



\$27.00 / SF / YR



\$10.95 / SF / YR

SUMMARY



Bottom floor available | 1,386 sqft



Ideal Location



On the ground floor, there are 4 offices, including 2 with private bathrooms, along with a shared bathroom and a kitchenette.



Located withinn 3 miles from medical center and 1.6 miles from the museum district



Easy Access to Highway 59

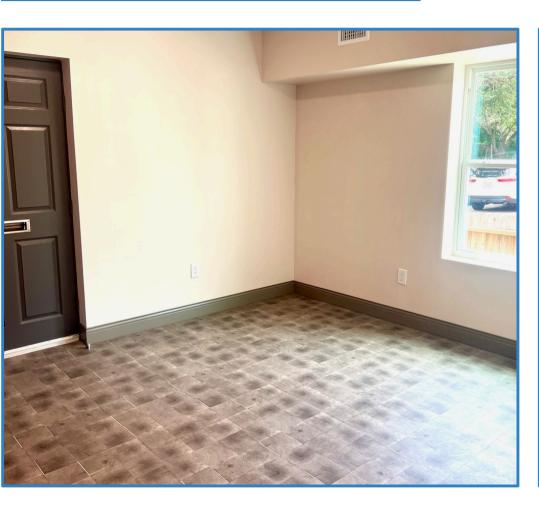


Free Parking - 6 total spaces



Newly Renovated

FIRST FLOOR









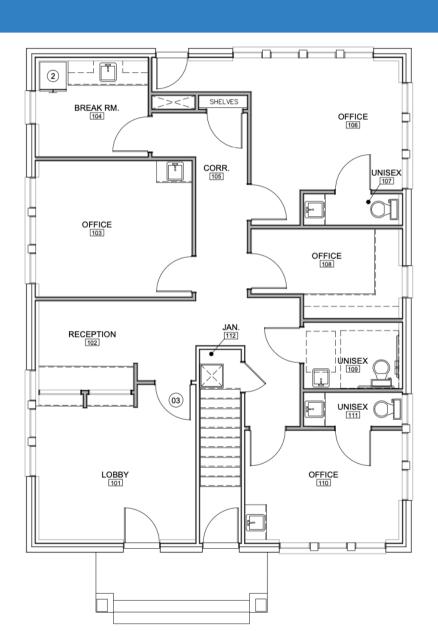




AERIAL VIEW



FIRST FLOOR FLOOR PLAN







MELISSA BRAMS PRESIDENT

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Melissa Brams

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:

- ABROKER isresponsibleforallbrokerageactivities,includingactsperformedbysalesagentssponsoredbythebroker.
- ASALESAGEN nustbesponsored by a broker and works with clients on behalf of the broker.

ABROKER'SMINIMUMDUTIESREOUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Puttheinterestsoftheclientaboveallothers,includingthebroker'sowninterests;
- Informtheclientofanymaterialinformationaboutthepropertyortransactionreceivedbythebroker;
- Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient; and
- Treatallpartiestoarealestatetransactionhonestlyandfairly.

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 informationdisclosedtotheagentorsubagentbythebuyerorbuyer'sagent.

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 underlinedprint, setforth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Musttreatallpartiestothetransactionimpartiallyandfairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer)tocommunicatewith, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Mustnot,unlessspecificallyauthorizedinwritingtodosobytheparty,disclose:
- $\bigcirc \ that the owner will accept a price less than the written asking price;$
- $\bigcirc \ that the buyer/tenant will pay a price greater than the price submitted in a written of fer; and$

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. Asubagent 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:

- Thebroker'sdutiesandresponsibilitiestoyou,andyourobligationsundertherepresentationagreement.
- Whowillpaythebrokerforservicesprovidedtoyou,whenpaymentwillbemadeandhowthepaymentwillbecalculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for youtousethebroker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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