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For Lease

**3501**

**ALLEN PARKWAY**



## OPPORTUNITY

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**3501 Allen Parkway** is a two-story single tenant building in Midtown. It is located at the corner of Allen Parkway and D'Amico Street across from the Buffalo Bayou Park. The building is walking distance to public transportation options.



## FACTS & FIGURES

**4,100 SF**  
Office Space

**2**  
Floors

**\$31.99/SF**  
NNN

## FEATURES & AMENITIES

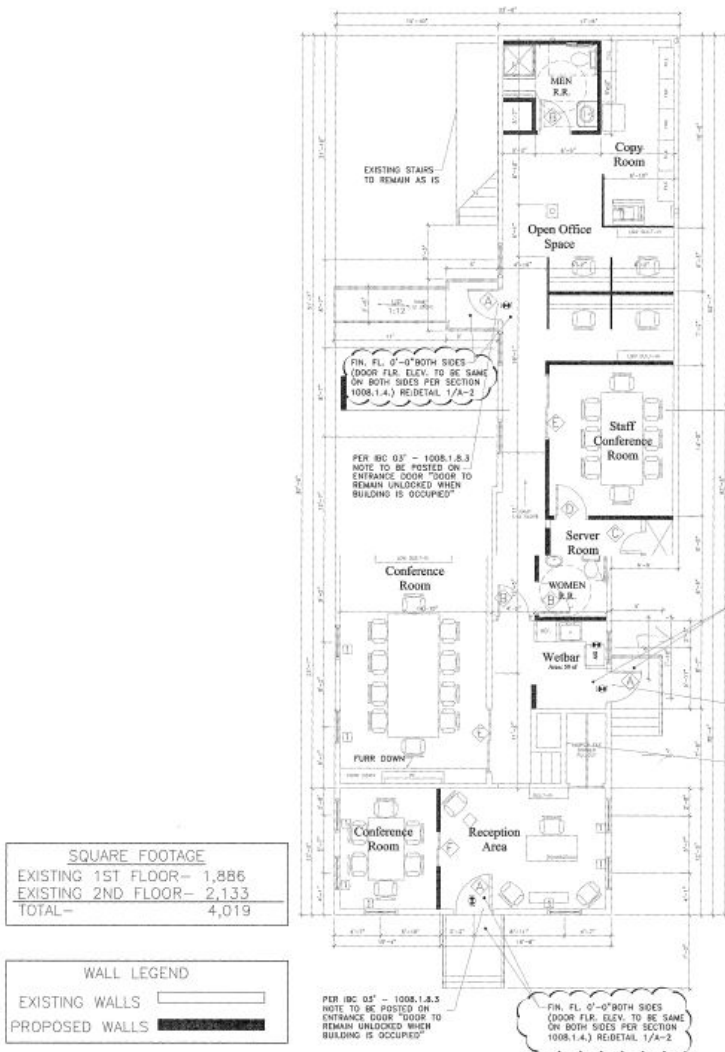
Located near the intersection of Dunlavy and Allen Parkway, 3501 Allen Pkwy offers tenants a unique opportunity to occupy a single tenant building in Midtown.



- Hardwood and marble flooring throughout the building
- Exposed, loft ceilings
- Interior and exterior staircases
- Reception area with attached small conference room
- Large conference room with built-in cabinets
- Wet bar on first floor; kitchen on second floor
- Two (2) executive offices with marble flooring
- Six (6) private offices
- Two (2) bullpen areas
- Three (3) private restrooms; shower
- IT room
- Energy efficient windows
- Former law firm space



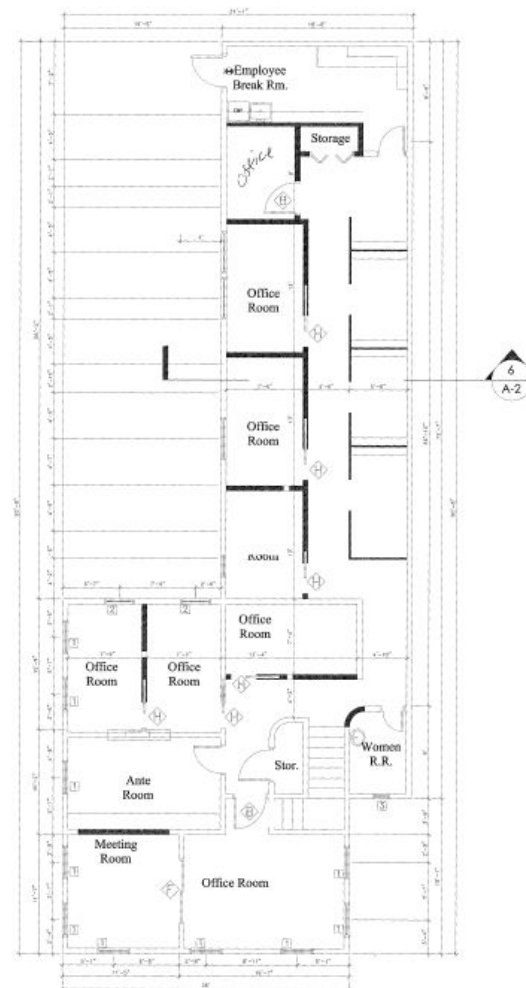




PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"

02



PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

01

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

FOR CHANGE, A REVISION, OR ADDITION TO THIS PLAN, THE ARCHITECT MUST BE NOTIFIED IN WRITING. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING.



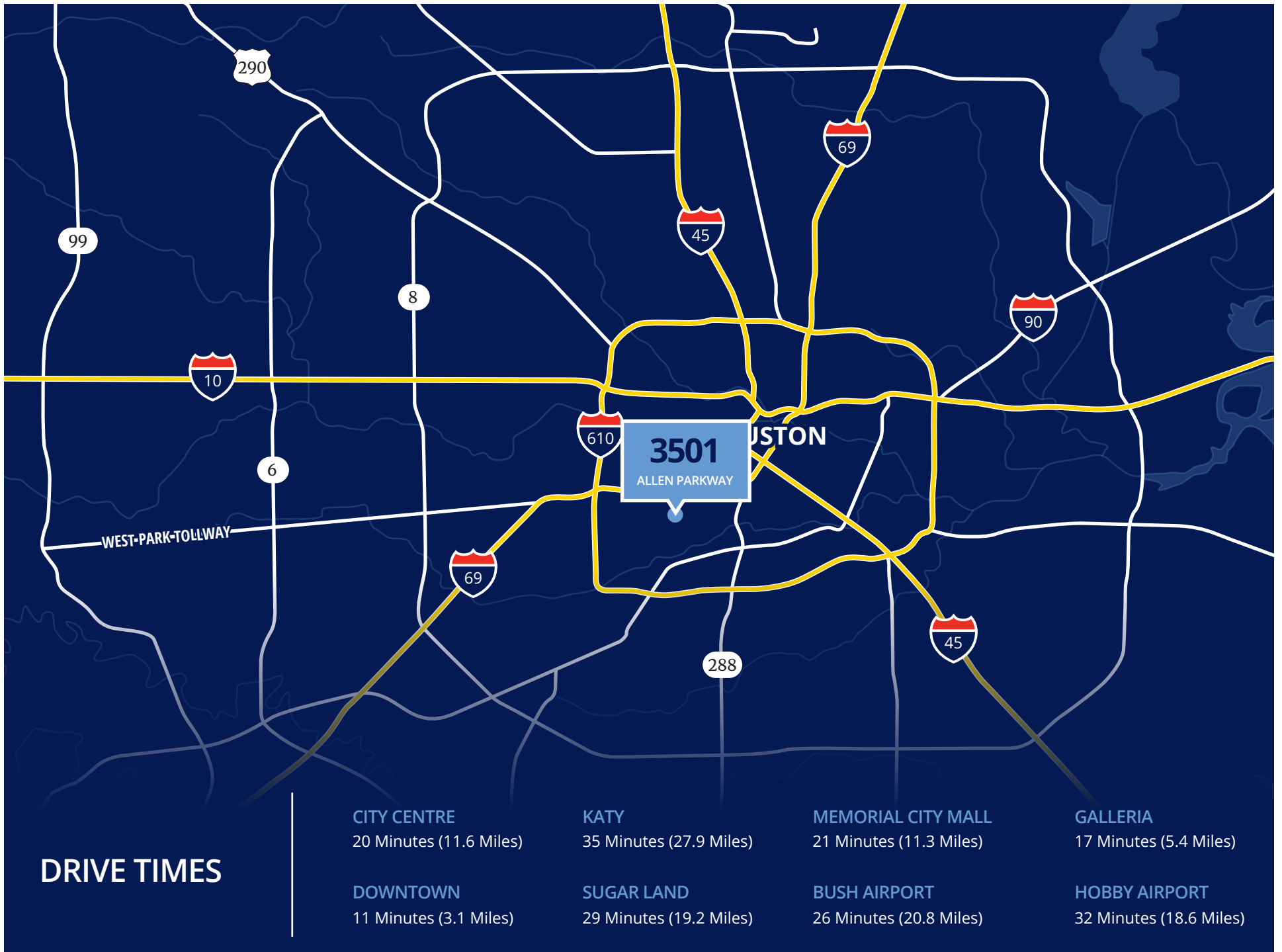
**WCA**  
WACHSCHILD CONSULTANTS, PLLC  
DESIGN CONSULTANTS  
3301 ALLEN PKWY  
HOUSTON, TEXAS 77019  
Phone: (713) 452-0000  
Fax: (713) 452-0001

FLOOR PLAN FOR A OFFICE REMODEL  
VETHAN'S LAW OFFICE FIRM  
LOCATED AT  
3301 ALLEN PKWY  
HOUSTON, TEXAS 77019

DATE: JUNE 22, 2010  
CHECKED BY: IVAN  
DRAWN BY: MARIO  
SCALE: 3/16"=1'-0"  
JOB NO: 10065  
FILE: 2010CAMPER/10065/4-1

SHEET  
A-1  
OF 0





For Lease

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## 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.*

2-10-2025



### 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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29114

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Buyer/Tenant/Seller/Landlord Initials

Date