



# FOR SALE/LEASE

**25,000 SF FLEX PROPERTY FOR SALE/LEASE**

8448 North Sam Houston Parkway West | Houston, Texas 77064

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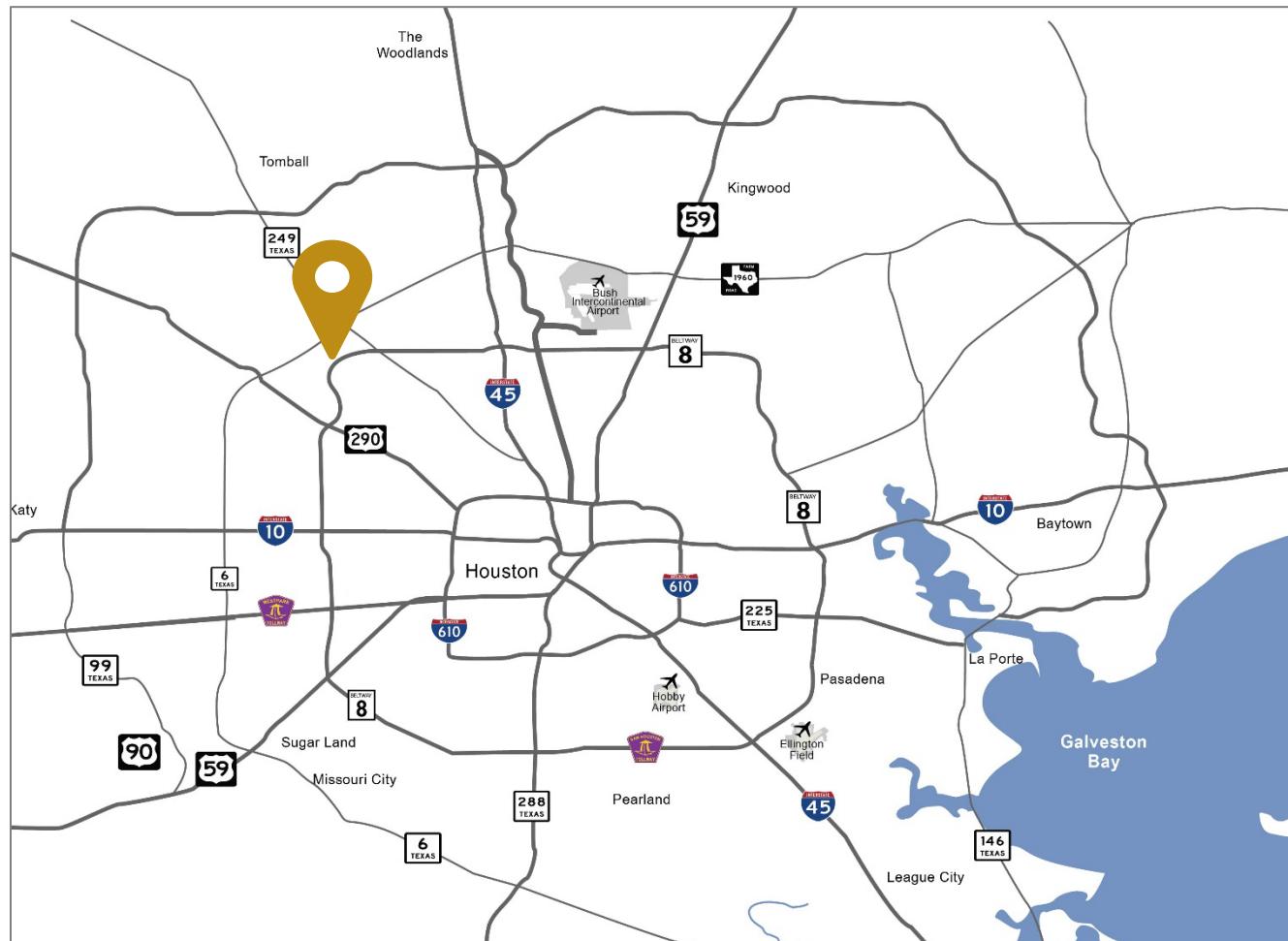


**WINTHROP**  
REALTY GROUP



± 25,000 SQUARE FOOT FLEX PROPERTY FOR SALE/LEASE

8448 North Sam Houston Parkway West | Houston, Texas 77064



#### LOCATION

Beltway 8 between SH 249 and SH 290

#### SIZE

± 25,000 Square Foot Flex Property

#### SALE PRICE

Contact broker for pricing

#### LEASE PRICE

Contact broker for pricing

#### OCCUPANCY

Vacant

#### HIGHLIGHTS

- Beltway 8 frontage with easy access to 249, 290 and FM 1960
- High quality interior finishes
- Ample parking
- Glass office doors
- Key card access
- Kitchen on each floor
- Perimeter private offices and interior open concept
- 5,000 SF air-conditioned warehouse
- 20,000 SF of office
- New HVAC system installed in warehouse
- New roof on warehouse



Estimated Population

1-MILE	3-MILES	5-MILES
8,011	100,091	267,426



Average Household Income

1-MILE	3-MILES	5-MILES
\$78,020	\$87,206	\$88,425



Businesses

1-MILE	3-MILES	5-MILES
461	5,863	14,592



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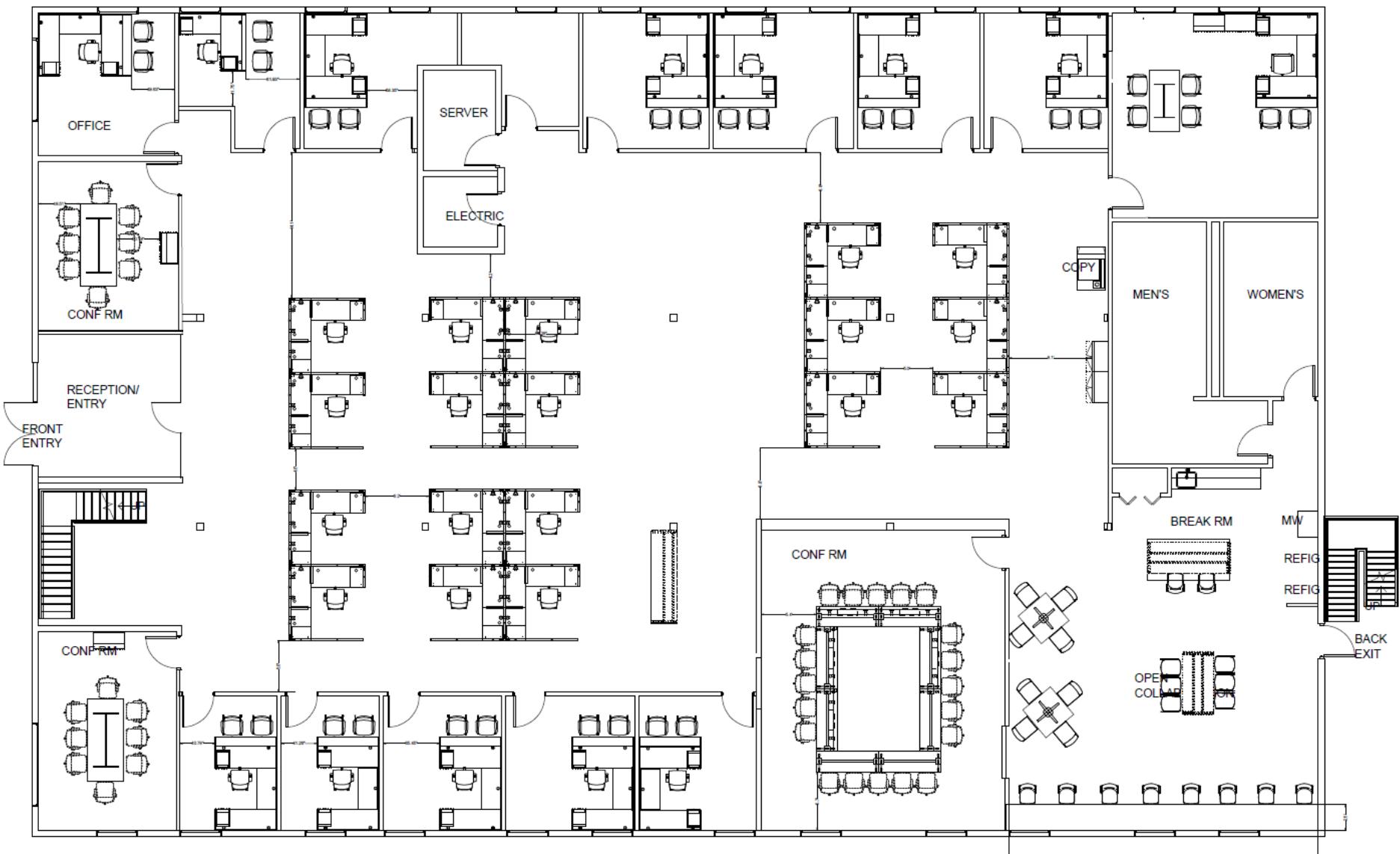




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## Level 1





± 25,000 SQUARE FOOT FLEX PROPERTY FOR SALE/LEASE

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## Level 2





## 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.

11-2-2015



### 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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Winthrop Realty Group, LLC	9009972	andrew@winthroprealtygroup.com	832-563-1062
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Andrew Armour	631387	andrew@winthroprealtygroup.com	832-563-1062
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
			Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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