

OFFICE FOR LEASE

6935 BRITTMORE RD, HOUSTON, TX 77041
2,182 SF

Oxford
partners



PAUL VIERS

Associate

713-501-2679

pviers@oxfordcres.com



GOOGLE MAP

OFFICE FOR LEASE

6935 BRITMOORE RD, HOUSTON, TX 77041
2,182 SF

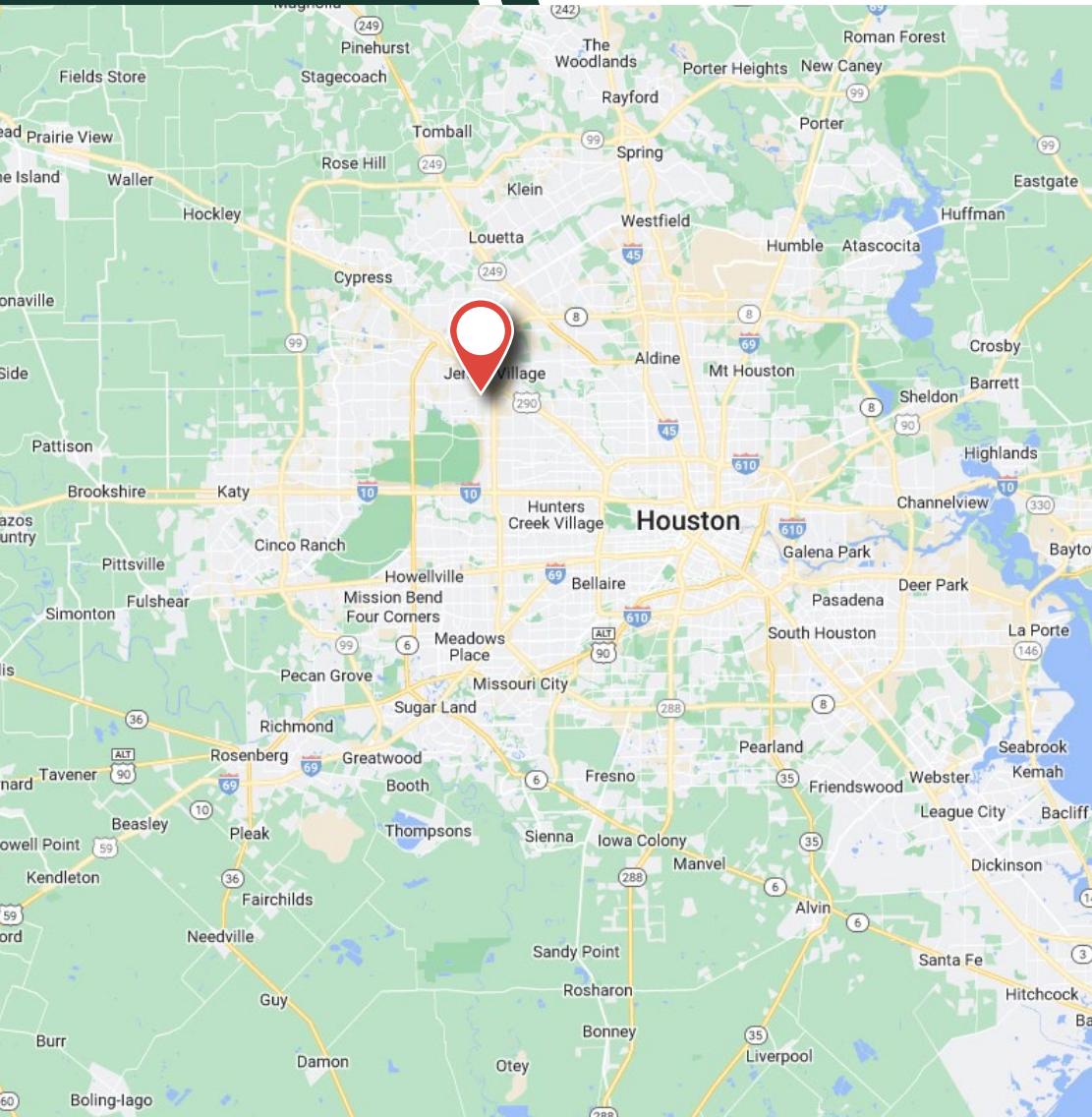
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PROPERTY FEATURES

- Furniture Available
- 3 Offices
- 8-Person Conference Room
- Kitchen / Break Area
- Storage Room
- Open Area
- Located in West Outer Loop Submarket
- Easy access to Beltway 8 and Highway 290

PROPERTY FACTS

- Square Feet: 2,182 SF
- Asking Rent: Contact Broker for Rate
- Parking Ratio: 4/1,000 SF
- Occupancy: Immediate



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pviens@oxfordcres.com



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PROPERTY PHOTOS



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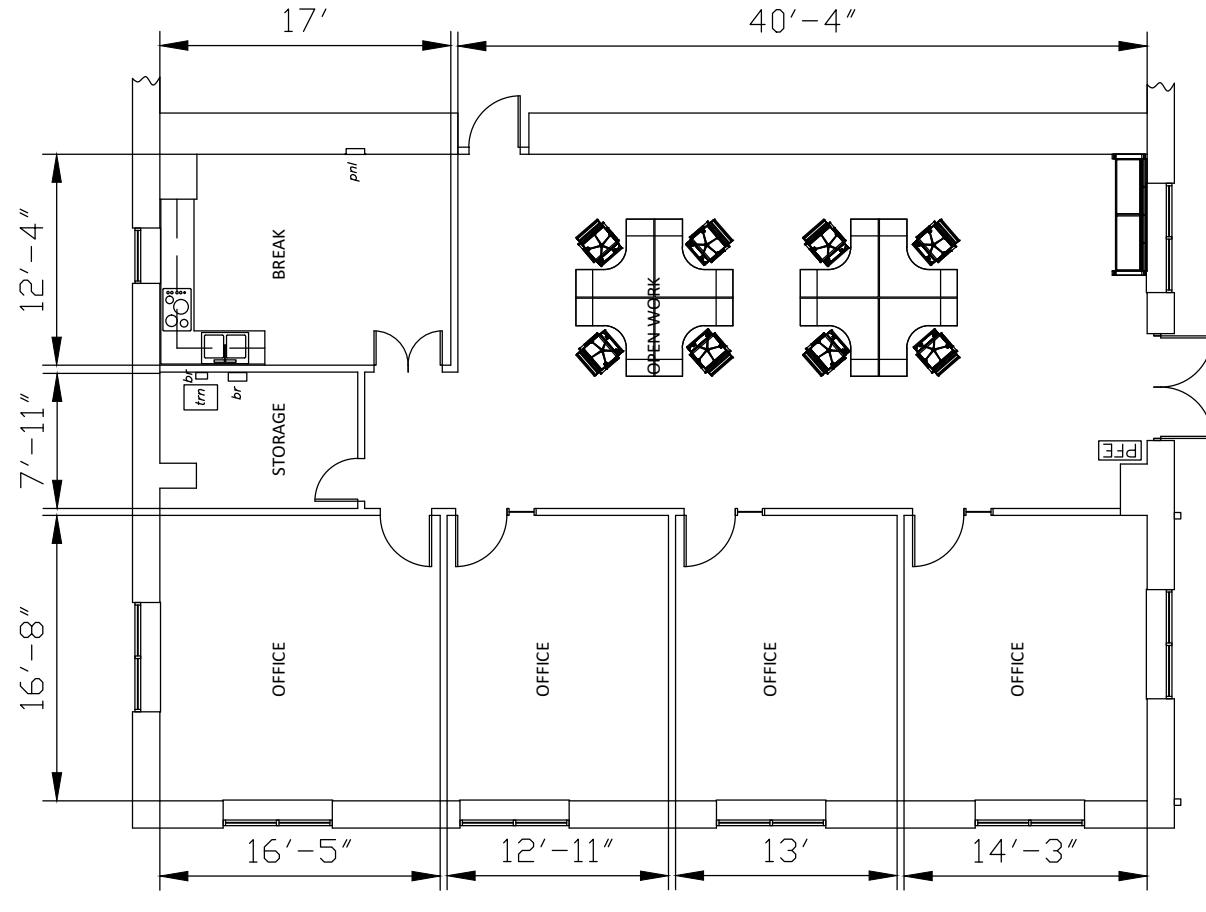
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FLOOR PLAN



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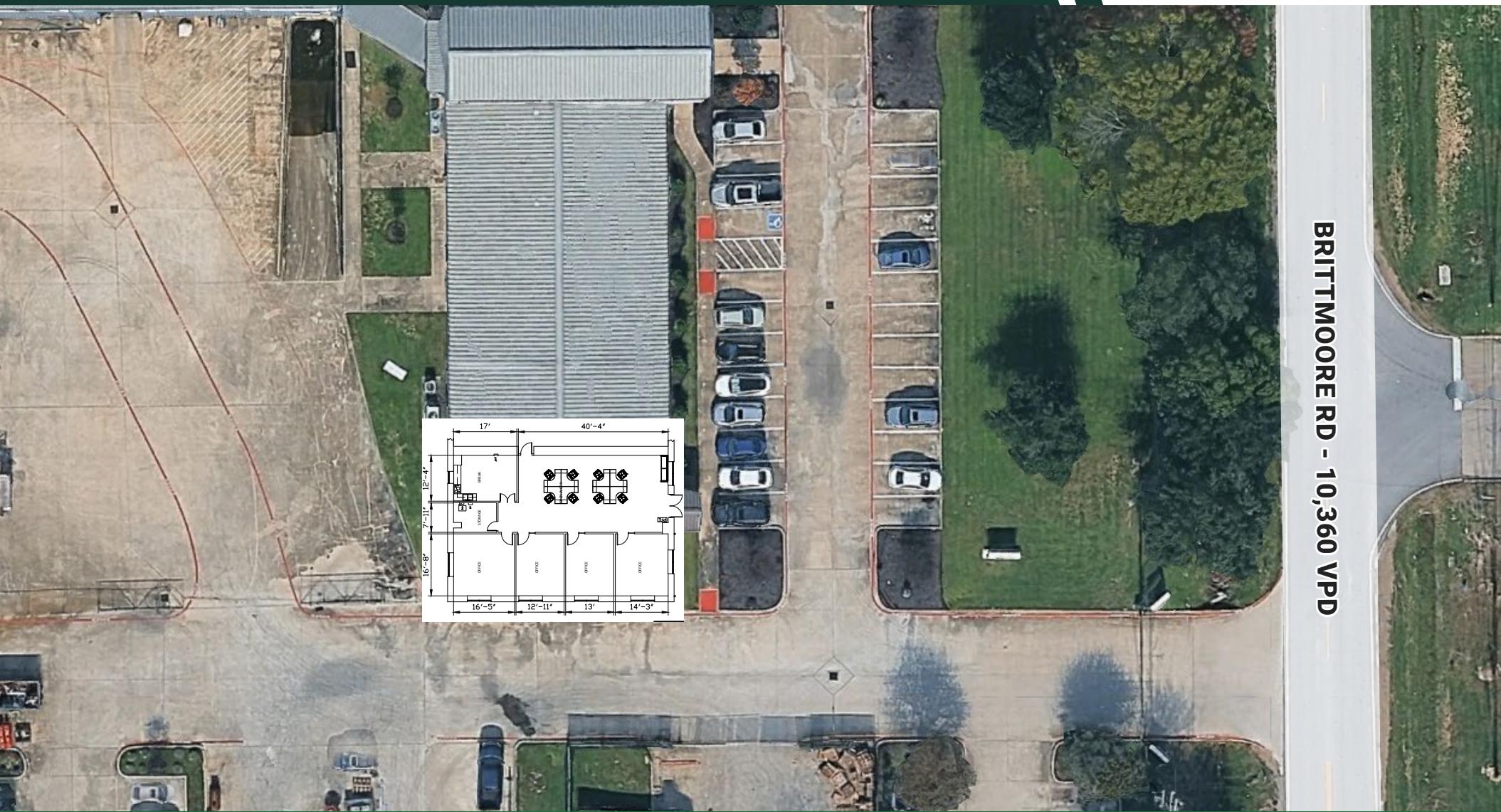


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BRITTMORE RD - 10,360 VPD

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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	2,938	70,374	254,725
Households	995	26,928	94,278
Families	702	18,456	64,230
Average Household Size	2.95	2.60	2.69
Owner Occupied Housing Units	532	15,541	50,879
Renter Occupied Housing Units	463	11,387	43,399
Median Age	34.7	38.5	36.2
Median Household Income	\$86,191	\$85,271	\$77,944
Average Household Income	\$157,952	\$132,032	\$109,658

BUSINESSES - 5 MILES

12,918
TOTAL
BUSINESSES

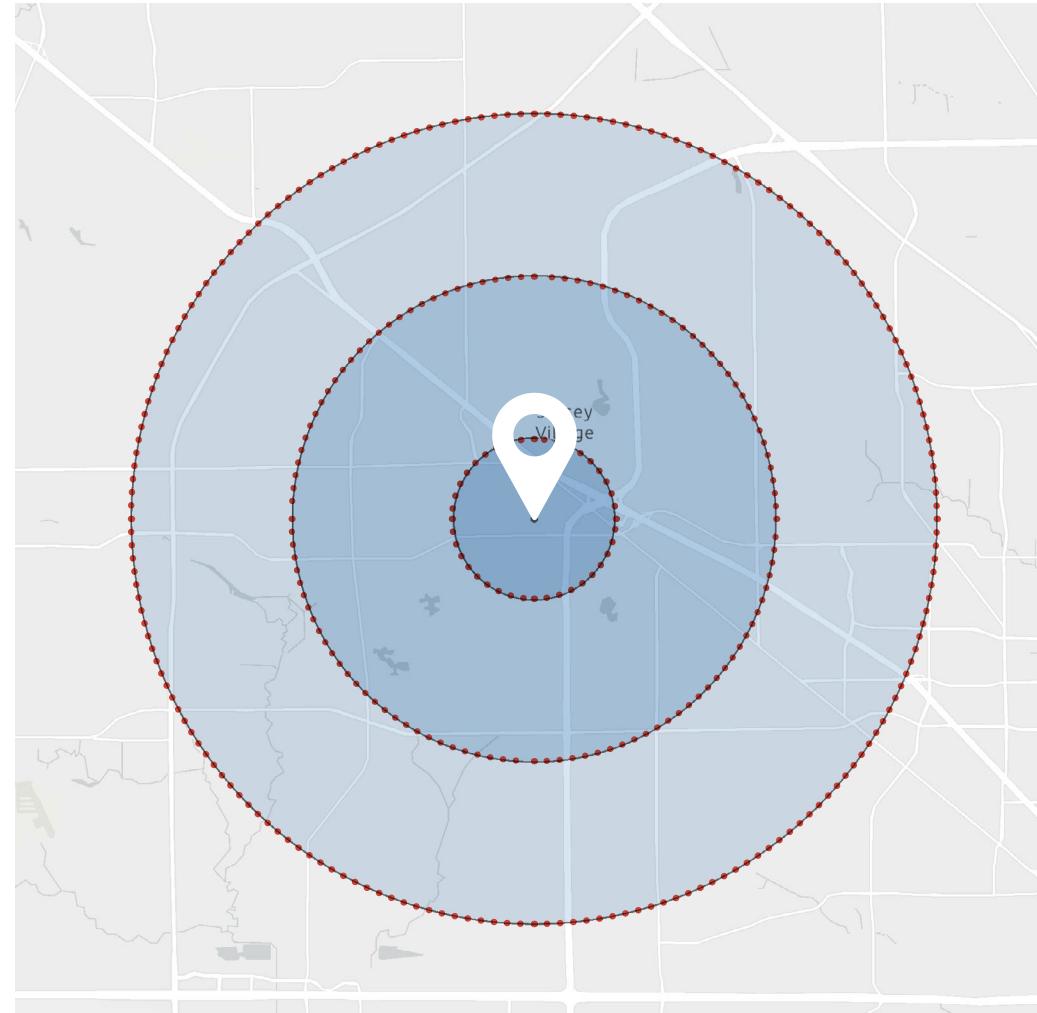
170,273
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$109,658
AVERAGE HH
INCOME

\$40,637
PER CAPITA
INCOME

\$151,955
MEDIAN
NET WORTH



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GOOGLE 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.

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.

Oxford Partners - Houston, LLC	9002954	info@oxfordcres.com	713-647-6400
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hartsell	594636	rhartsell@oxfordcres.com	281-923-5660
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial		Date	