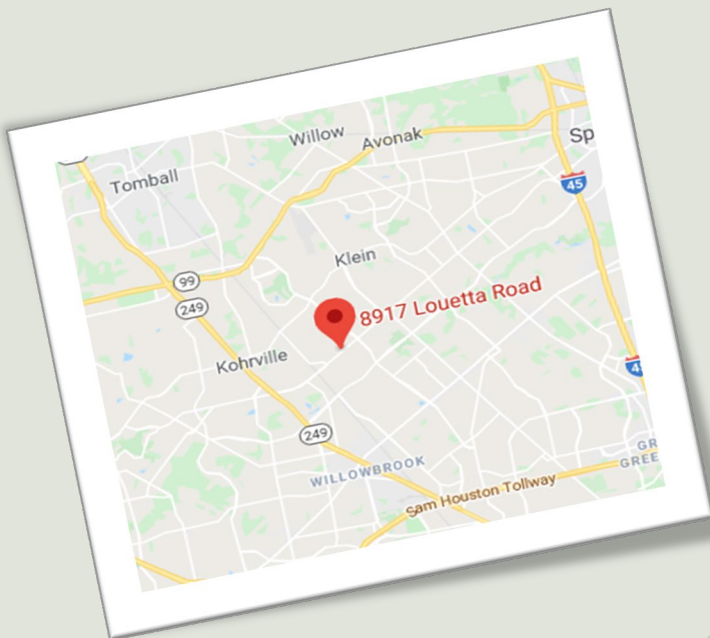


# Wind Energy Plaza

8917 Louetta Road  
Four Story Office Building



- 15,611K+ CONTIGUOUS SPACE AVAILABLE
- PRIME 1<sup>ST</sup> FLOOR OFFICE/RETAIL SPACE AVAILABLE



## AVAILABLE SPACES:

- Total Available Space: 28,621 SF
- Office/Retail: 1st Floor – 4,640 SF
- Office: 2nd Floor – 13,348 SF (Single-Tenant)
- Office: 3rd Floor – 832 SF to 2,109 SF (Fully Built-Out Suites for Immediate Occupancy)
- Office: 4<sup>th</sup> Floor – 15,612 SF

## BUILDING FEATURES:

- Total building size: 53,549 SF
- Signage Available
- Traffic Counts: 30k – 38k VPD (Louetta Rd)
- Class A Office/Retail Building
- 3-7 Year Lease Term
- 75 parking spaces available; 138 additional parking spaces available in adjoining retail lot
- 24/7 Generator



# Wind Energy Plaza

8917 Louetta Road  
Four Story Office Building



## About 8917 Louetta:

Discover the perfect lobby space with room to grow at 8917 Louetta. Our brand-new, fully furnished office suites and collaborative workspaces are designed to foster innovation and productivity. Whether you're a solo entrepreneur growing startup, or national corporation our flexible office solutions provide everything you need to thrive.

## Why 8917 Louetta?

- **Professional Atmosphere:** Impress your clients and partners with a prestigious business location.
- **Growth Opportunities:** Scale your business with ease in our flexible office spaces designed to grow with you.
- **Networking:** Connect with like-minded professionals and entrepreneurs in our collaborative spaces.
- **Convenient Location:** Situated less than 2 miles from Highway 249 near the thriving Vintage Park upscale shopping district.





# Wind Energy Plaza

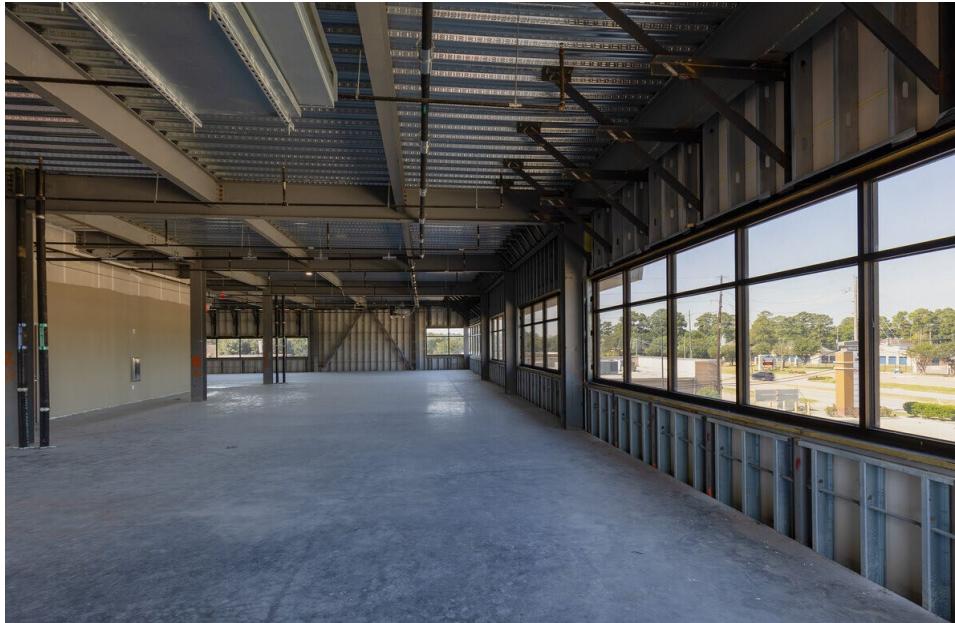
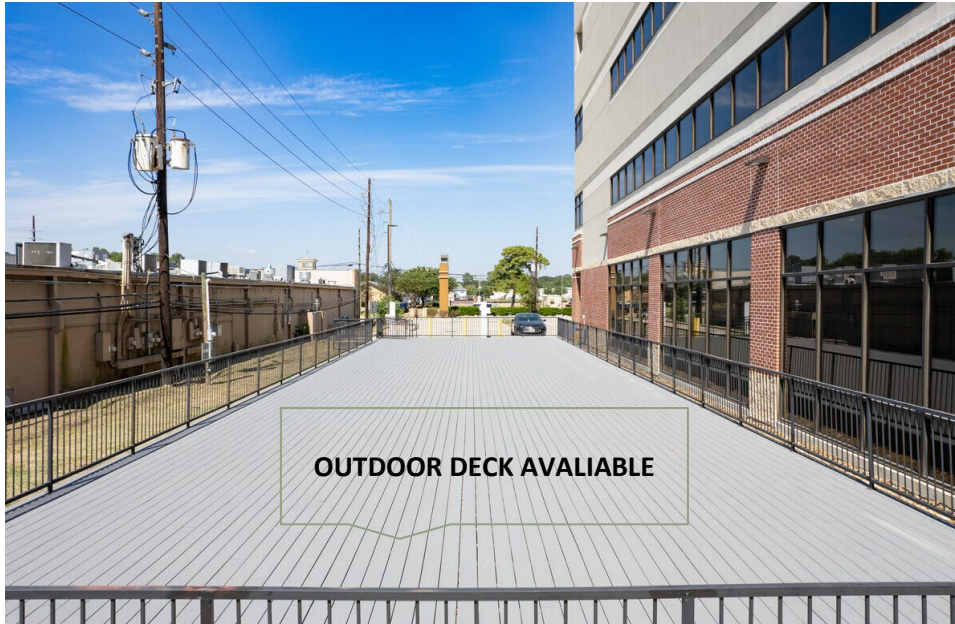
8917 Louetta Road  
Four Story Office Building





# Wind Energy Plaza

8917 Louetta Road  
Four Story Office Building



## Demographics



2020	1-Mile	3-Mile	5-Mile
Population	85,480	101,120	282,961
Avg. HH Income	102,619	110,646	104,859
# Households	24,124	40,144	103,672





# Wind Energy Plaza

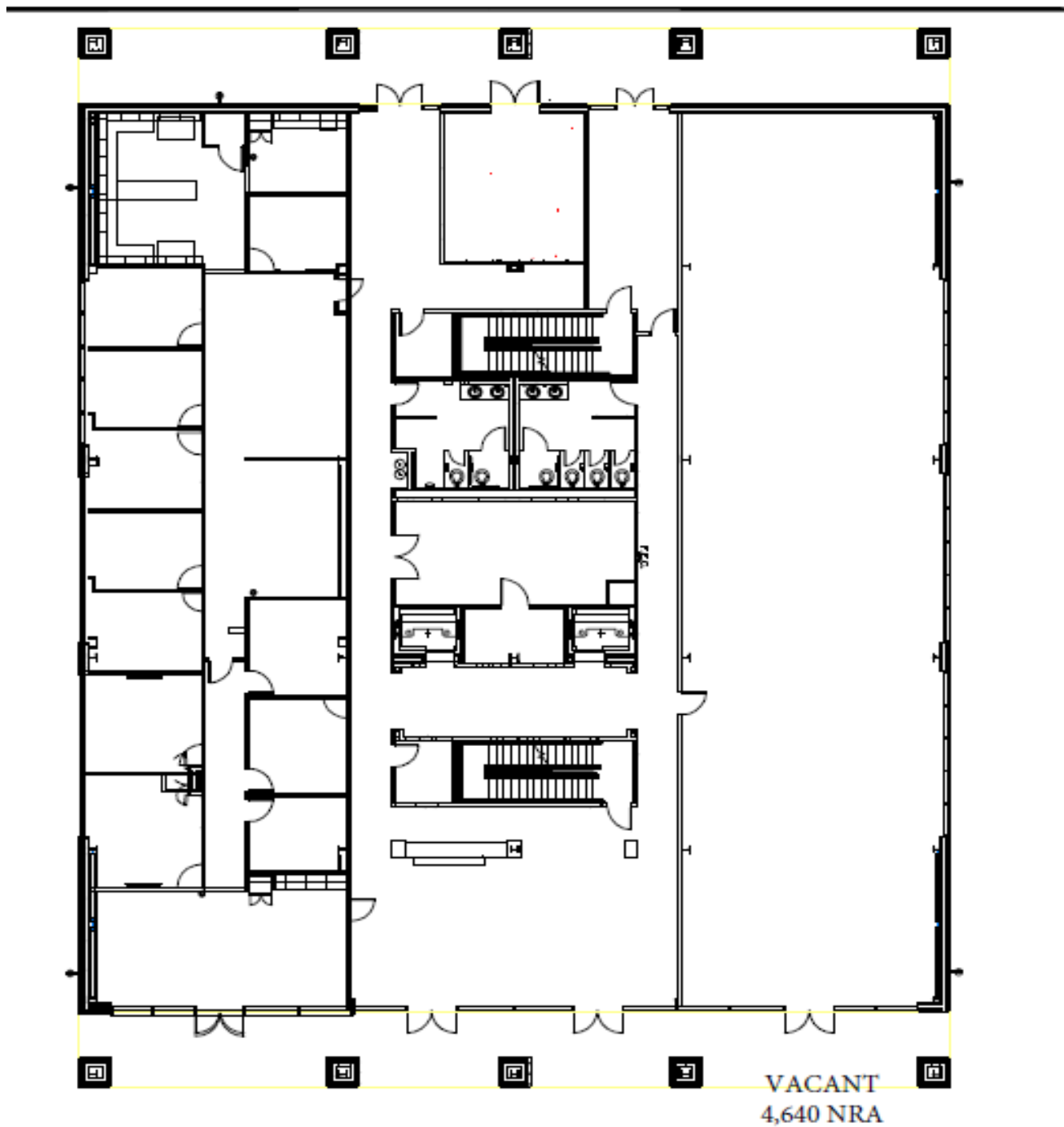
8917 Louetta Road  
Four Story Office Building

## FIRST FLOOR FOR LEASE

Office: 4,640 SF Available

### WIND ENERGY OFFICE

8917 LOUETTA RD.  
SPRING, TEXAS



VACANT  
4,640 NRA

# Wind Energy Plaza

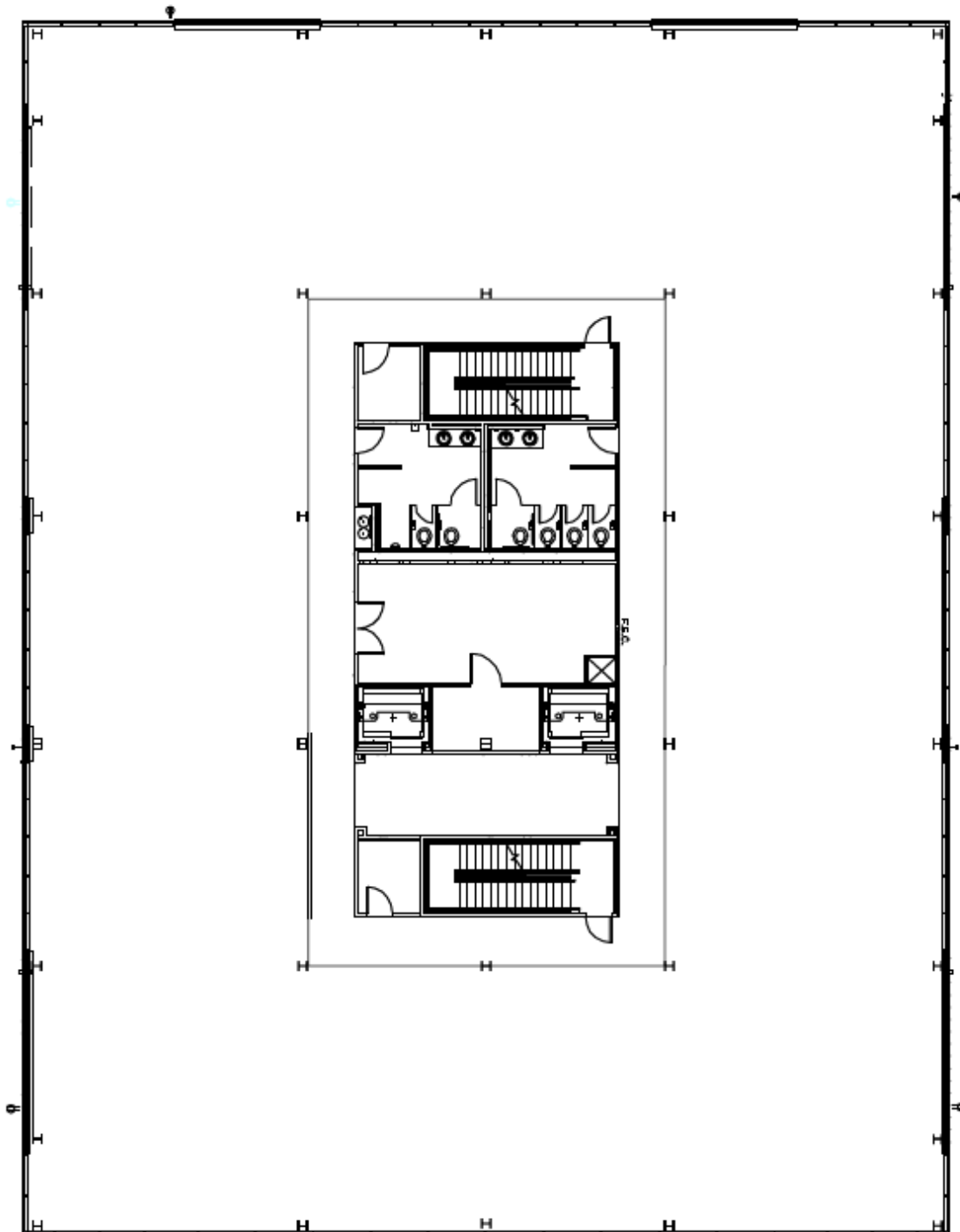
8917 Louetta Road  
Four Story Office Building

## SECOND FLOOR FOR LEASE

Office: 13,348 SF (divisible)

### WIND ENERGY OFFICE

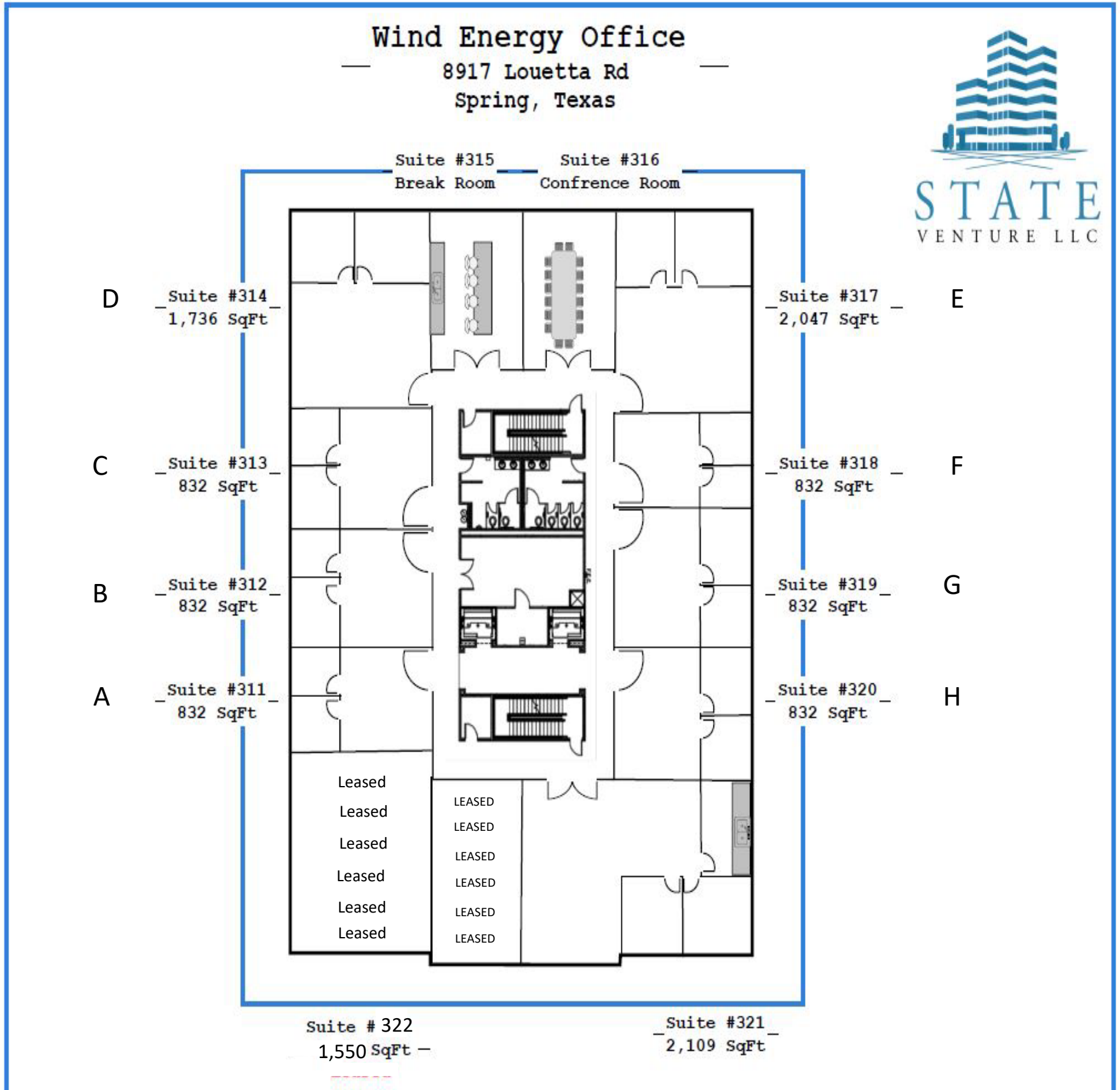
8917 LOUETTA RD.  
SPRING, TEXAS

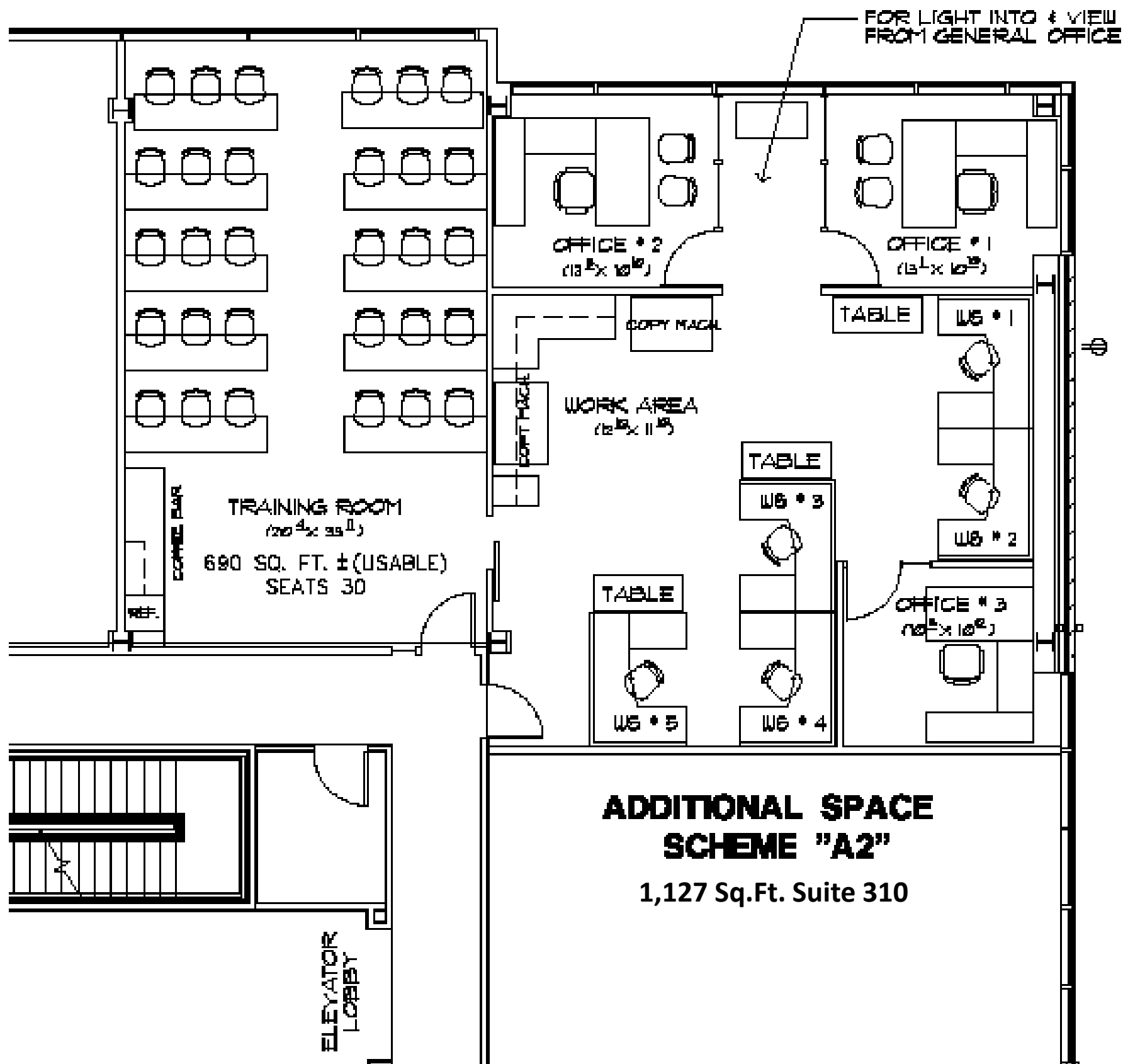


# Wind Energy Plaza

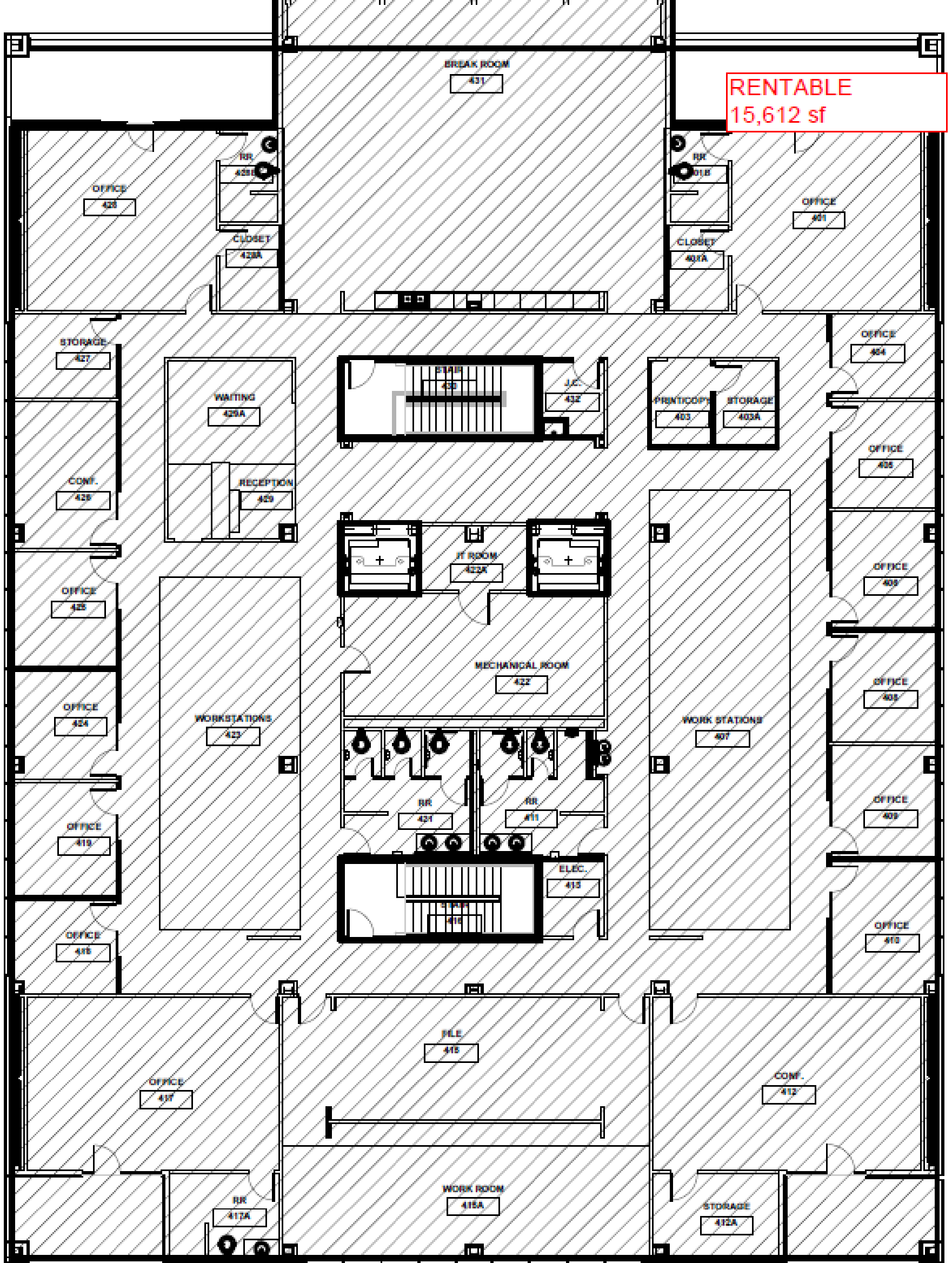
8917 Louetta Road  
Four Story Office Building

## THIRD FLOOR FOR IMMEDIATE OCCUPANCY











## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<u>B.Pennington Commercial Real Estate, Inc.</u>	<u>404012</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

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IABS 1-0 Date

TXR 2501

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