

FOR LEASE



NRG Office Complex

2626 S Loop W
Houston, TX 77054

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

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NRG Office Complex

2626 S Loop W • Houston, Texas 77054

PROPERTY DESCRIPTION

This magnificent office space for lease is situated in one of Houston's most sought-after locations, with a prime address of 2626 S Loop Fwy W. With a total floor area of 17,829 square feet, this is a fantastic opportunity for businesses looking for an exceptionally spacious and well-designed professional workspace.

The office building features stunning architecture to meet your specific business needs. The space is divided into various sections that include private offices, conference rooms, workstations, and open areas for collaborative teamwork. The interiors have been designed to provide a bright and modern feel, with ample natural light flowing throughout the space.

Amenities include air conditioning, ample parking space, an elevator, and handicap accessibility. A dedicated maintenance team ensures the building is kept in immaculate condition, adding to the ease of conducting business.

With a prime location within the bustling city of Houston, this office space is strategically located to allow for maximum visibility for businesses. It is situated close to major highways, restaurants, shops, and entertainment centers, providing employees and clients with ample leisure and dining options.

In summary, this is a rare opportunity to lease a spacious and custom-designed office building within one of the most desirable locations in Houston. Contact us today for more information on how to secure this incredible commercial real estate opportunity.

For More Information

Steven Bloomer

281.989.8494

sbloomer@landparkco.com

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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.

FOR LEASE



PROPERTY HIGHLIGHTS

- Spacious Atrium Lobby
- 24-hour secure key card access
- Security Cameras
- Exterior Lighting System
- On-Site Deli
- On-Site Management & Leasing
- On-Site Maintenance
- Conference Room
- Ample Surfaced Parking

SPACE AVAILABILITY

| UNIT | SF | RATE (sf/yr) |
|-------------|----------|---------------|
| Suite 117 | 1,646 SF | \$16.00 +ELEC |
| Suite 130 | 850 SF | \$18.00 +ELEC |
| Suite 150 | 1,294 SF | \$18.00 +ELEC |
| Suite 155 | 990 SF | \$18.00 +ELEC |
| Suite 173 | 179 SF | \$24.00 +ELEC |
| Suite 181 | 268 SF | \$24.00 +ELEC |
| Suite 190 | 282 SF | \$24.00 +ELEC |
| Suite 260 | 3,168 SF | \$16.00 +ELEC |
| Suite 310 | 2,098 SF | \$16.00 +ELEC |
| Suite 340 | 3,390 SF | \$16.00 +ELEC |
| Suite 350 | 2,830 SF | \$16.00 +ELEC |
| Suite 412 | 1,584 SF | \$16.00 +ELEC |
| Suite 418 | 560 SF | \$21.00 +ELEC |
| Suite 422 | 608 SF | \$21.00 +ELEC |
| Suite 435 | 1,196 SF | \$18.00 +ELEC |
| Suite 520 | 1,499 SF | \$16.00 +ELEC |
| Suite 540 | 1,212 SF | \$18.00 +ELEC |
| Suite 555 | 1,020 SF | \$17.00 +ELEC |
| Suite 561 | 1,891 SF | \$16.00 +ELEC |
| Suite 600 | 2,967 SF | \$16.00 +ELEC |
| Suite 628 | 575 SF | \$21.00 +ELEC |
| Suite 650-H | 209 SF | \$24.00 +ELEC |
| Suite 650-K | 305 SF | \$23.00 +ELEC |
| Suite 650-O | 317 SF | \$23.00 +ELEC |
| Suite 650-P | 204 SF | \$24.00 +ELEC |
| Suite 650-T | 193 SF | \$24.00 +ELEC |
| Suite 650-V | 382 SF | \$23.00 +ELEC |
| Suite 650-Z | 590 SF | \$21.00 +ELEC |

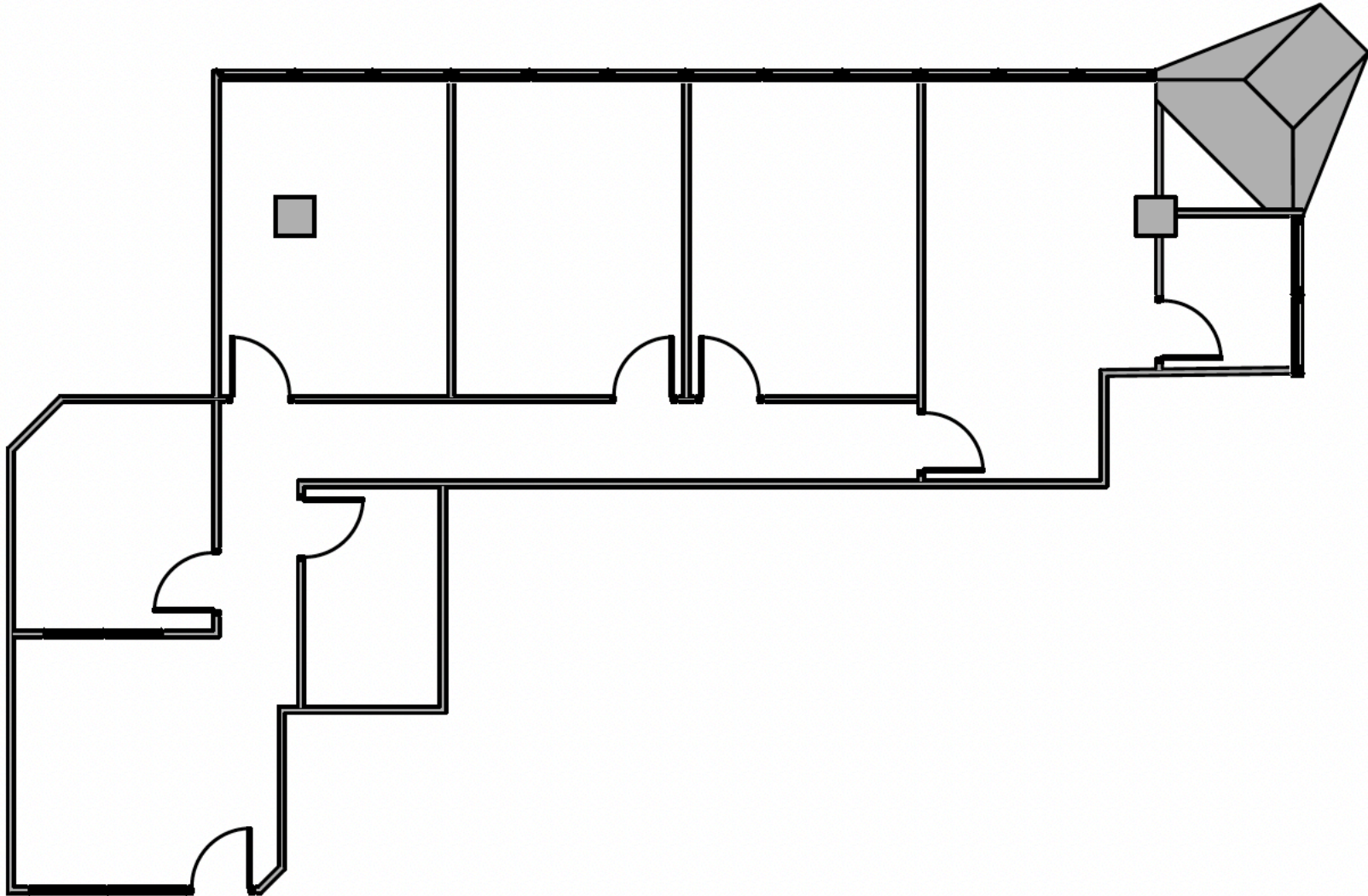


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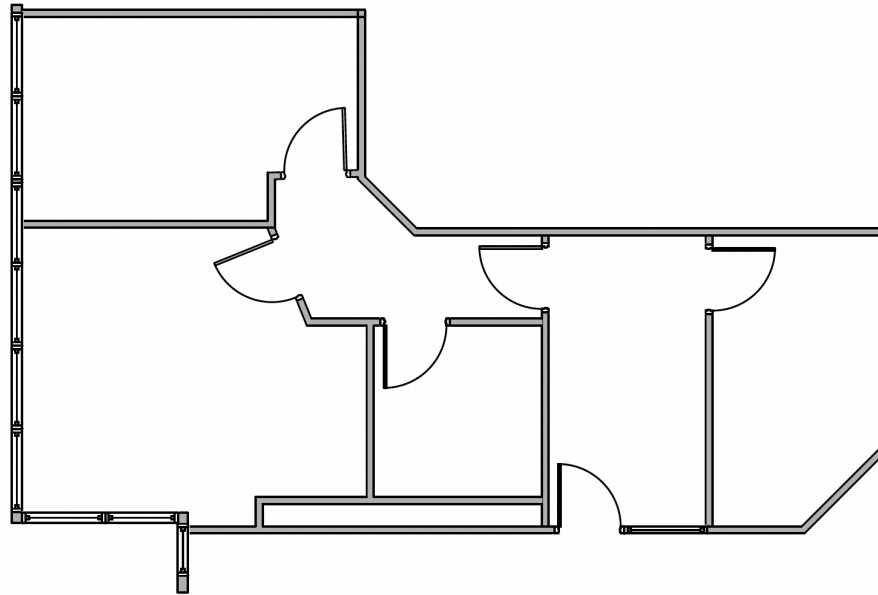
FOR LEASE



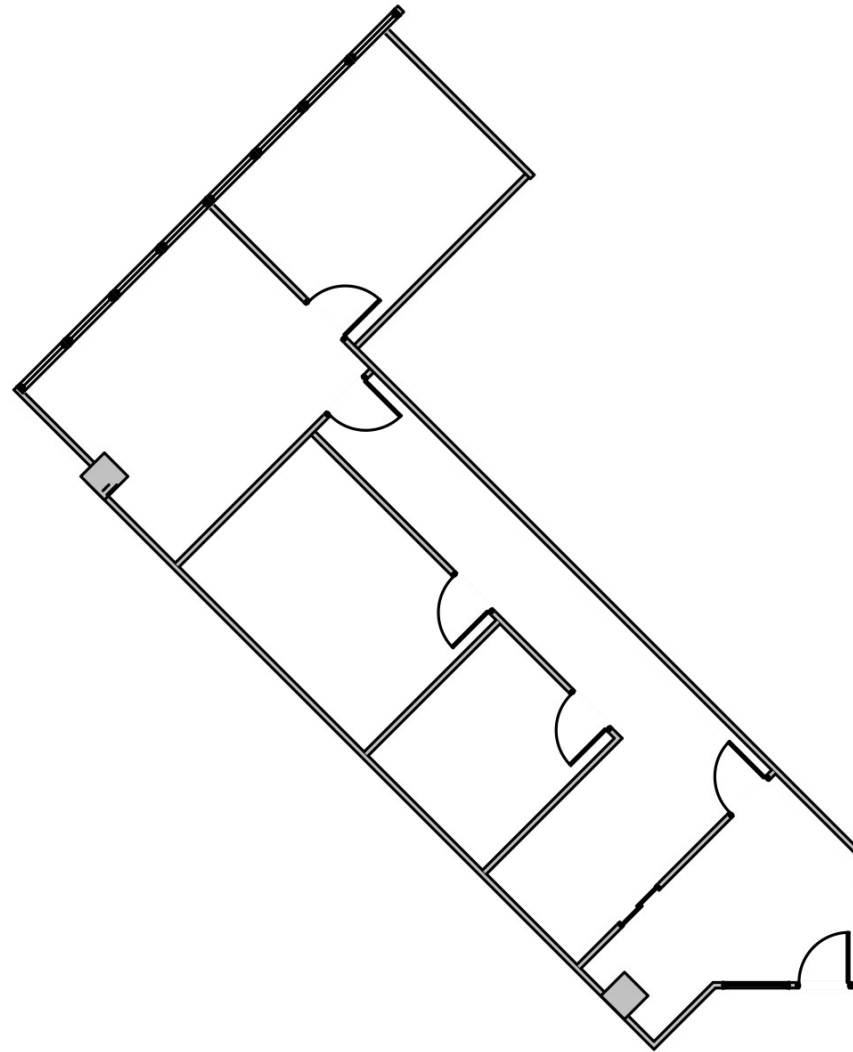
Photos



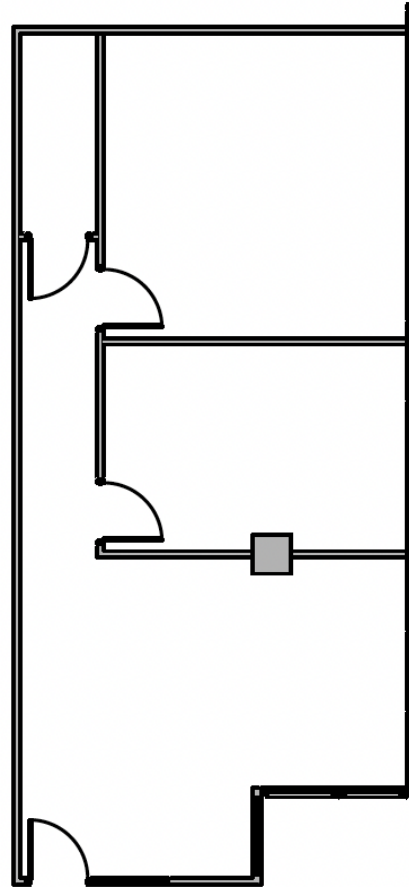
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1,646 SF



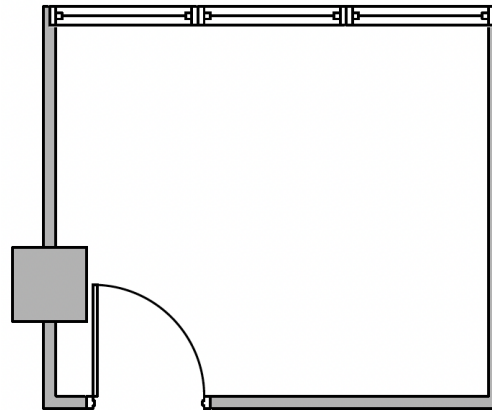
Suite 130
850 SF

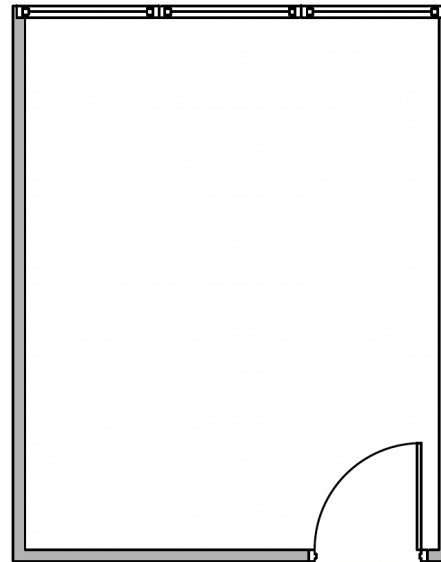


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1,294 SF



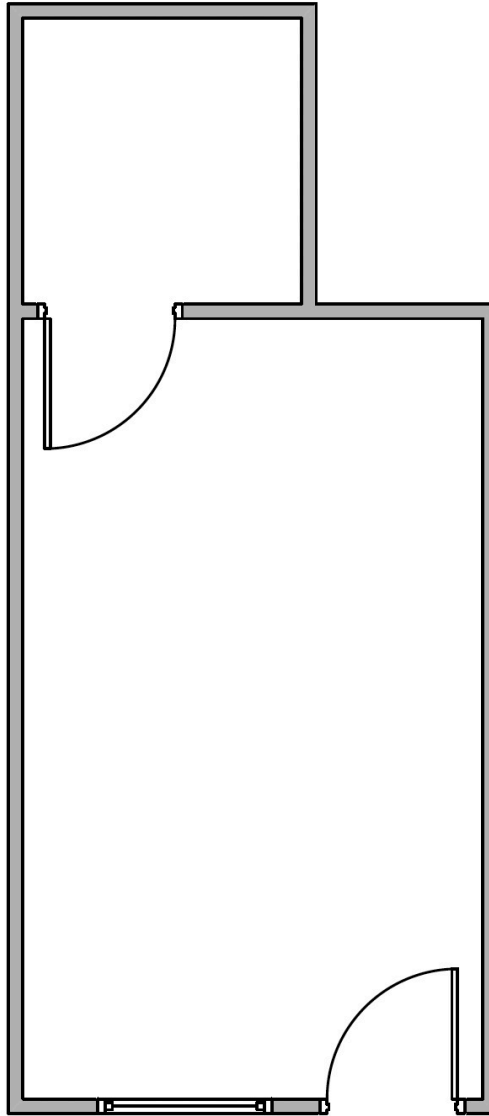
Suite 155
990 SF





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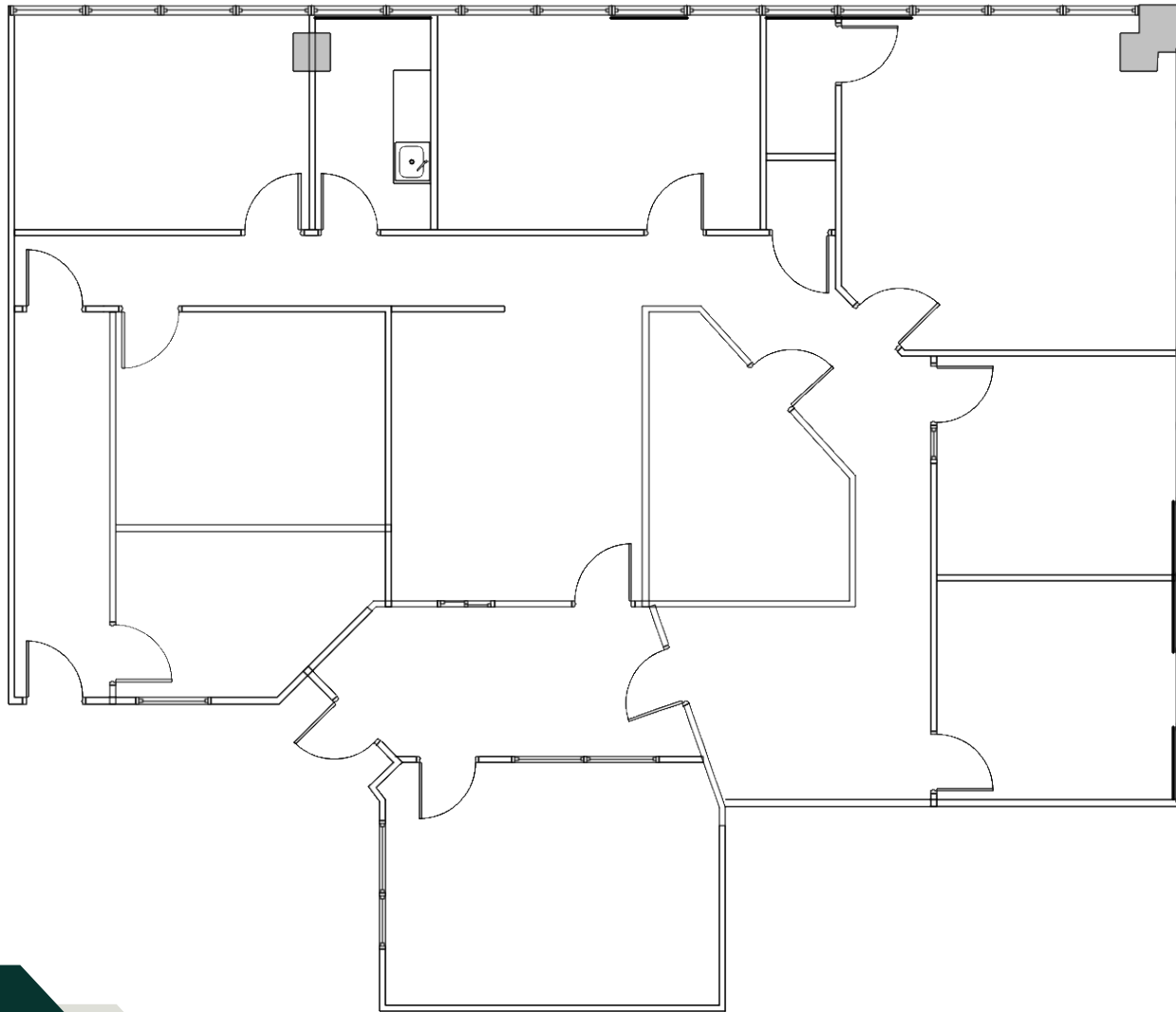
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Suite 190
282 SF

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Suite 260
3,168 SF

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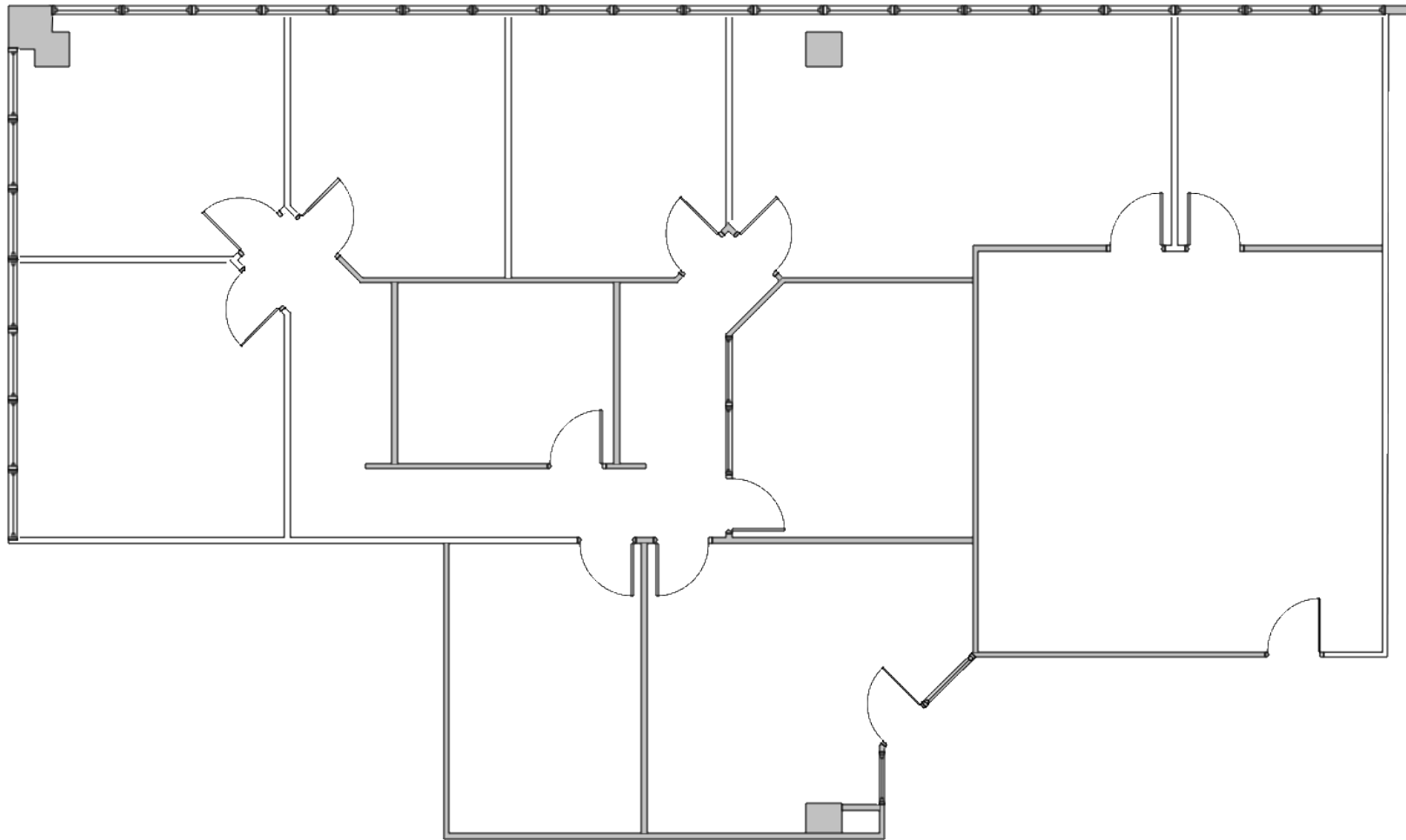
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2,098 SF

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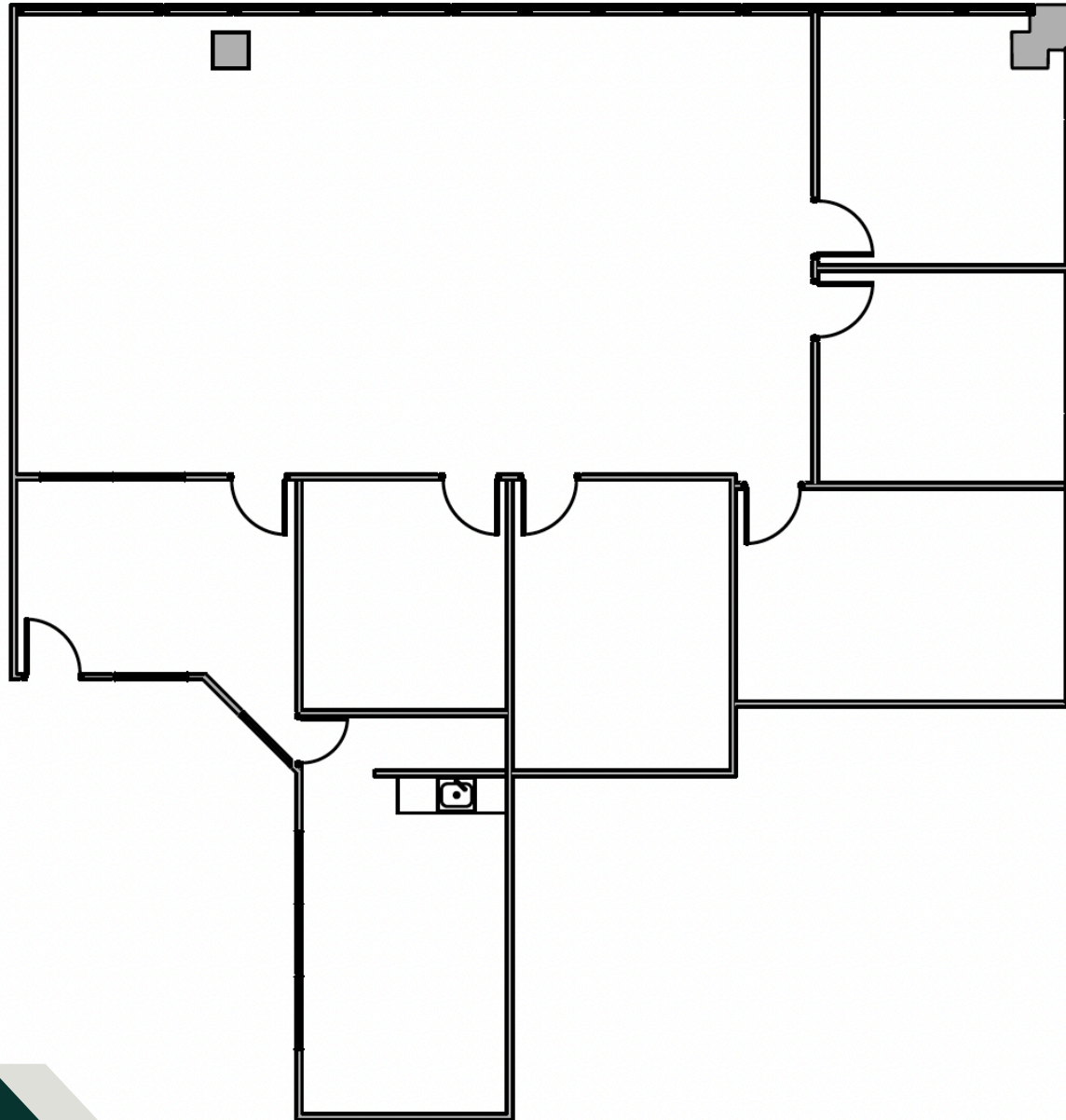
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3,390 SF

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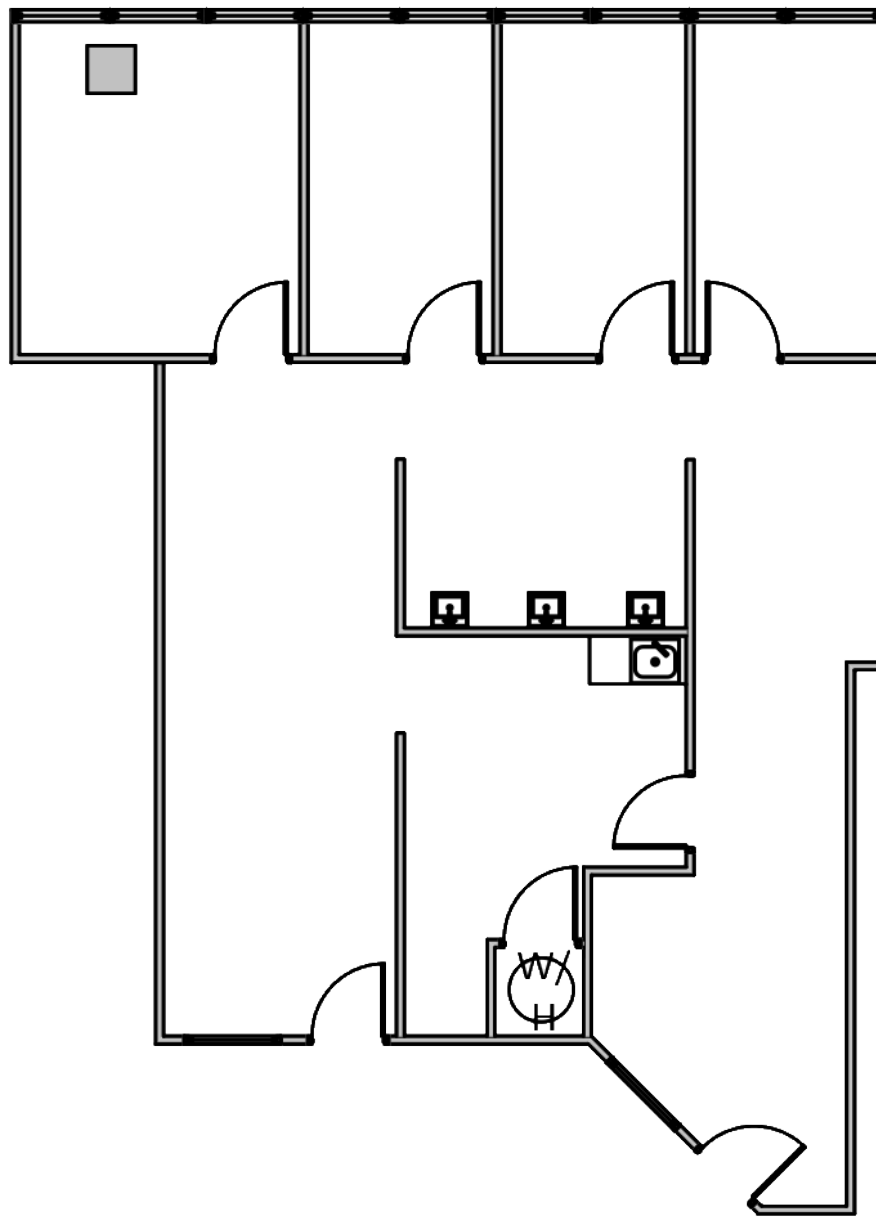
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Suite 350
2,830 SF

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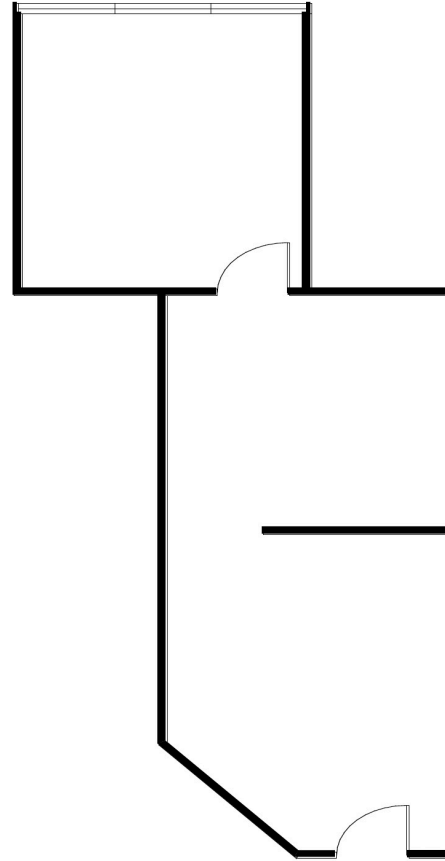
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Suite 412
1,584 SF

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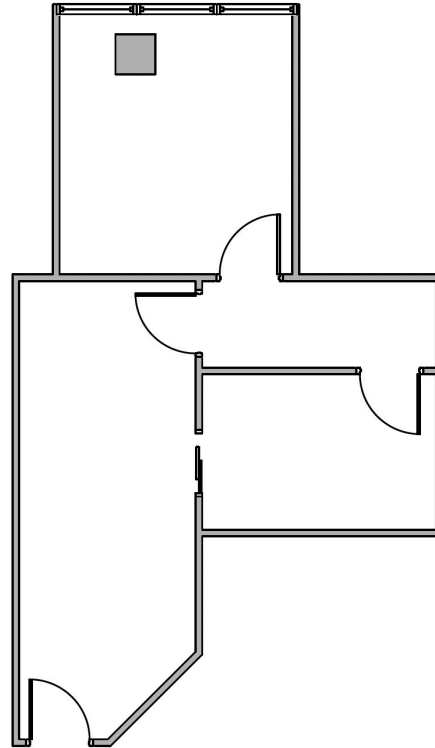
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560 SF

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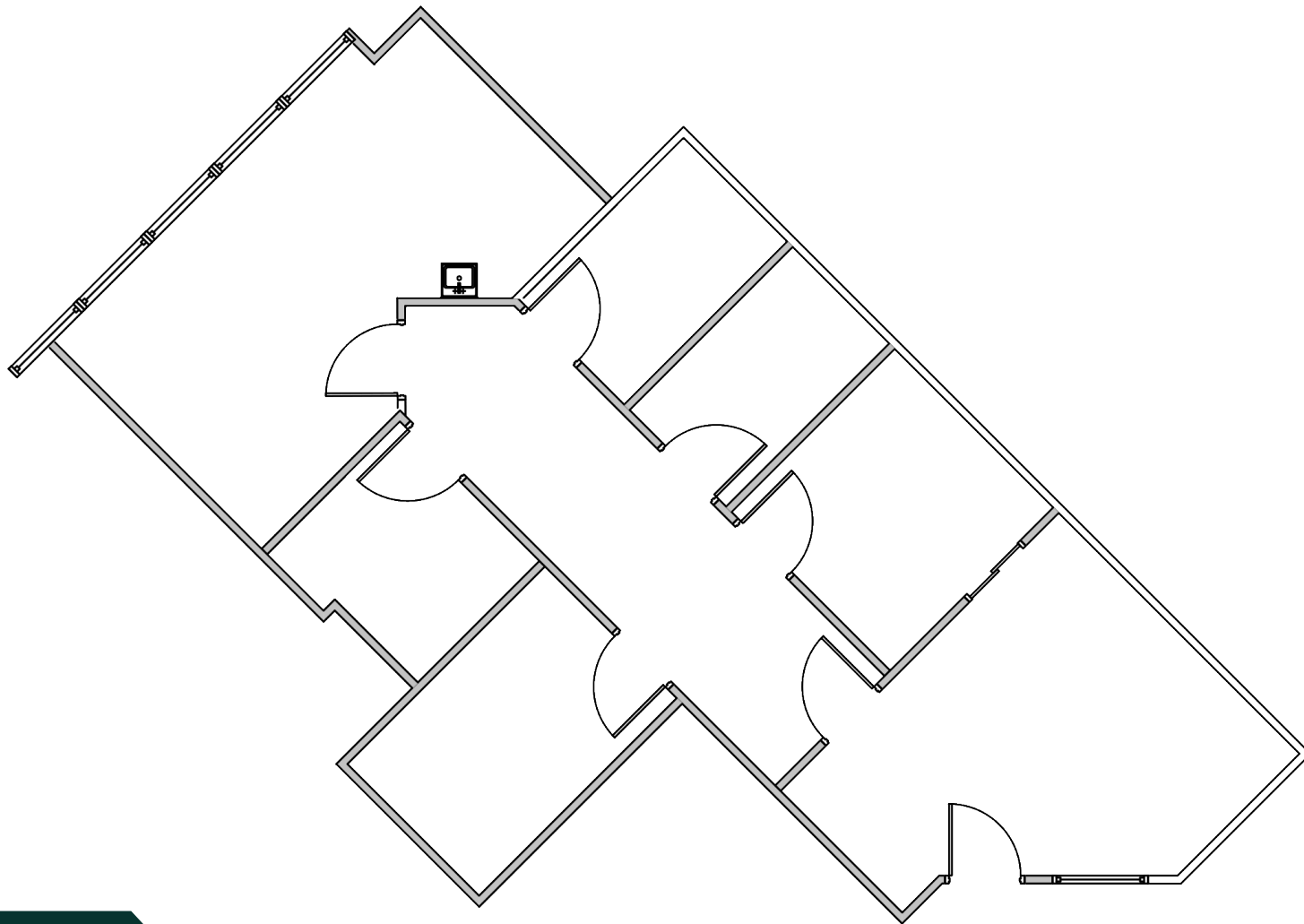
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608 SF

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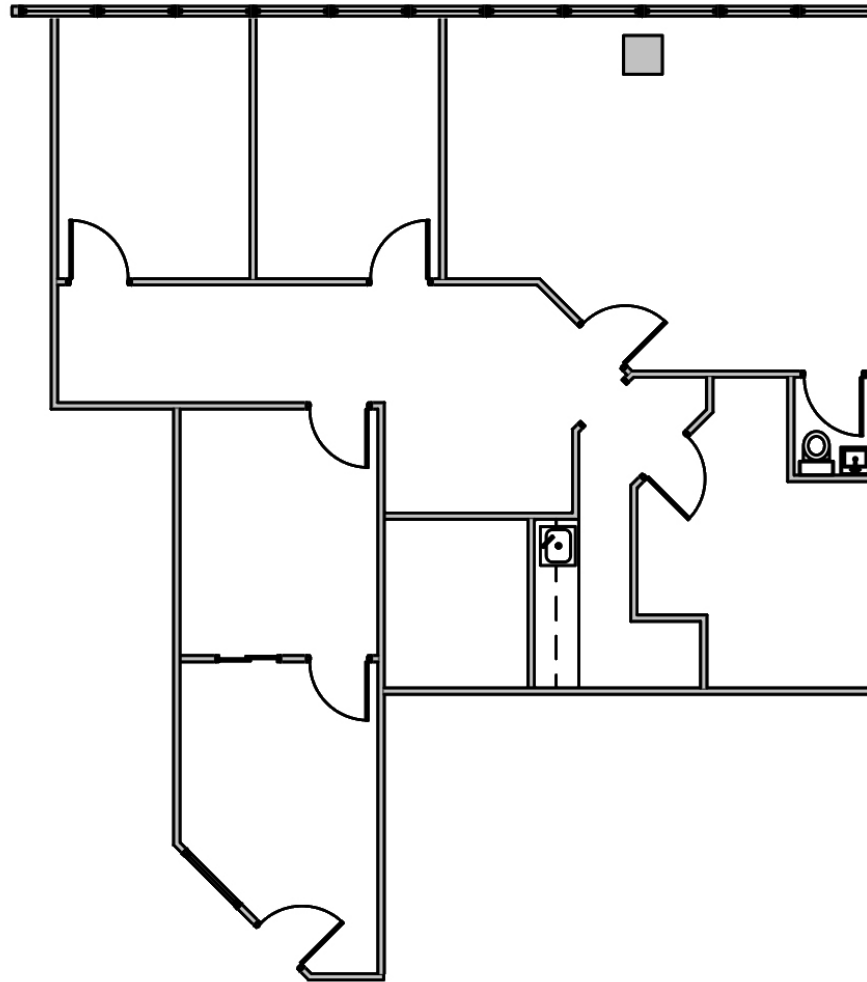
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1,196 SF

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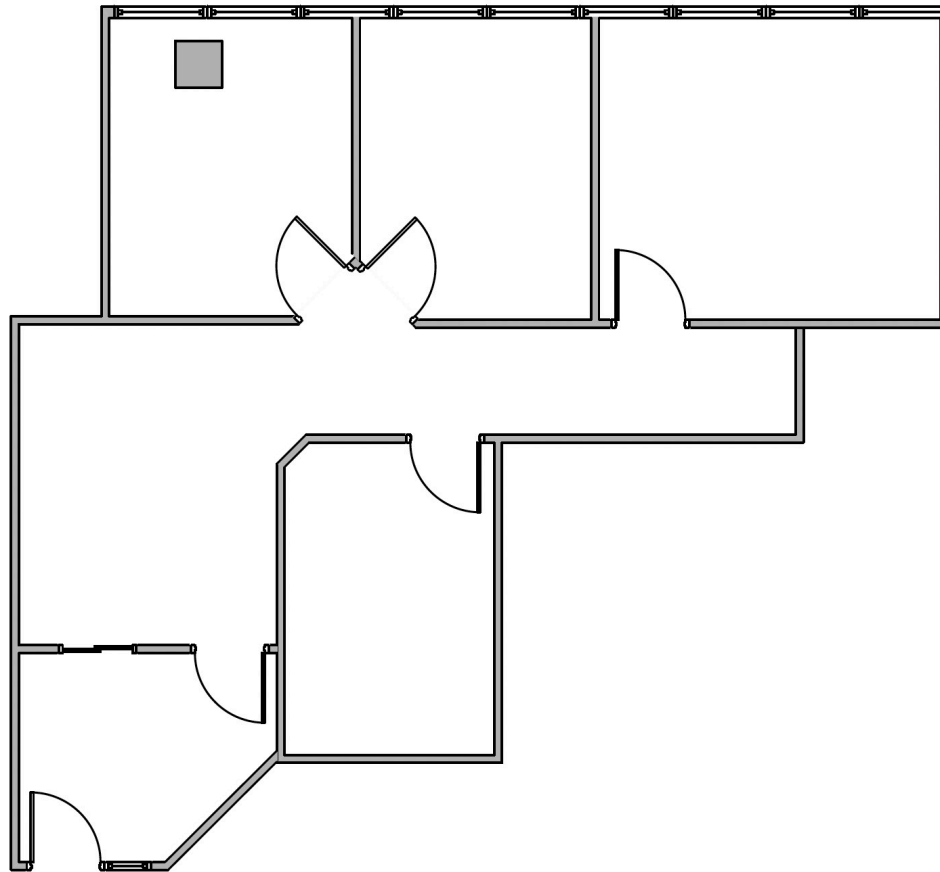
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1,499 SF

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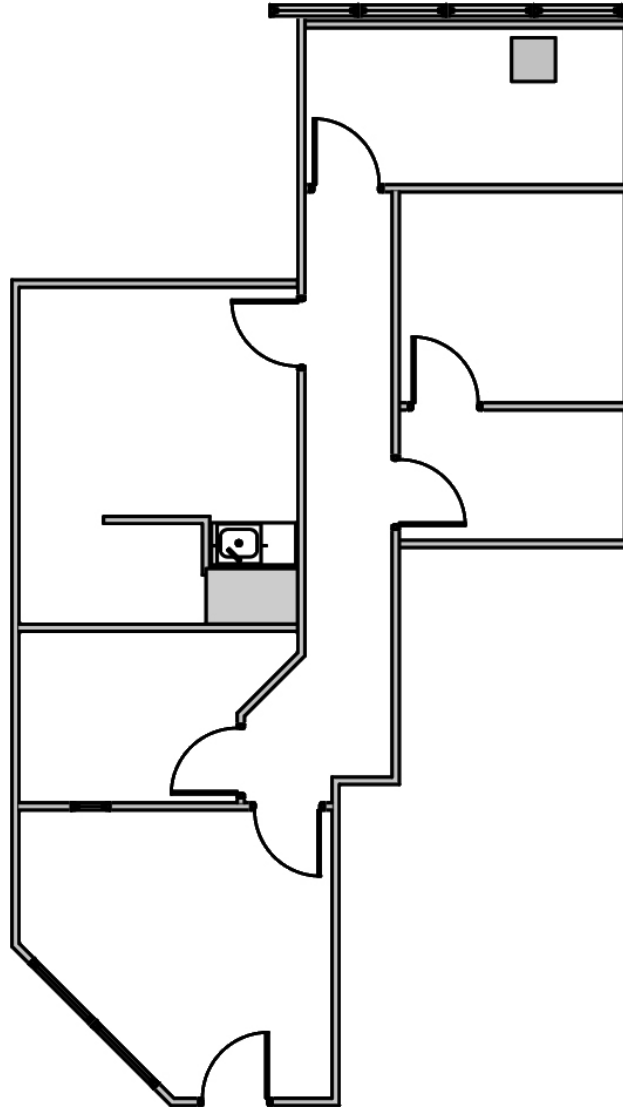
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1,212 SF

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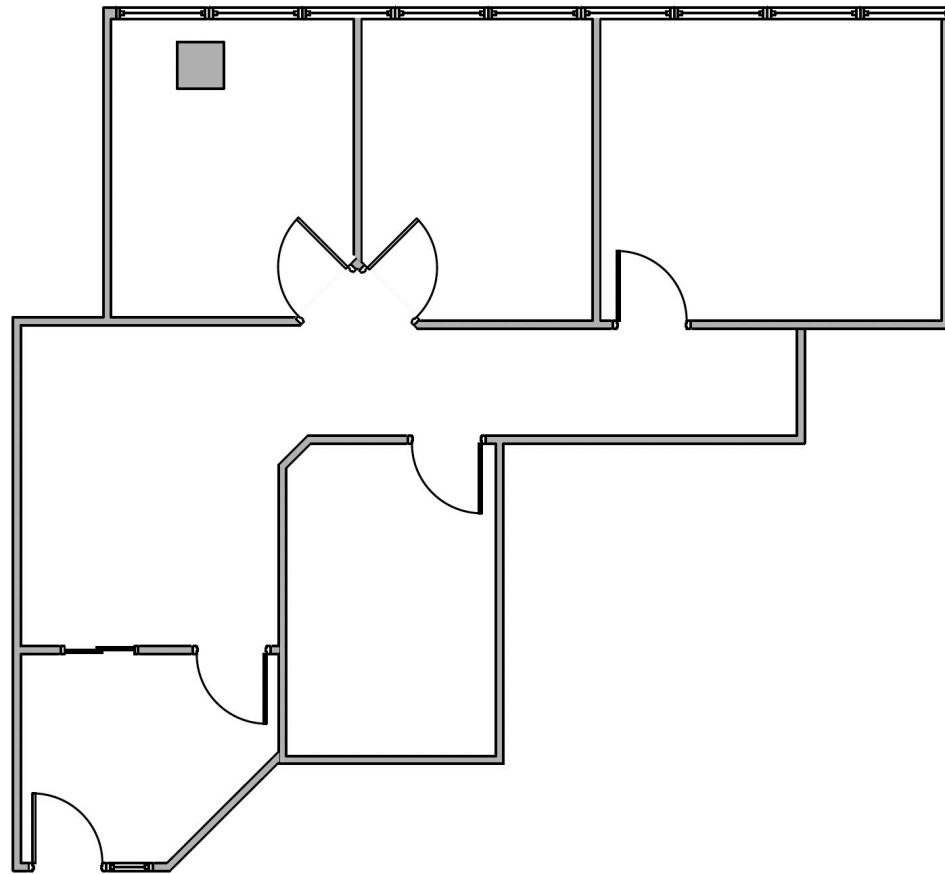
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Suite 555
1,020 SF

LANDPARK

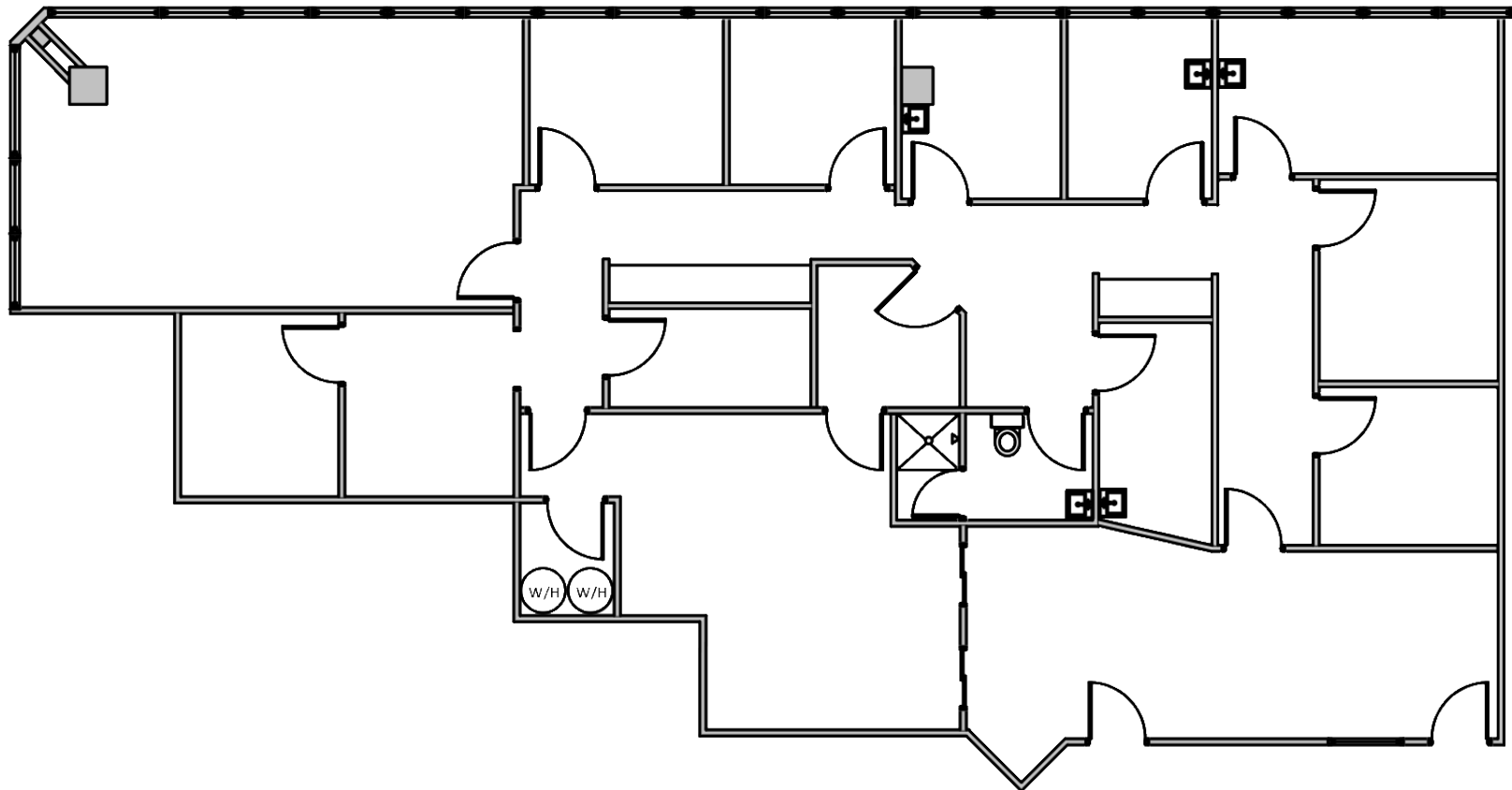
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1,891 SF

LANDPARK

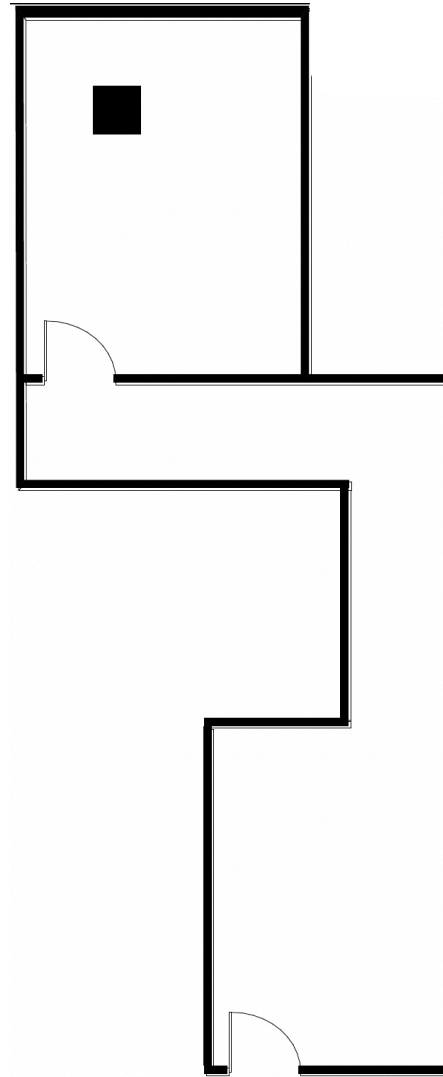
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Suite 600
2,967 SF

LANDPARK

FOR LEASE



Suite 628
575 SF



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.



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.

| | | | |
|--|-------------|-------------------------|----------------|
| 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 |
| Steven Thornton Bloomer | 720319 | sbloomer@landparkco.com | (281) 598-9868 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____