



REPUBLIC SQUARE

OFFICE IN THE PARK | 13501 KATY FREEWAY

 LEE &
ASSOCIATES

EXPERIENCE REPUBLIC SQUARE

Situated at the gateway to Terry Hershey Park in the heart of the Energy Corridor, Republic Square's beautiful, bucolic wooded campus spans 35 acres and offers newly renovated office space connected to nature. Overlooking a central lake, the campus offers large floorplates and includes structured parking. Having been recently renovated and upgraded with a state-of-the-art lobby, conference center and fitness center, Republic Square is positioned to serve tenants of all sizes.

Square Feet:	301,311
Year Renovated:	2020, multimillion-dollar lobby renovation
Parcel Size:	35 acres, repurposed and upgraded Fortune 100 corporate campus
Amenities:	<ul style="list-style-type: none">• New State-of-the-Art Fitness Center• New Conference Facility• 24/7 grab-n-go Park's Pantry• On-Site Security• On-Site Management• Strong Institutional Ownership

RepublicSquare.com

[Republic Square Video](#)



Designed to accommodate
Office users of all sizes

State-of-the-art
Renovation

I-10 and Memorial
Frontage

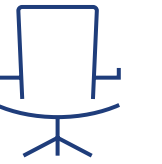
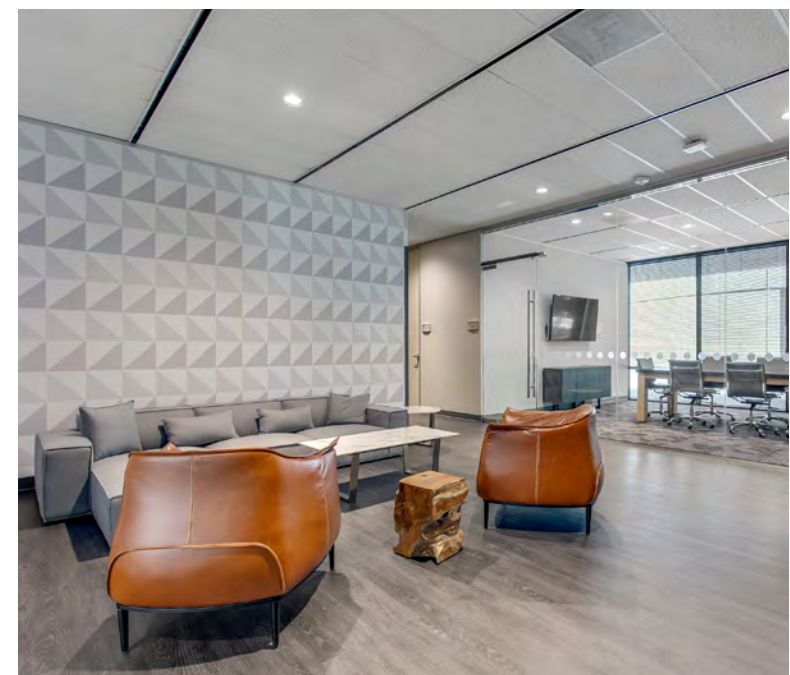


Extensive renovations to the main lobby and common areas have been completed, featuring modern, high-end furniture and expansive common areas with natural light and collaborative spaces that provide an ideal workplace setting.

RepublicSquare.com

[CLICK HERE FOR
VIRTUAL TOUR](#)





CONFERENCE SPACE



COLLABORATION
AREAS

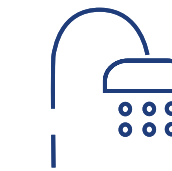
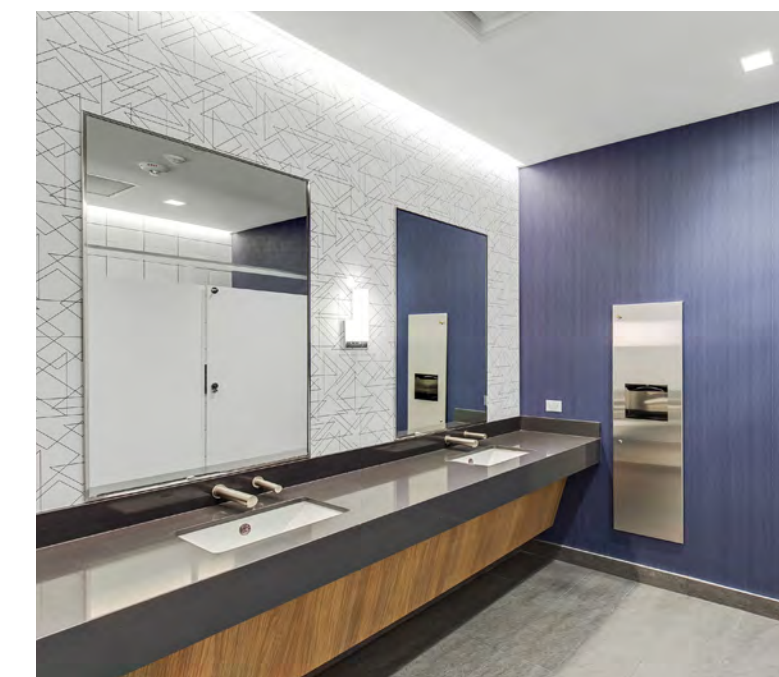


REFINED STYLING

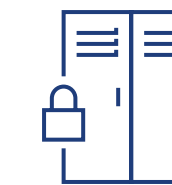


24/7 GRAB-N-GO
PARK'S PANTRY

 First class conference facilities and collaboration areas, ideal for tenant meetings and presentations.



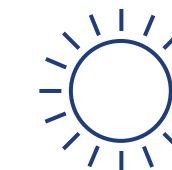
SHOWERS




LOCKERS



NEW EQUIPMENT



NATURAL LIGHT

 New state-of-the-art fitness center furnished with top-of-the-line exercise and training equipment with adjacent showers, locker room facilities & towel service.

GET OUTSIDE!

THE IDEAL CAMPUS SETTING



Lush landscape to
Enjoy the panoramic views

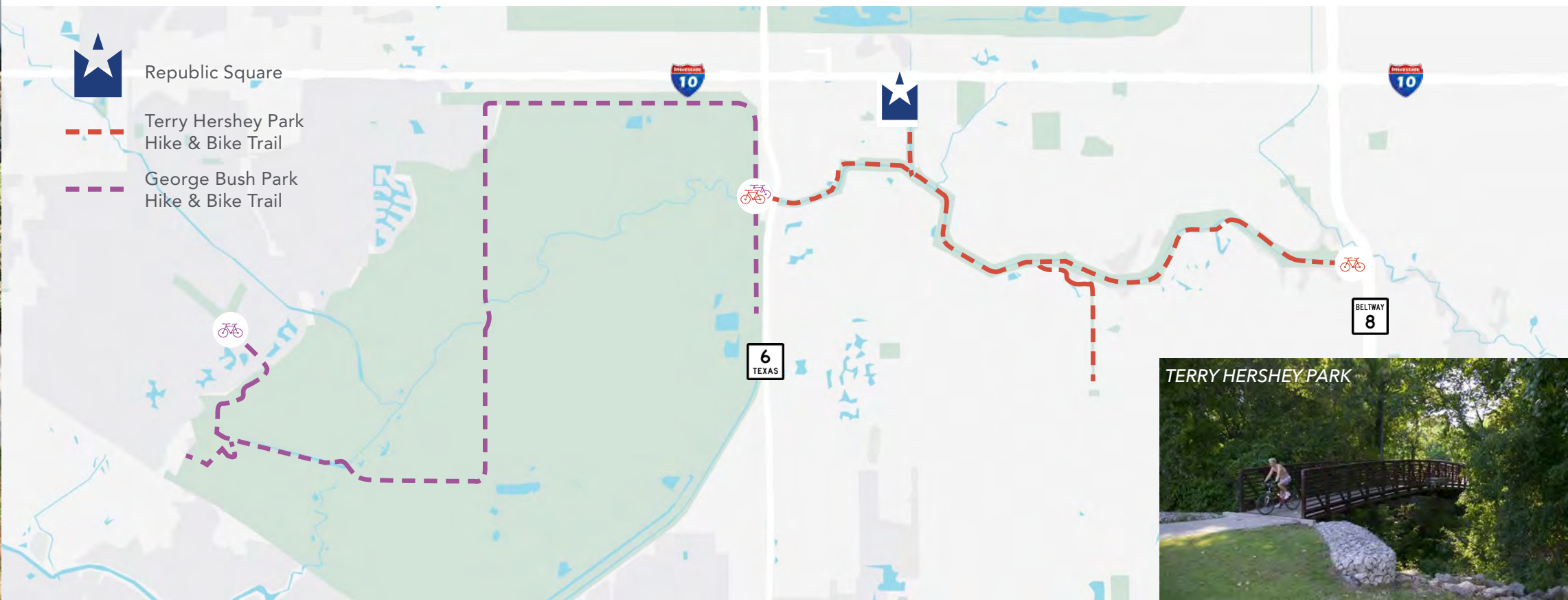


Walk, hike, or bike
In Terry Hershey Park



Eat
Take a break and re-charge

Connected
to more than
21 Miles
of hike & bike trails!



Republic Square



Terry Hershey Park
Hike & Bike Trail



George Bush Park
Hike & Bike Trail



TERRY HERSHEY PARK

EXPANSIVE, COLUMN-FREE FLOOR PLATES

Bathed in Natural Light



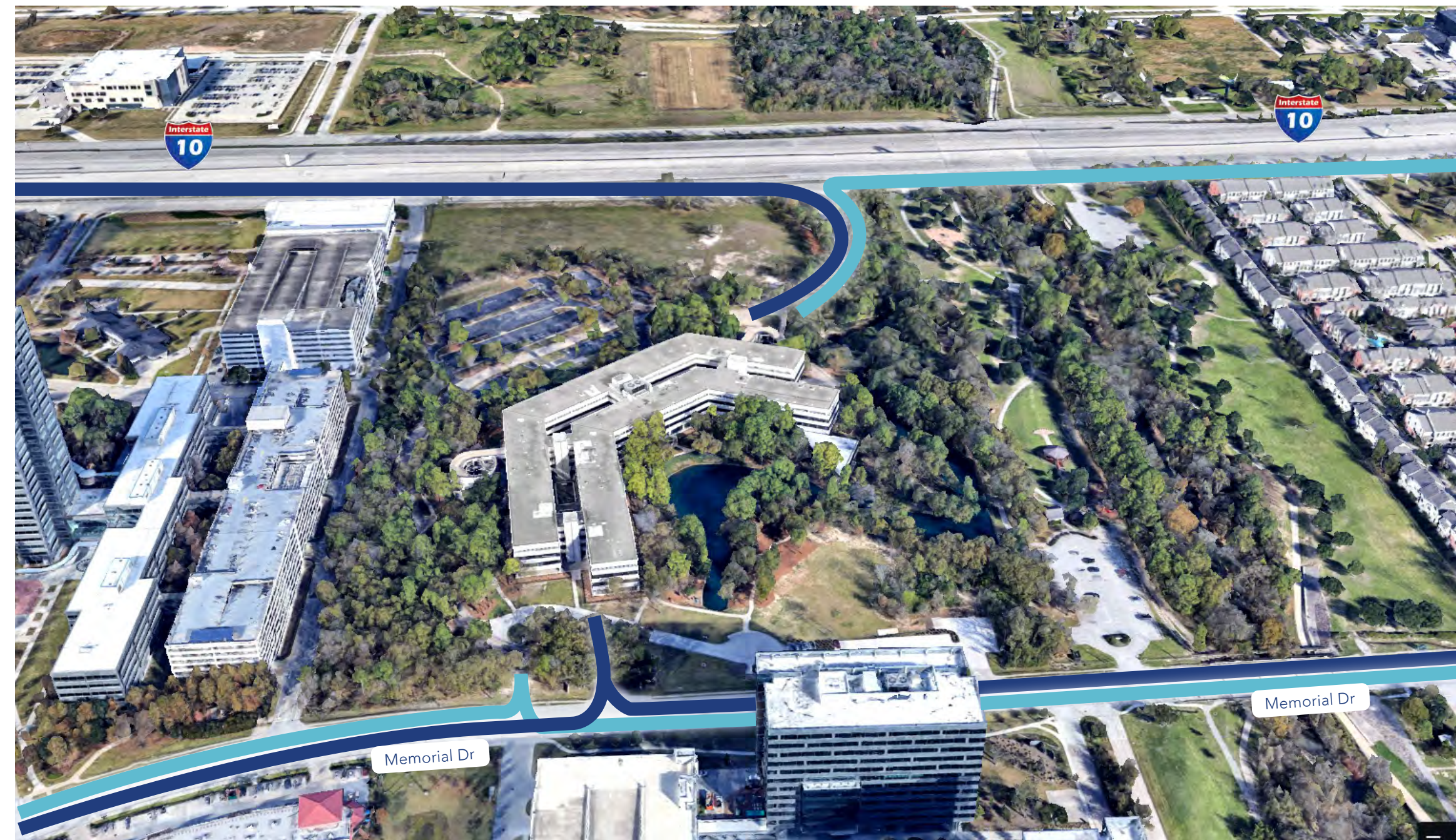
100,000 SF Floor Plates with multiple elevator lobbies and direct space access. Natural light surrounds all sides of the floors providing limitless window lines and increased productivity.

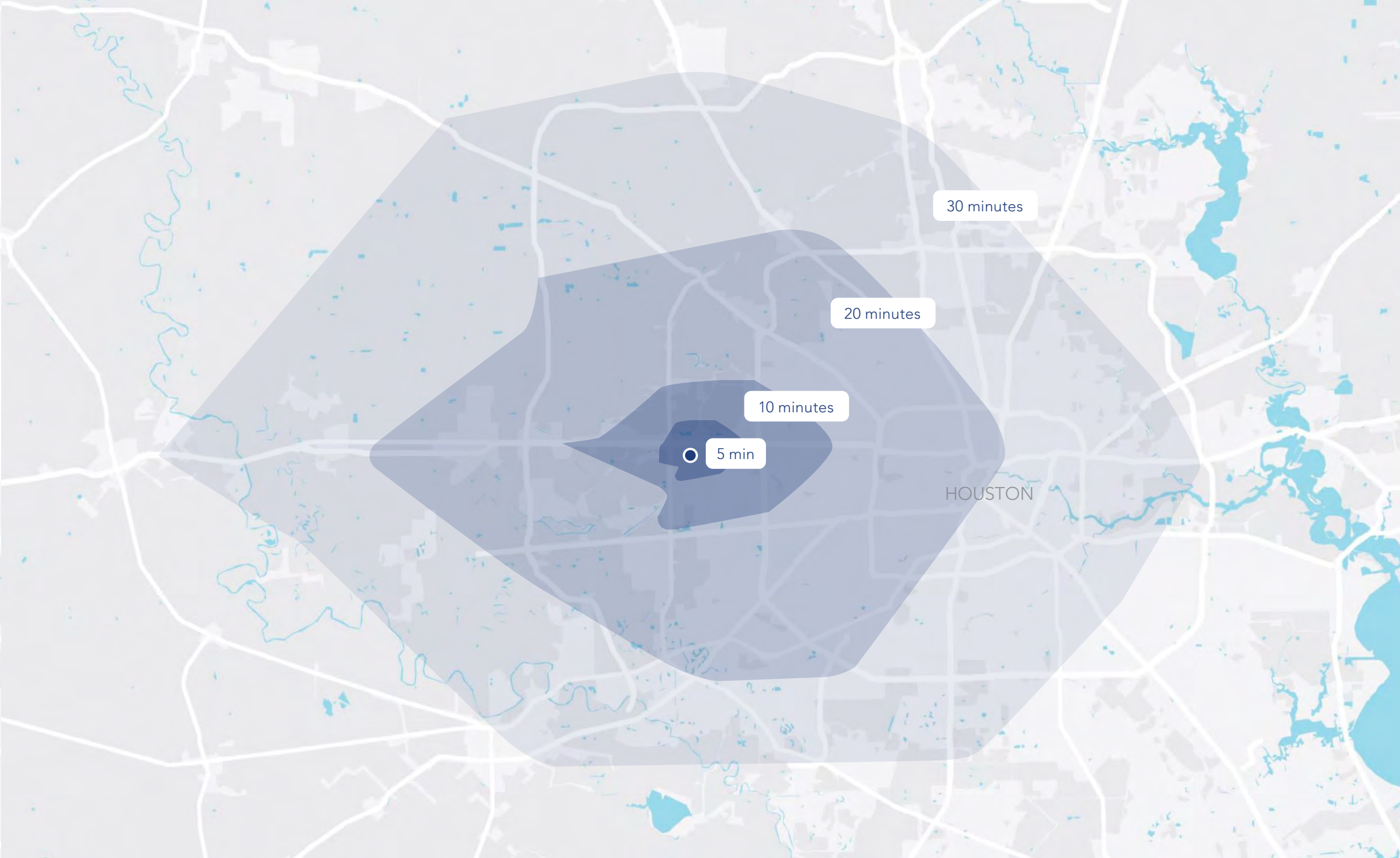
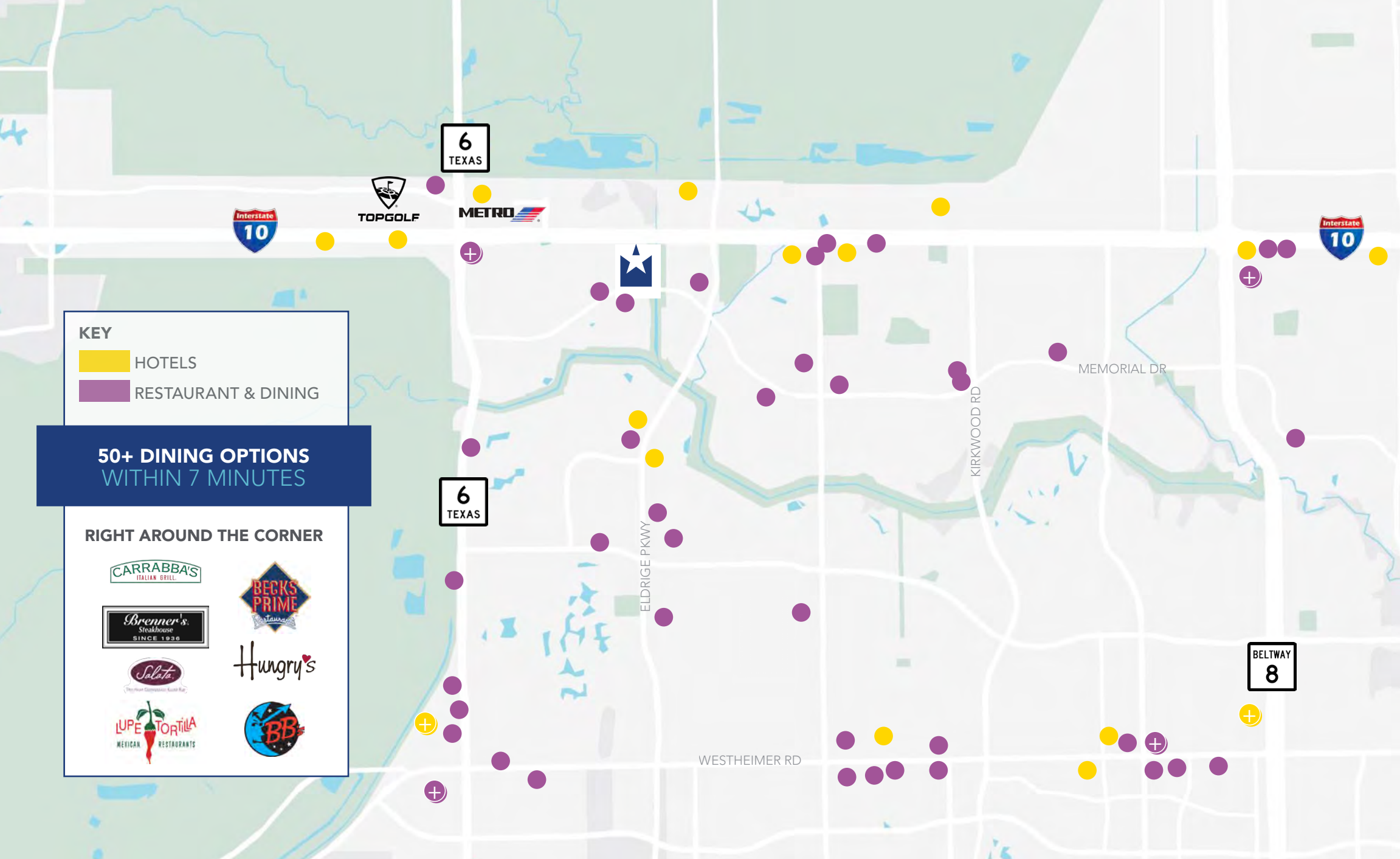


SUPERB ACCESS FROM KATY FWY & MEMORIAL

- Podium style parking
- Easy access from secured garage to Tenant's space

Ingress Egress





MEET THE NEIGHBORS

Located in the heart of the Energy Corridor, Republic Square is close to many of Houston's largest energy companies, hotels, entertainment, and dining.

Republic Square offers great accessibility to Beltway 8 and the Grand Parkway, and a drive time of less than 30 minutes to both international airports.

DRIVE TIMES

BE PART OF SOMETHING BIG

Future restaurant, retail, hotel office & multifamily



ABOUT DART INTERESTS

Dart Interests relies on our guiding principles to deliver the highest quality residential, commercial and resort properties to our customers. We have over \$1B in assets including active investments in New York, California, Florida, North Carolina, South Carolina, Washington, D.C. and Texas. Our portfolio emphasizes luxury residences, mixed-use communities, resorts and multifamily properties. We enjoy substantial capitalization and have a long-term commitment to becoming a pre-eminent real estate development firm in the United States.



REPUBLIC SQUARE

RepublicSquare.com

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OFFICE IN THE PARK | 13501 KATY FWY, HOUSTON, TX 77079



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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Mike Spears, SIOR, CCIM	493926	mspears@lee-associates.com	(713)744-7400
Licensed Supervisor of Sales Agent/ Associate	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

Information available at www.trec.texas.gov

IABS 1-0 Date