 24 Hour Access
- Ample Covered and Surface Parking
- Security Camera in force 24/7
- Wide Range of Floor Plans
- Monument Signage Available
- Wide Variety of Excellent Hotels, Restaurants, and other Amenities
- Excellent Access to Interstate 10 and Highway 6
- Directly across from Tully Stadium with close proximity to desirable Memorial neighborhoods.
- Property consists of multiple suite sizes ranging from 178 SF to 4,725 SF. There is abundant parking with 4 spaces per 1,000 SF of NRA.



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## AVAILABLE SPACES - LEVEL 1



| SPACE     | LEASE RATE       | LEASE TYPE                | SIZE (SF) | COMMENTS |
|-----------|------------------|---------------------------|-----------|----------|
| Suite 112 | Call for Pricing | Full Service<br>Base Year | 947 SF    |          |

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## AVAILABLE SPACES - LEVEL 2



| SPACE     | LEASE RATE       | LEASE TYPE             | SIZE (SF) | COMMENTS  |
|-----------|------------------|------------------------|-----------|---|
| Suite 205 | Call for Pricing | Full Service Base Year | 176 SF    | Small single room   |
| Suite 208 | Call for Pricing | Full Service Base Year | 571 SF    |   |
| Suite 210 | Call for Pricing | Full Service Base Year | 2,010 SF  | 5 private offices, kitchen and conference room. Includes open work area for work space cubicles or to add additional offices as needed. |
| Suite 212 | Call for Pricing | Full Service Base Year | 925 SF    |   |
| Suite 214 | Call for Pricing | Full Service Base Year | 493 SF    |   |
| Suite 221 | Call for Pricing | Full Service Base Year | 178 SF    | Small single room   |
| Suite 223 | Call for Pricing | Full Service Base Year | 1,149 SF  |   |

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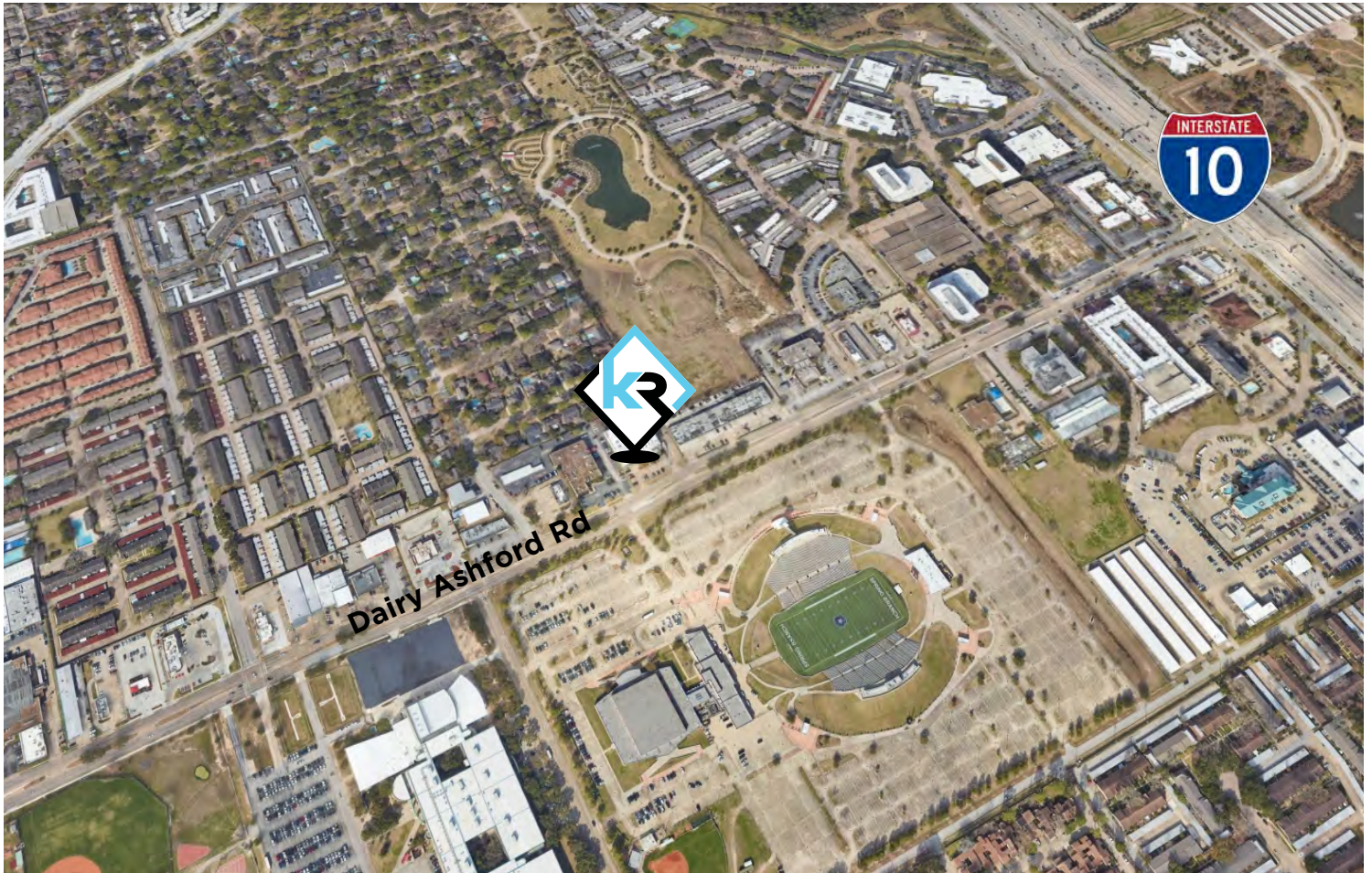
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## AERIAL MAP



|   |         |
|---|---------|
| <b>Houston George Bush Intercontinental Airport</b> | 30 mi   |
| <b>William P. Hobby Airport</b>                     | 28.7 mi |
| <b>Downtown Houston</b>                             | 17 mi   |
| <b>NRG Stadium</b>                                  | 20.4 mi |
| <b>Port of Houston</b>                              | 25.4 mi |

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# 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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|  |             |                     |              |
|--|-------------|---------------------|--------------|
| KEEN REALTY MANAGEMENT, LLC  | 9004546     | todd@keenrealty.com | 346-571-5226 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email               | Phone        |

|                           |             |                     |              |
|---------------------------|-------------|---------------------|--------------|
| Todd Michael Jurek        | 381470      | todd@keenrealty.com | 346-571-5226 |
| Designated Broker of Firm | License No. | Email               | Phone        |

|   |             |       |       |
|---|-------------|-------|-------|
| _____   | _____       | _____ | _____ |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |

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

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

\_\_\_\_\_  
Date