



UNITED PLAZA

9889 United Drive, Houston, TX 77036

OFFICE CONDOS 1,230~3,114SQFT

*Turnkey Offices in a
Centralized Professional Hub*



FOR SALE | FOR LEASE

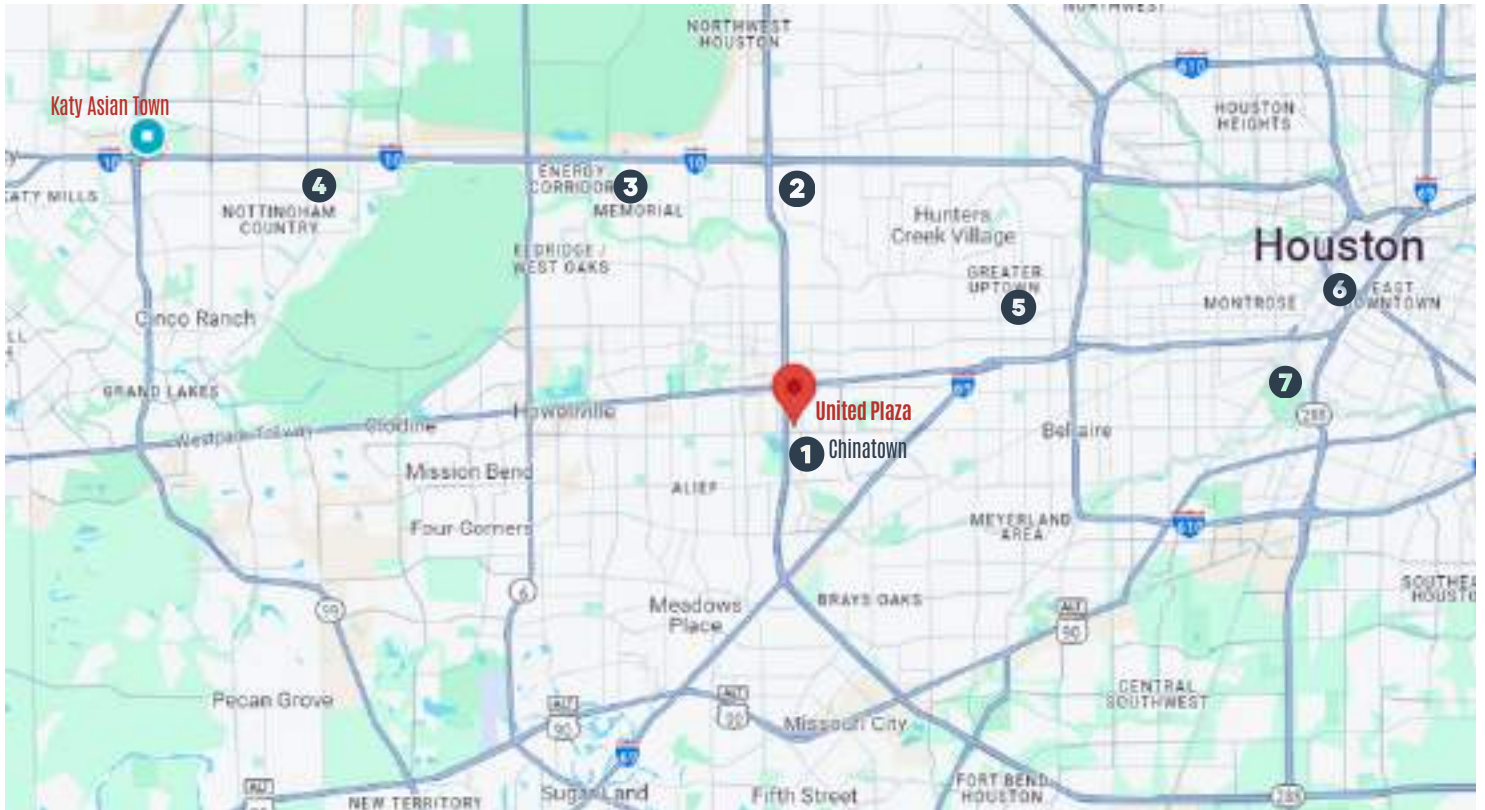
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LOCATION



Location Facts

- Central Location in a Mature Business District: Easy access to established business hubs.
- Right off Beltway 8: Seamless connectivity to Greater Houston.
- In the Heart of Chinatown: Ideal for client visits in a vibrant multicultural area.
- Close to Major Attractions: Conveniently located near popular destinations.

Central Accessibility to Houston Business Hubs

- 1 Houston Chinatown: Walking Distance
- 2 Memorial City Mall: 9 minutes
- 3 Energy Corridor: 13 minutes
- 4 TX Medical Center (West Campus): 17 minutes
- 5 The Galleria: 15 minutes
- 6 Downtown Houston: 20 minutes
- 7 TX Medical Center: 21 minutes
- 8 George Bush Intercontinental Airport (IAH): 42 minutes



PROJECT OVERVIEW

United Plaza is designed to deliver a neat and convenient business hub for professionals such as doctors, dentists, CPAs, attorneys, and others who seek to serve clients in a central business district. Offering turnkey office solutions with three flexible floor plan options, along with favorable loan packages, we aim to save buyers both time and costs. Our spaces are perfect for professionals who value efficiency and accessibility in a prime location.

HIGHLIGHTS

- **Turnkey Office Solutions:** Our offices provide approximately 2,000 square feet with two-story options, allowing for efficient space utilization and independence from neighboring practices.
- **Centralized Professional Hub:** By gathering diverse professionals, United Plaza creates a dynamic environment conducive to networking and collaboration.
- **Flexible Business Options:** Professionals have the opportunity to purchase their offices, allowing them to build their business on their own assets, enhancing long-term investment value.
- **One-Stop Solutions:** We offer predesigned friendly layouts for a variety of professional practices, ensuring your spaces ready for operational needs.
- **Build Your Business on Your Own Assets:** Owning your office space allows for greater control and investment in your professional future, paving the way for growth and success.

BUSINESS FRIENDLY DEMOGRAPHICS



Population



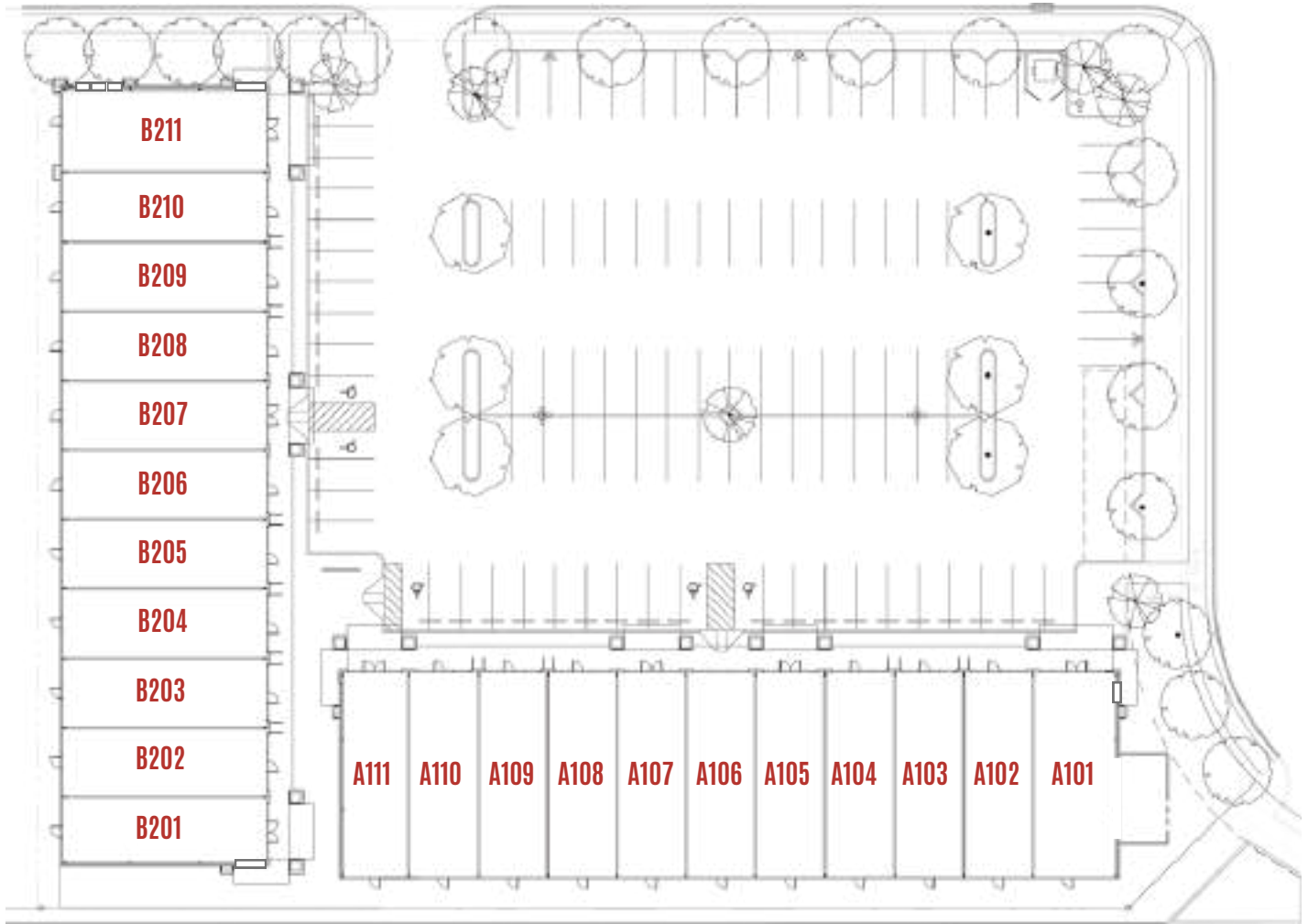
Median Age



Total Businesses

1 MILES	25,265	34.6	2,001
3 MILES	199,394	34.3	12,794
5 MILES	364,383	35.4	15,903

SITE PLAN



Unit #	GLA (W x D)	First Floor only
◇ A101	25' x 70' ft.	2,154 Sqft
A102	20' x 66' ft.	1,320 Sqft
A103	20' x 66' ft.	1,320 Sqft
A104	20' x 66' ft.	1,320 Sqft
◇ A105	20' x 70' ft.	1,400 Sqft
A106	20' x 66' ft.	1,320 Sqft
◇ A107	20' x 70' ft.	1,400 Sqft
A108	20' x 66' ft.	1,320 Sqft
A109	20' x 66' ft.	1,320 Sqft
A110	20' x 66' ft.	1,320 Sqft
◇ A111	17' x 70' ft.	1,230 Sqft

Unit #	GLA (W x D)	First Floor only
◇ B201	20' x 70' ft.	1,568 Sqft
B202	20' x 68' ft.	1,360 Sqft
B203	20' x 68' ft.	1,360 Sqft
B204	20' x 68' ft.	1,360 Sqft
B205	20' x 68' ft.	1,360 Sqft
B206	20' x 68' ft.	1,360 Sqft
◇ B207	20' x 70' ft.	1,400 Sqft
B208	20' x 68' ft.	1,360 Sqft
B209	20' x 68' ft.	1,360 Sqft
B210	20' x 66' ft.	1,360 Sqft
◇ B211	25' x 70' ft.	1,839 Sqft

Note: GLA is Gross Leasing Area including the covered walkway as a part of each office/retail condo.

◇ The unit features an extended covered walkway and a prominent sign facelet located at the top with high visibility.

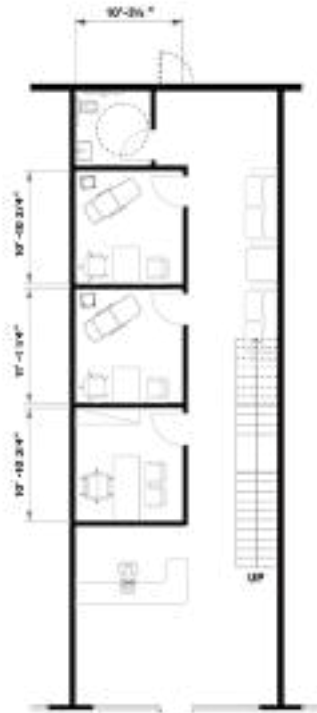


PLAN 1-A

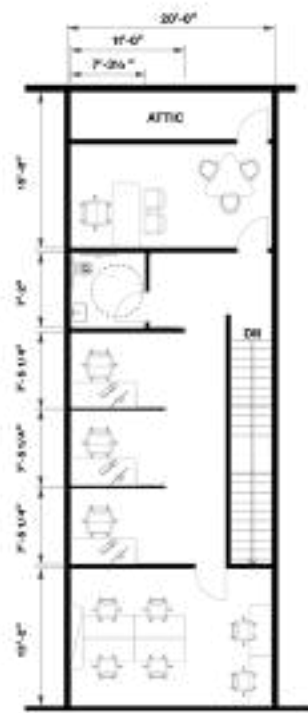
2 STORY

+ 960 SF

- Standard Ceiling
- Floor Plan
1st: 3 room | 1 bath
2nd: 5 room | 1 bath
- Example:
Unit A102
Ground: 1,320 SF
Turnkey: 2,280 SF



1,320 S.F.
FIRST FLOOR



960 S.F. (not counting stairs)
SECOND FLOOR



PLAN 1-B

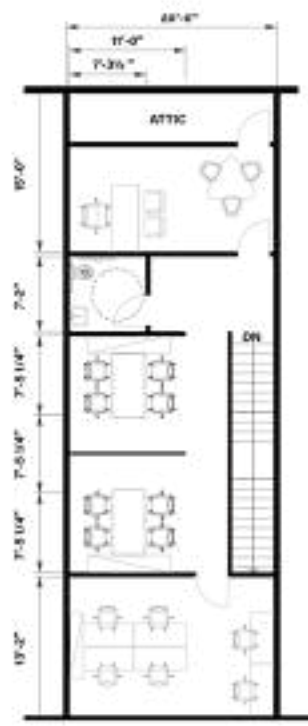
2 STORY

+ 960 SF

- Standard Ceiling
- Floor Plan
1st: 3 room | 1 bath
2nd: 4 room | 1 bath
- Example:
Unit A102
Ground: 1,320 SF
Turnkey: 2,280 SF



1,320 S.F.
FIRST FLOOR



960 S.F. (not counting stairs)
SECOND FLOOR

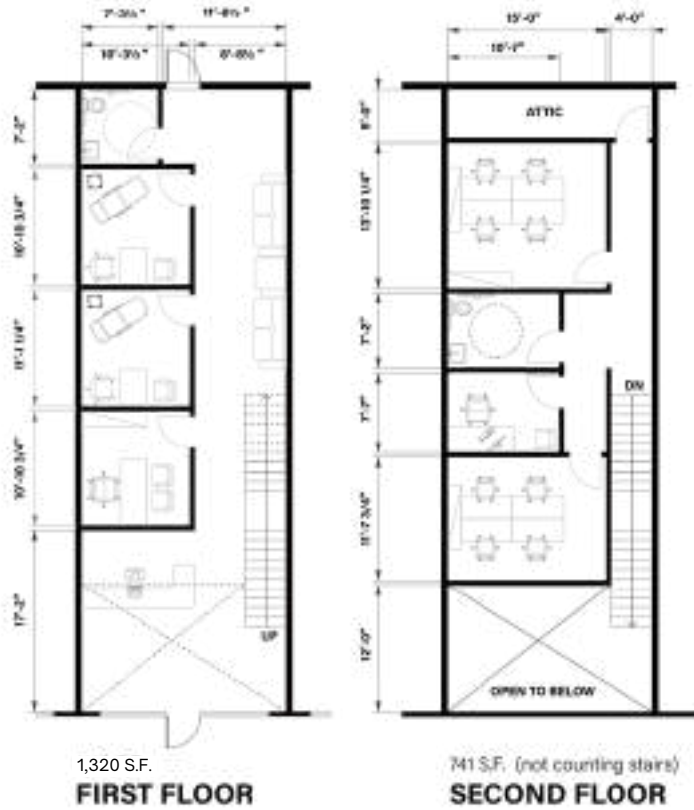


PLAN 2

2 STORY

+ 741 SF

- High Ceiling
- Floor Plan
1st: 3 room | 1 bath
2nd: 2 room | 1 bath
- Example:
Unit A102
Ground: 1,320 SF
Turnkey: 2,061 SF



PLAN 3

2 STORY

+ 763 SF

- High Ceiling
- Floor Plan
1st: 6 room | 1 bath
2nd: 4 room | 1 bath
- Example:
Unit A102
Ground: 1,320 SF
Turnkey: 2,083 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>EXP COMMERCIAL</u>	<u>9010212</u>	<u>TX.Broker@expcommercial.com</u>	<u>1-855-450-0324</u>
	License No.	Email	Phone
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<u>Cliff Bogart</u>	<u>313043</u>	<u>TX.Broker@expcommercial.com</u>	<u>1-855-450-0324</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Cheng Ching (Josie) Lin</u>	<u>536201</u>	<u>Josielinteam@gmail.com</u>	<u>832-618-5898</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date