

2603 Augusta Drive | Houston, TX 77057

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



NOW LEASING

LANDPARK

For Leasing Information:

Bill McGrath, CCIM

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www.LandParkCo.com

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Office Space

2603 Augusta Drive • Houston, Texas 77057

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

Discover 2603 Augusta Drive, a prestigious 16-story Class A office building located in Houston's desirable Galleria/Uptown Corridor. This prime location offers the benefits of being close to the Galleria while avoiding the traffic and congestion, providing an ideal setting for businesses seeking convenience and accessibility.

Key features of this premium office space include a state-of-the-art fitness center complete with lockers and showers, an executive boardroom, and a tenant lounge designed to elevate your work environment. For those seeking a touch of luxury, the building also offers bourbon lockers and upscale vending options, ensuring that every detail is catered to.

Building Notes:

2603 Augusta is a boutique Class A building situated in a premier Houston location. Conveniently accessible from the 610 West Loop and Highway 59, it offers tenants access to dozens of nearby dining, service, and retail amenities within walking distance.

Experience the enhanced amenities, including:

- **Executive Boardroom** with complimentary meeting space and an exclusive tenant lounge
- **Upgraded Lobby** featuring a modern security desk and comfortable seating areas
- **Refreshed Common Areas**, including updated restrooms, elevator lobbies, cabs, and a tenant break room
- **Certified LEED Silver** for sustainable design and energy efficiency"

This fully amenitized building is perfect for companies focused on bringing their employees back to work. Tenants can walk out the back door and take a path through 400-year-old oak trees to enjoy a meal at Beck's Prime or relax next door on the patio at Muldoon's with a cold beverage after a long day. Frequent tenant events further encourage a vibrant live/work/play environment.

For More Information

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2550 Gray Falls Drive, Suite 400
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FOR LEASE



PROPERTY HIGHLIGHTS

- 16-story, boutique class A office building located in Houston's prestigious Galleria area
- Convenient access to 610, I-10, Hwy 59, and Westpark Tollway
- Executive Boardroom
- Premier Tenant Lounge and Bourbon Lockers
- Above Standard Spec Suites
- On-site Management & Leasing with 24/7 On-site Security
- Brand new state of the art Fitness Center with Lockers and Showers
- Lobby Upgrades with a Security Desk and Seating Areas
- Upscale Vending Area Coming Soon
- Full Floor Options Available

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SPACE AVAILABILITY

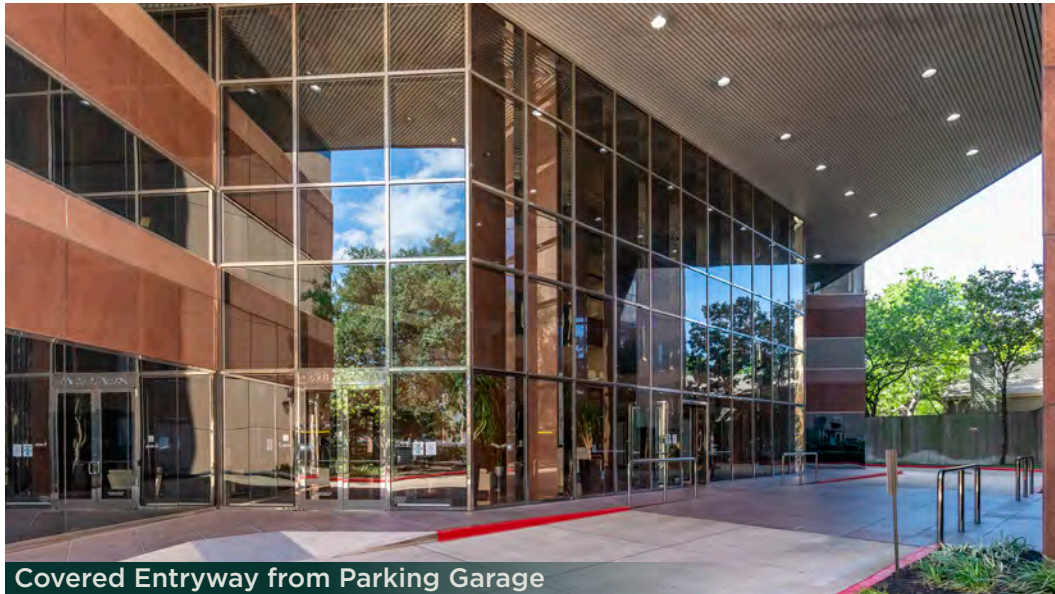
UNIT	SF	RATE (sf/yr)
Suite 100	2,277 SF	\$17.00 NNN
Suite 240	6,633 SF	\$17.00 NNN
Suite 270	1,113 SF	\$17.00 NNN
Suite 300	11,159 SF	\$17.00 NNN
Suite 400	2,325 SF	\$17.00 NNN
Suite 430	2,353 SF	\$17.00 NNN
Suite 535	5,124 SF	\$17.00 NNN
Suite 550	4,081 SF	\$17.00 NNN
Suite 600	16,648 SF	\$17.00 NNN
Suite 740	1,431 SF	\$17.00 NNN
Suite 775	850 SF	\$17.00 NNN
Suite 825	753 SF	\$17.00 NNN
Suite 1025	1,571 SF	\$17.00 NNN
Suite 1050	1,743 SF	\$17.00 NNN
Suite 1160	2,881 SF	\$17.00 NNN
Suite 1175	1,874 SF	\$17.00 NNN
Suite 1360	1,834 SF	\$17.00 NNN
Suite 1475	3,767 SF	\$17.00 NNN
Suite 1500	7,597 SF	\$17.00 NNN



Availability

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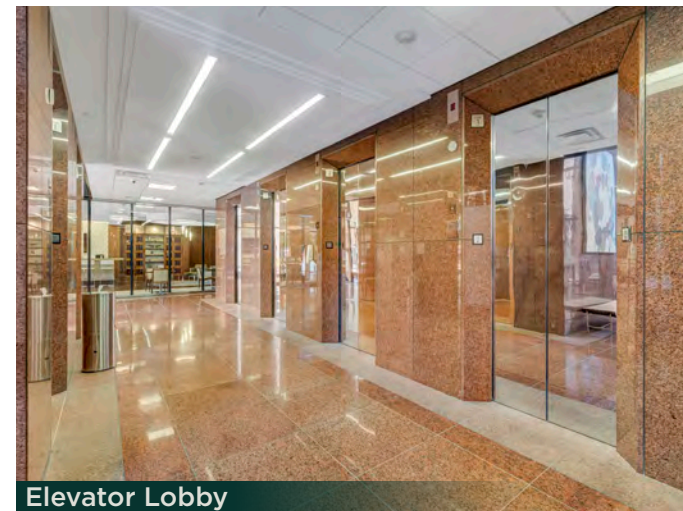
Covered Entryway from Parking Garage



Front Lobby



Tenant Conference Center



Elevator Lobby

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2603 Club



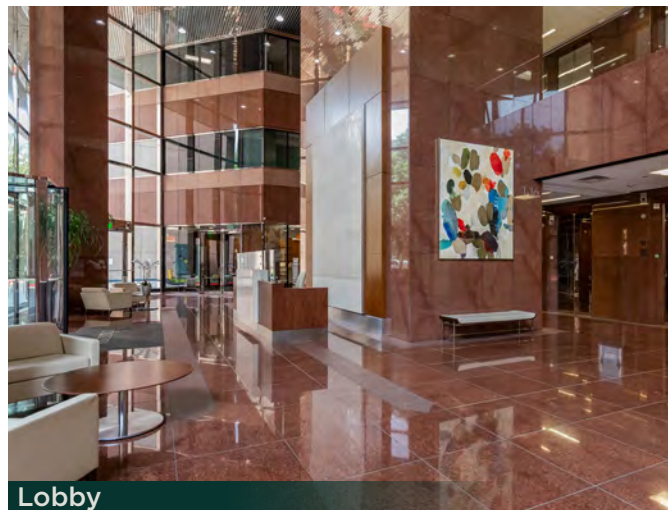
2603 Club



2603 Club



Fitness Center



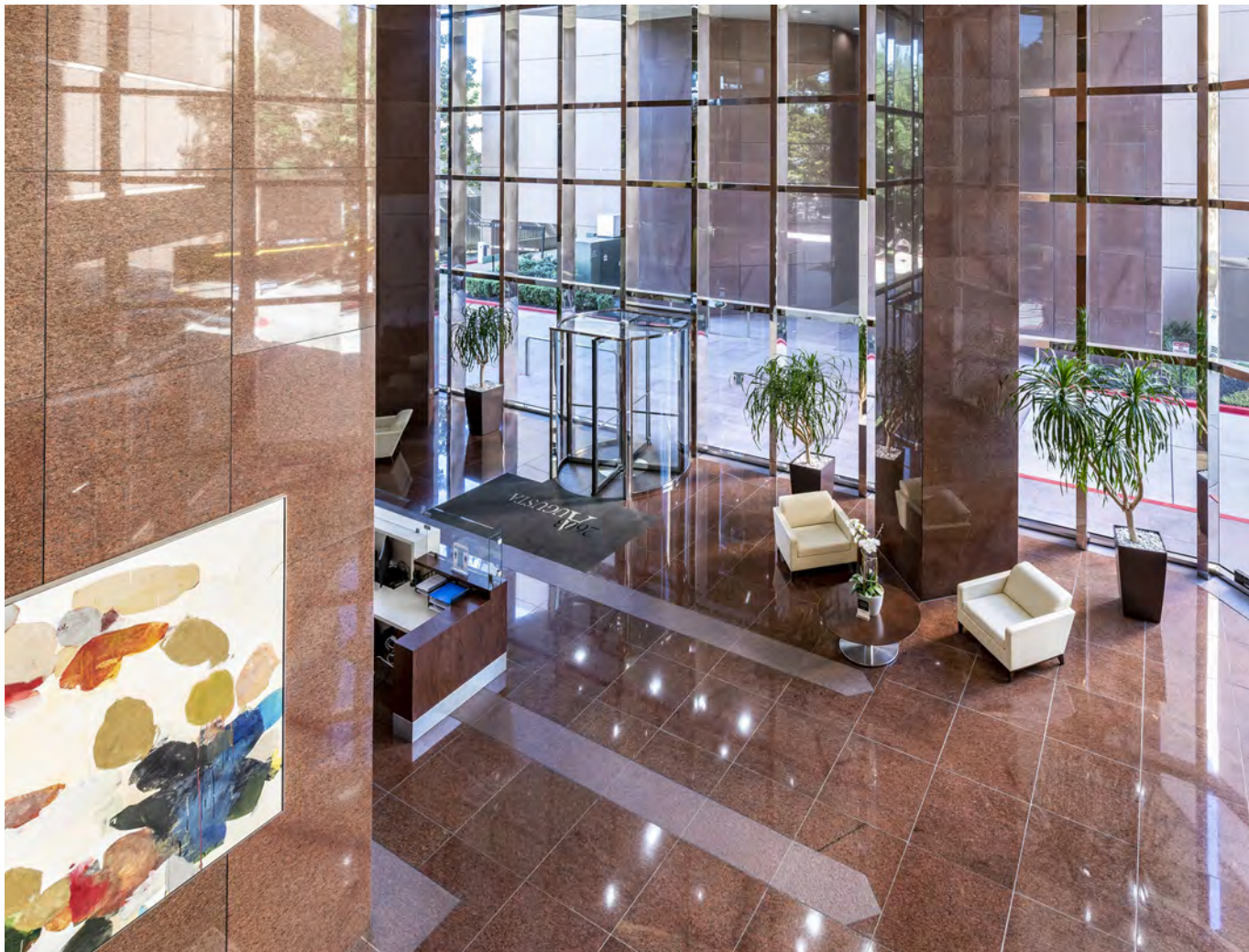
Lobby



Great Views

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Parking Garage Entrance



Walkway to Neighboring Eateries

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Uptown Park

Downtown
Houston

River Oaks

Galleria

2603 AUGUSTA DRIVE
HOUSTON TX, 77057

Westheimer Rd

Aerial View

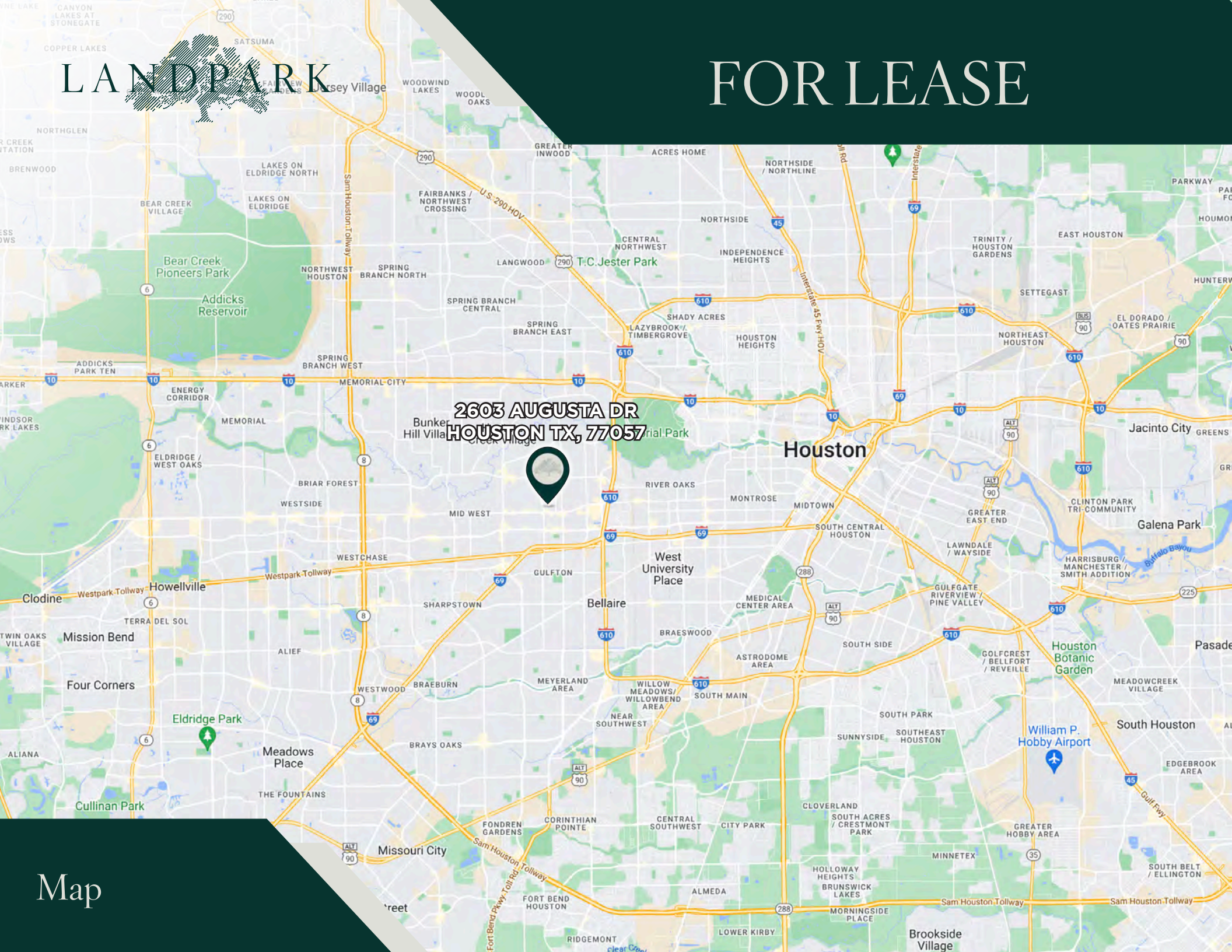
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2603 AUGUSTA DR
HOUSTON TX, 77057



Map





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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
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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