



**For Lease**

**DENMARK HOUSE  
OFFICE SPACE AVAILABLE**

12777 Jones Rd  
Houston, TX 77070

# FOR LEASE | Office Space Available

## DENMARK HOUSE

12777 JONES RD HOUSTON, TX 77070



### PROPERTY DESCRIPTION:

The Denmark House at 12777 Jones Road in Houston, Texas, is a prestigious corporate building offering high-end office space that is unrivaled in the surrounding area. This four-story, ±119,388-square-foot building provides excellent value with full-service gross lease rates, compared to the higher cost of space with triple net leases. Suites in Denmark House range from small to large, allowing companies of all sizes to find their perfect fit. For businesses that want city offerings in a suburban Northwest Houston setting, Denmark House is the prime destination.

### PROPERTY HIGHLIGHTS:

- Recent renovations to the lobby, common areas, and restrooms, providing tenants a prestigious corporate address.
- Newly added amenity center includes a 12-person conference room with multimedia and a tenant lounge with a fresh market kitchen.
- Building amenities include monument signage opportunities, security, on-site property management, and engineering staff.
- Covered parking available with a parking ratio of 3.75:1,000 square feet, and opportunity to expand surface lot further.
- Commuters can quickly reach State Highway 249, Beltway 8, Highway 290, and 610 Loop, and the IAH Airport is less than 30 minutes away.

### OFFERING SUMMARY

Lease Rate:	\$20.00
Currently Available:	300 12,000 SF
Building Size:	120,007 SF
Building Hours:	M-F: 7AM-6PM   Sat: 8AM-1PM
Lease Terms:	3 - 10+
Parking:	3.75/1000 SF Reserved parking available for an additional monthly fee

### NEARBY AMENITIES

Dining & Grocery:	Luigi's Ristorante Italiano Pearl River Asian Cafe Crescent Moon Coffee Bar & Cafe Kroger
Banking & Business:	Binx Credit Union Wells Fargo Bank Frost ATM Chase Bank
Highways:	99 Tollway, HWY 249, HWY 290, & Beltway 8

# DENMARK HOUSE | Surrounding Retail



## Dining

- 1 Viva Jalisco Taqueria
- 2 Tony's Tavern
- 3 Luigi's Ristorante Italiano
- 4 Firestone Pizza
- 5 El Gallo Mexican
- 6 Pearl River Asian Cafe
- 7 Connie's Frozen Custard
- 8 Crescent Moon Cafe
- 9 Tiger's

## Banking & Business

- 10 Binx Credit Union
- 11 Wells Fargo Bank
- 12 Frost ATM
- 13 Chase Bank

## Health & Fitness

- 14 VidaLoca Fitness
- 15 IV Mma & Fitness
- 16 The Perfect Workout
- 17 Walgreens
- 18 CVS
- 19 Kroger Pharmacy



**Belvoir Real Estate Group**

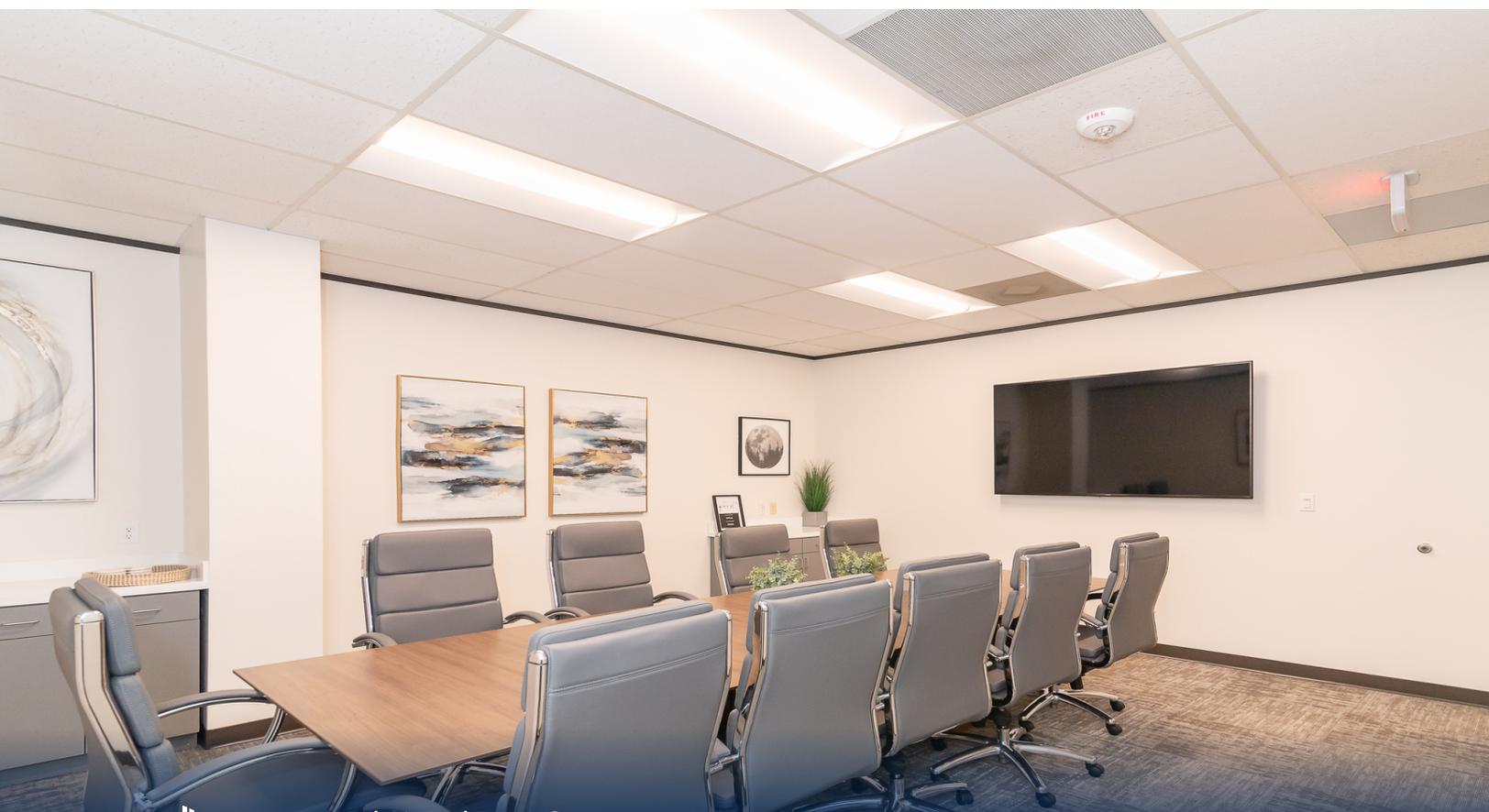
**12777 Jones Road, Suite 112 | Houston, TX 77070**

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# DENMARK HOUSE | Lobby and Restrooms



# DENMARK HOUSE | *Tenant Lounge and Conference Room*



**Belvoir Real Estate Group**

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# DENMARK HOUSE | Location



**Belvoir Real Estate Group**  
**12777 Jones Road, Suite 112 | Houston, TX 77070**

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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