

FOR LEASE



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

Office Space For Lease

5858 Wesheimer Rd | Houston, TX 77057

BILL MCGRATH, CCIM
713.875.7790
bmcgrath@landparkco.com

LANDPARK

2603 Augusta Drive, Suite 880
713.783.7228
www.landparkco.com

PROPERTY INFO



PROPERTY DESCRIPTION

LandPark is pleased to present 5858 Westheimer Road office building in Houston's Uptown-Galleria corridor. This eight-story, Class B office building offers approximately 130,481 square feet of space on a 3.03-acre site, with excellent accessibility to Loop 610, U.S. Highway 59, and the Westpark Tollway. The property sits among premier dining, retail, hotel, and residential amenities, providing a strong business address in one of Houston's most active commercial districts.

This office building features a range of desirable tenant amenities, including 24-hour access, controlled access security, on-site property management, air conditioning and central heating, a shared kitchen, natural light, and monument signage opportunities, along with proximity to a public bus line. The building also offers a parking garage with enclosed walkway, drop boxes for FedEx and Lone Star, full-service UPS access, and landscaped outdoor seating areas.

Offering the visibility and convenience of a Galleria-area location at a competitive value, 5858 Westheimer provides an ideal office environment for businesses seeking a professional setting with excellent connectivity and amenities.

PROPERTY HIGHLIGHTS

-  On site property management and leasing
-  Ample open surface parking and garage parking
-  Tenants will have 24 hour controlled access to the building
-  High Traffic Area off Westheimer Rd
-  Close proximity to Galleria / Uptown
-  Easy Access to I-10, Sam Houston Toll, and Westpark Toll

SPACE AVAILABILITY

SUITE	SF	RATE
110	634	\$21.00
115	1,434	\$21.00
210	4,963	\$18.00
300	16,689	\$18.00
400A	244	\$750/mo
400B	162	\$600/mo
400C	244	\$725/mo
400D	162	\$600/mo
400E	244	\$725/mo
400F	162	\$625/mo
400G	162	\$625/mo
400H	162	\$625/mo
400I	244	\$750/mo
400J	174	\$500/mo
400K	174	\$500/mo
401	5,165	\$18.00
403	913	\$21.00
410	230	\$21.00
425	3,618	\$18.00
510	10,730	\$18.00
690	1,422	\$21.00
700	2,695	\$19.00
711	2,325	\$19.00
800	4,994	\$21.00

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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.



PHOTOS



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PHOTOS



5858 West View



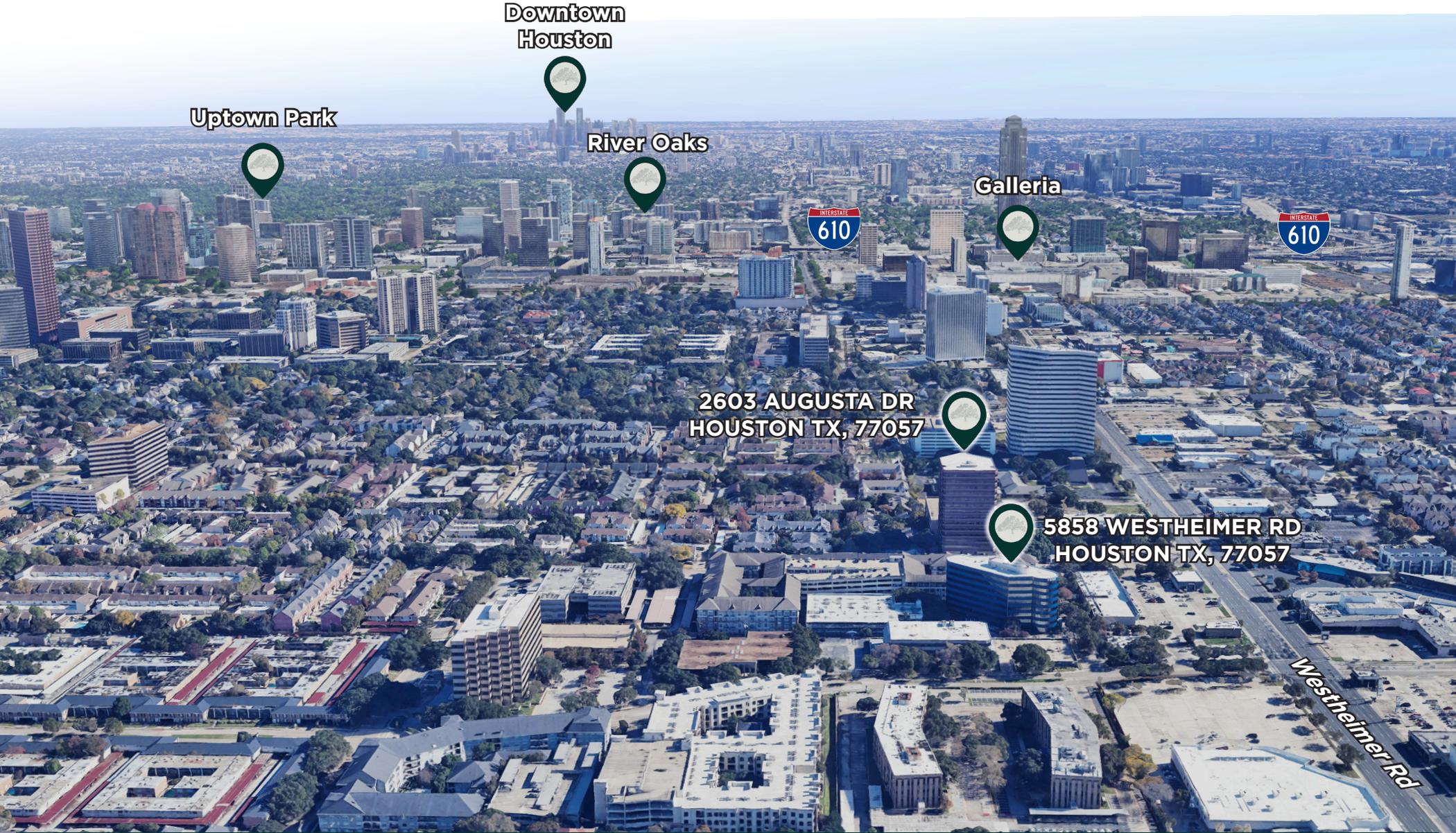
5858 East Entrance

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AERIAL MAP



**Downtown
Houston**

Uptown Park

River Oaks

Galleria

**2603 AUGUSTA DR
HOUSTON TX, 77057**

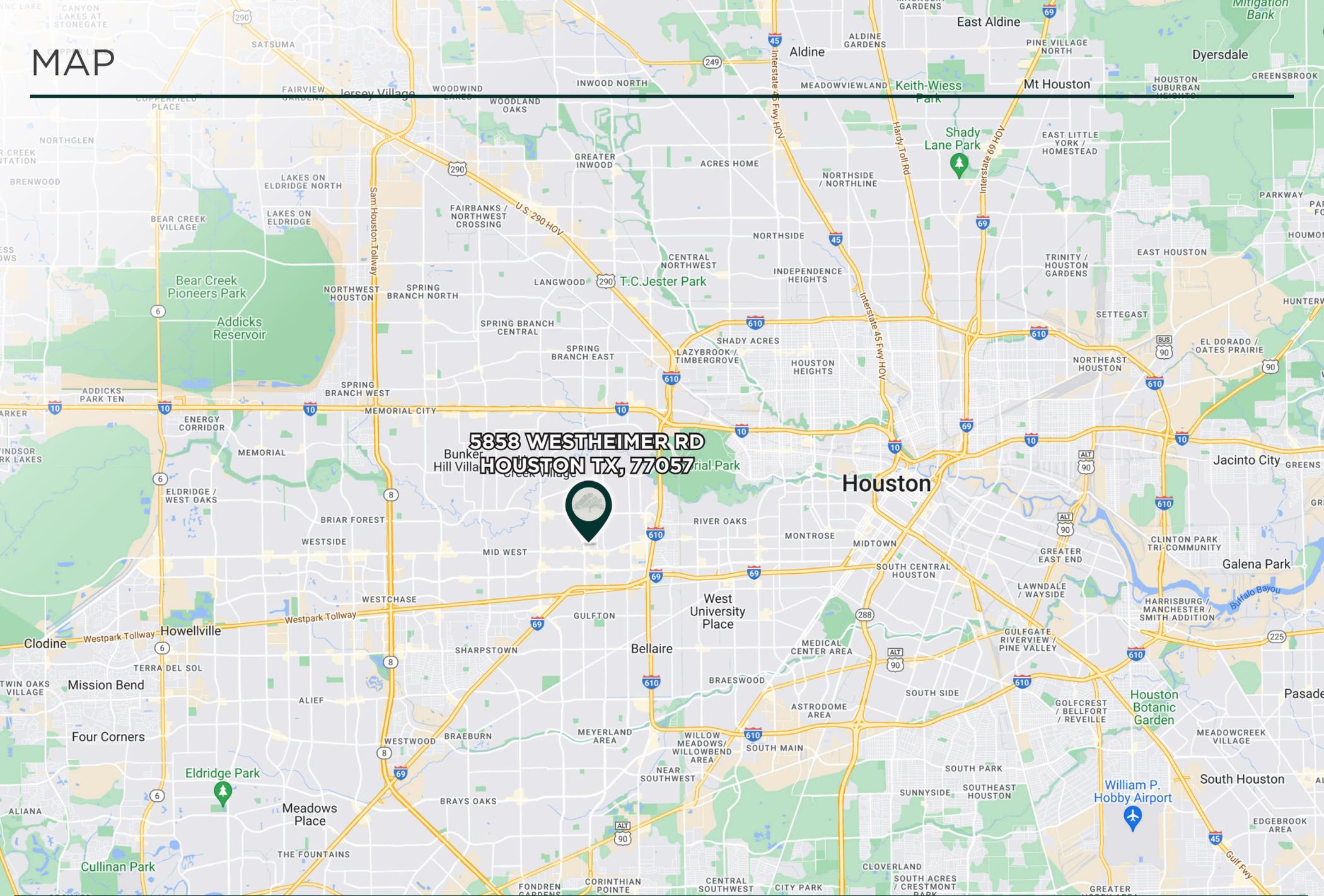
**5858 WESTHEIMER RD
HOUSTON TX, 77057**

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MAP



5853 WESTHEIMER RD
HOUSTON TX, 77057



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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.



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.

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
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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