



3900  
ESSEX LANE

*Renovated Lobby, Fitness Center,  
& Conference Center*

# AMENITIES & HIGHLIGHTS

▷ NEW FITNESS CENTER NOW OPEN

▷ STATE OF THE ART CONFERENCE CENTER RECENTLY COMPLETED

▷ TRAFFIC CONTROL BY HPD OFFICERS M-F 4:30PM-6:30PM

▷ FULL SERVICE BANK WITH DRIVE-THRU & ATM

▷ OVER 10 WALKABLE DINING OPTIONS

▷ ON-SITE MANAGEMENT & MAINTENANCE PERSONNEL

▷ SECURITY SYSTEM & ON-SITE COURTESY OFFICER

▷ MODERNIZED ELEVATORS, INCLUDING FREIGHT AND GARAGE

▷ RECENT EXTENSIVE RENOVATIONS:

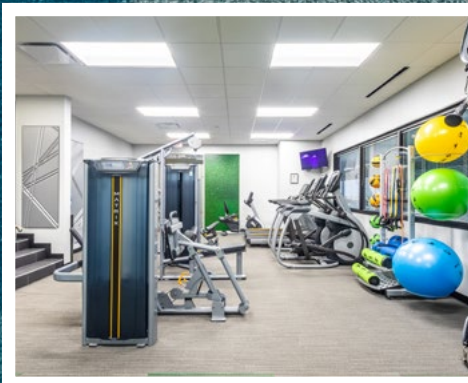
▷ HVAC REPLACEMENT

▷ FIRE & SECURITY SYSTEMS

▷ ATRIUM LOBBIES FOR LEVELS ONE AND TWO COMPLETELY REMODELED WITH HARDWOOD FLOORS AND GRANITE TILES

▷ OUTDOOR PATIO

▷ RENOVATED LOBBY & ELEVATOR LOBBIES



[CLICK FOR FACT SHEET AND FLOORPLANS](#)

# THE BUILDING

▷ **BUILDING SIZE** 235,620 SF



▷ **NUMBER OF FLOORS** 12



▷ **TENANT PARKING** 3.5 spaces per 1,000 SF leased

- Reserved: Garage
- Unreserved at no charge



▷ **BUILDING ARCHITECTS** CDI Douglass Pye



▷ **TELECOM PROVIDER** Logix, AT&T, Comcast



▷ **AMENITIES** On-site property management & courtesy officer, conference center, full service bank with drive-thru & ATM, fitness center, outdoor patio, over 10 walkable dining options, traffic controlled by HPD Officers M-F 4:30 - 6:30 PM



AT THE INTERSECTION OF HIGHLAND VILLAGE & RIVER OAKS  
OVER 10 WALKABLE DINING OPTIONS

▶ SHOPPING



CENTRAL MARKET  
WALGREENS  
ANTHOPOLOGIE  
APPLE  
COSTCO WHOLESALE  
HIGHLAND VILLAGE

▶ WALKABLE RESTAURANTS

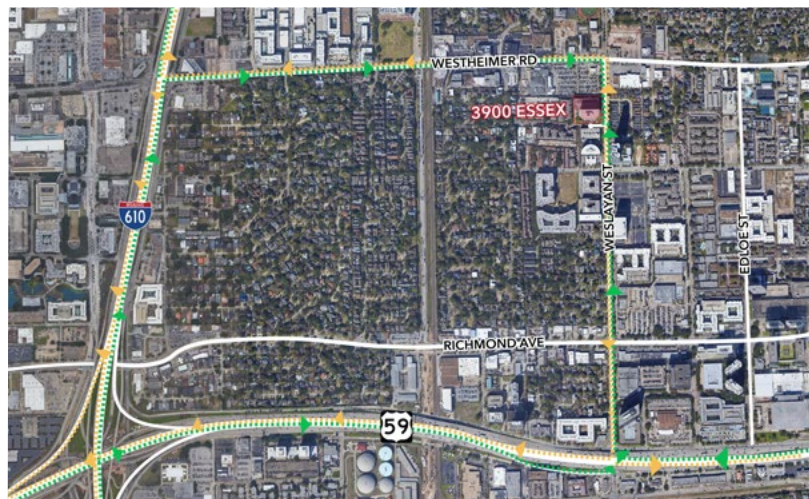


CENTRAL MARKET  
DAVANTI RISTORANTE  
ROKA AKOR  
CYCLONE ANAYA'S (NEW)  
RA SUSHI  
GAUCHOS DU SOL  
SWEET PARIS  
ESCALANTE'S

▶ FITNESS



EQUINOX  
HIP FITNESS  
LA FITNESS  
THE PERFECT WORKOUT





# ACCESSO

## CLUB

Unwind after a long day at the office in one of our state-of-the-art fitness centers.



Mingle with co-workers in our tenant lounges or designated co-working spaces.



Enjoy the use of conference facilities and concierge services, or enroll in self-care and personal development classes at participating office locations.



We also believe that a life well lived goes beyond the walls of your office. Accesso Club offers discounted tickets to local and national events for your business needs or personal enjoyment.



You work hard all day, every day. And with the advances in today's technology and globalization, the line between business and personal hours has been blurred. We recognize how difficult it can be to maintain a healthy work-life balance when you are virtually connected at all times.

So, how does Accesso Club help? We're glad you asked! Accesso Club opens the door to a life well lived! It allows you the opportunity to enjoy unique work perks at all of Accesso's premier properties nationwide as part of your membership.





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 **accesso**



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

DFW Lee & Associates LLC- Houston Office, RS, 9805 Katy Freeway, Suite 800 Houston, TX 77024  
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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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IABS - Bill Insull