

FOR LEASE



ATRIUM CREST

18333 Egret Bay Blvd.
Houston, TX 77058

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

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Atrium Crest

18333 Egret Bay Blvd • Houston, Texas 77058

PROPERTY DESCRIPTION

Atrium Crest, located at 18333 Egret Bay Blvd, is a prominent six-story office building offering prime accessibility and convenience near the corner of the NASA Bypass and Egret Bay Boulevard. This strategic location provides excellent access to the Gulf Freeway, NASA Parkway, and the area's most heavily traveled roadways, making it a highly desirable business address.

The property features abundant parking, including covered spaces, and convenient front and rear entrances with ramps. Pylon signage options are available, offering high visibility for tenants. Several office spaces are ready for immediate move-in, and for qualified tenants with favorable lease terms, the landlord offers space planning and improvement assistance.

Atrium Crest is an ideal location for businesses looking for convenience, visibility, and a well-maintained office environment. Contact the listing brokers today for more information or to schedule a tour of this excellent property.



FOR LEASE

For More Information

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PROPERTY HIGHLIGHTS

- 24/7 Keycard Access
- Upgraded Common Area
- Key Card Access
- Covered Parking
- Flexible Lease Options Are Available
- Water View

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.

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SPACE AVAILABILITY

| UNIT | SF | RATE (sf/yr) |
|-------------------------|----------|--------------|
| Suite 111 | 2,104 SF | \$19.00 |
| Suite 270-L | 189 SF | \$22.00 |
| Suite 421 | 1,167 SF | \$19.00 |
| Suite 544 | 3,265 SF | \$19.00 |
| Suite 590 (90-120 days) | 1,635 SF | \$19.00 |

Availability



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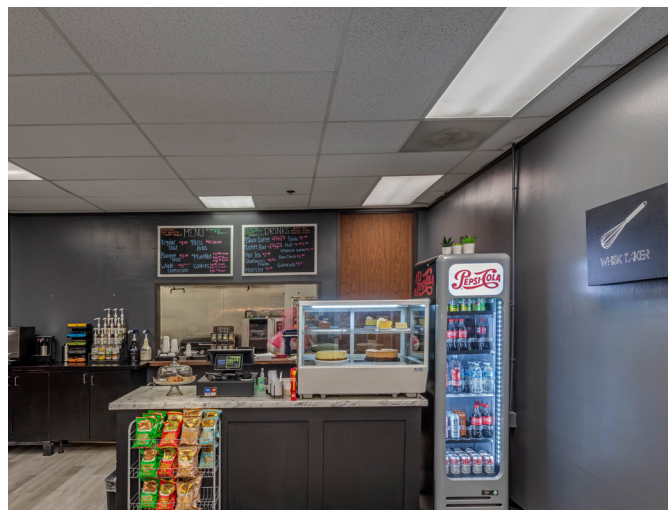
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Photos

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Photos

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CLEAR LAKE



ATRIUM CREST
18333 EBRET BAY BLVD
HOUSTON TX, 77074

ihop
IHOP® Breakfast

Walgreens
Save On Vitamins
at Walgreens

McDonald's
Your morning routine

Space Center Houston

NASA Johnson
Space Center

Chick-fil-A
Chick-fil-A® Houston



Egret Bay Blvd

The Pearce on the
Lake Apartments

League City Boat
Ramp and Park

Aerial View

Google

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FOR LEASE



Atrium Crest
18333 EGRET BAY BLVD
HOUSTON TX, 77058

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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|--|-------------|----------------------------|----------------|
| LandPark Commercial | 9007266 | rholland@landparkco.com | (713) 789-2200 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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