OFFICE SPACE AVAILABLE

10260 WESTHEIMER RD | HOUSTON TX 77042

EXCELLENT LOCATION | GREAT VISIBILITY

WESTHEIMER

(A)
BELTWAY 8



PRIME LOCATION

10260 westheimer rd | houston tx 77042



DAVID GREENBERG

<u>AMANDA DAVIS</u>

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WILLIAM WARDEN

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DAVID GREENBERG

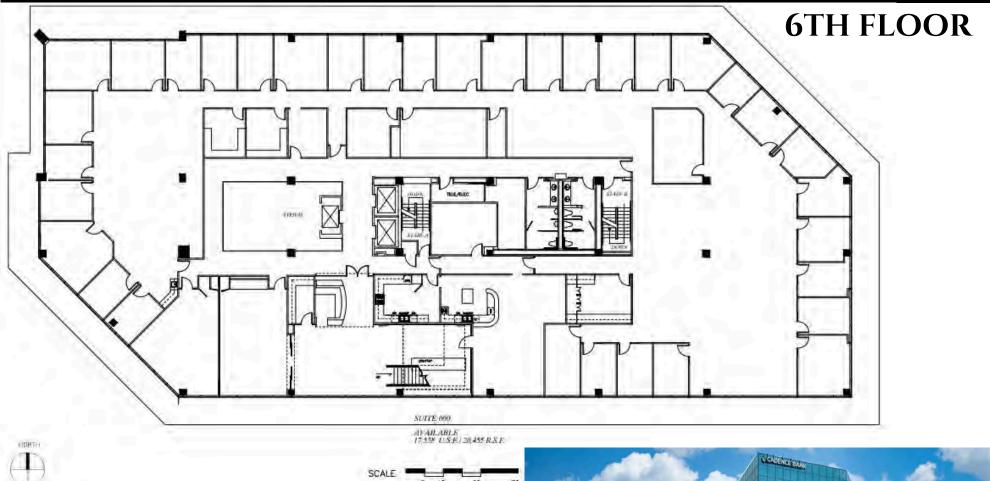
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20,455 SF AVAILABLE



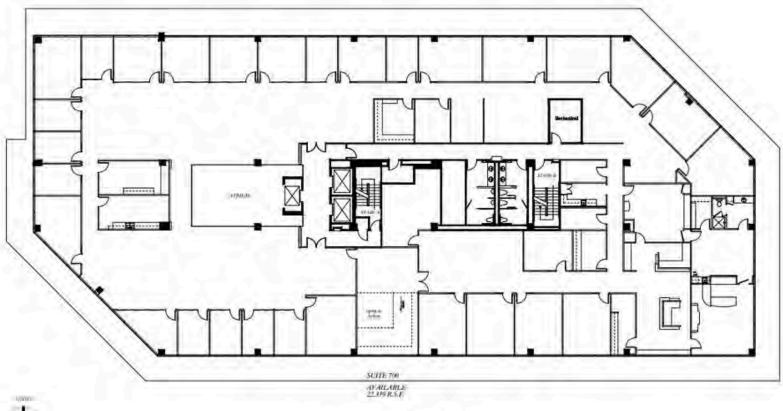
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7TH FLOOR





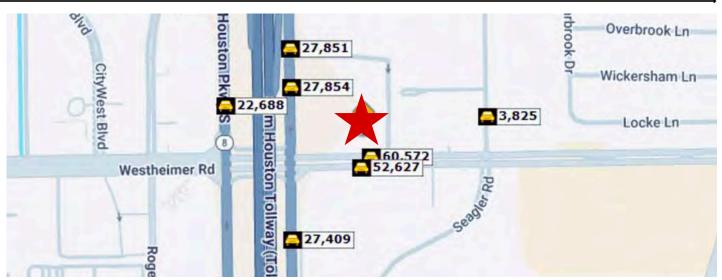
22,339 SF AVAILABLE

WILLIAM WARDEN

DEMOGRAPHICS

10260 Westheimer 10260 Westheimer Rd, Houston, TX 77042					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2029 Projection	21,845	198,468	588,603		
2024 Total Population	21,224	193,772	574,330		
Average Age	35.80	36.80	36.10		
2023 Average Age, Male	35.10	36.10	35.40		
2024 Average Age, Female	36.30	37.60	36.80		
Household & Income	1 Mile	3 Mile	5 Mile		
2024 Total Households	10,108	80,616	227,555		
# of people per HH	2.00	2.30	2.40		
Average HH Income	10,108	80,615	227,556		
Average House Value	\$359,963	\$355,193	\$301,860		

TRAFFIC COUNTS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawl without notice.



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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker	Greenberg & Company	382141	-	713-778-0900
 Put the interests of the client above all other, including the broker's own interest; 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. 	Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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.	David Greenberg	236747 License No.	david@greenbergcompany.com	713-778-090
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/	Designated Broker of Firm		Email	Phone
AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually though 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;	Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
 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 opinion 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. 	Sales Agent/Associate's Name	License No.	Email	Phone
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 ESTABLISHED: 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	Buyer/Tenant/Seller/Landlord Initials		Date	

<u>David Greenberg</u> David@Greenbergcompany.com

713-778-0900

payment will be calculated.

below and retain a copy for your records.

AMANDA DAVIS

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