

FOR LEASE



Office Space | Executive Suites For Lease 2550 Gray Falls Drive | Houston, TX 77057

MATT EASTERLING
713.325.4112
measterling@landparkco.com

JACOB SUMMERS
832.790.4200
jsummers@landparkco.com








LANDPARK

2550 Gray Falls Drive, Suite 400
713.789.2200
www.landparkco.com

PROPERTY INFO



PROPERTY HIGHLIGHTS

-  On site property management and leasing
-  Ample parking including underground, covered and open surface spaces
-  Full Service executive suites and standard office spaces
-  Tenants will have 24 hour controlled access to the building
-  High Traffic Area off Westheimer Rd
-  Close proximity to Westchse District and Energy Corridor
-  Easy Access to I-10, Sam Houston Toll, and Westpark Toll

PROPERTY DESCRIPTION

This stunning, modern office space is available for lease in the heart of Houston, Texas. The property is situated at 2550 Gray Falls Drive and boasts a spacious, contemporary design that is perfect for a range of businesses and industries. With a total of 21,936 square feet of usable space, tenants will have ample room to accommodate their growing operations and workforce.

The building features multiple private offices, large meeting rooms, and open concept workspaces that are perfect for collaborative projects and team building. The amenities are state-of-the-art, including high-speed Internet, ample parking, and 24-hour controlled access to the building.

Located in a bustling commercial district, this office space is ideally situated for businesses looking to be in the heart of the action. The location offers easy

access to major highways, public transportation, and the Houston International Airport.

Overall, this property is perfect for businesses seeking a modern, spacious, and well-equipped office space for their growing operations. It is an excellent opportunity to secure a prime location in Houston's thriving commercial district.

SPACE AVAILABILITY

SUITE	SF	RATE
100 A-K	240-360 SF	\$18.10 - \$22.50
128	5,210 SF	\$17.00
200 F-I	7,500 SF	\$17.80 - \$21.23
214	997 SF	\$17.00
275	1,811 SF	\$17.00
315	1,050 SF	\$17.00
320	2,109 SF	\$17.00
380	2,546 SF	\$17.00
395	3,459 SF	\$17.00
400	5,488 SF	\$17.00
435	611-2,331 SF	\$17.00
440	1,720-2,331 SF	\$17.00

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PHOTOS



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PHOTOS

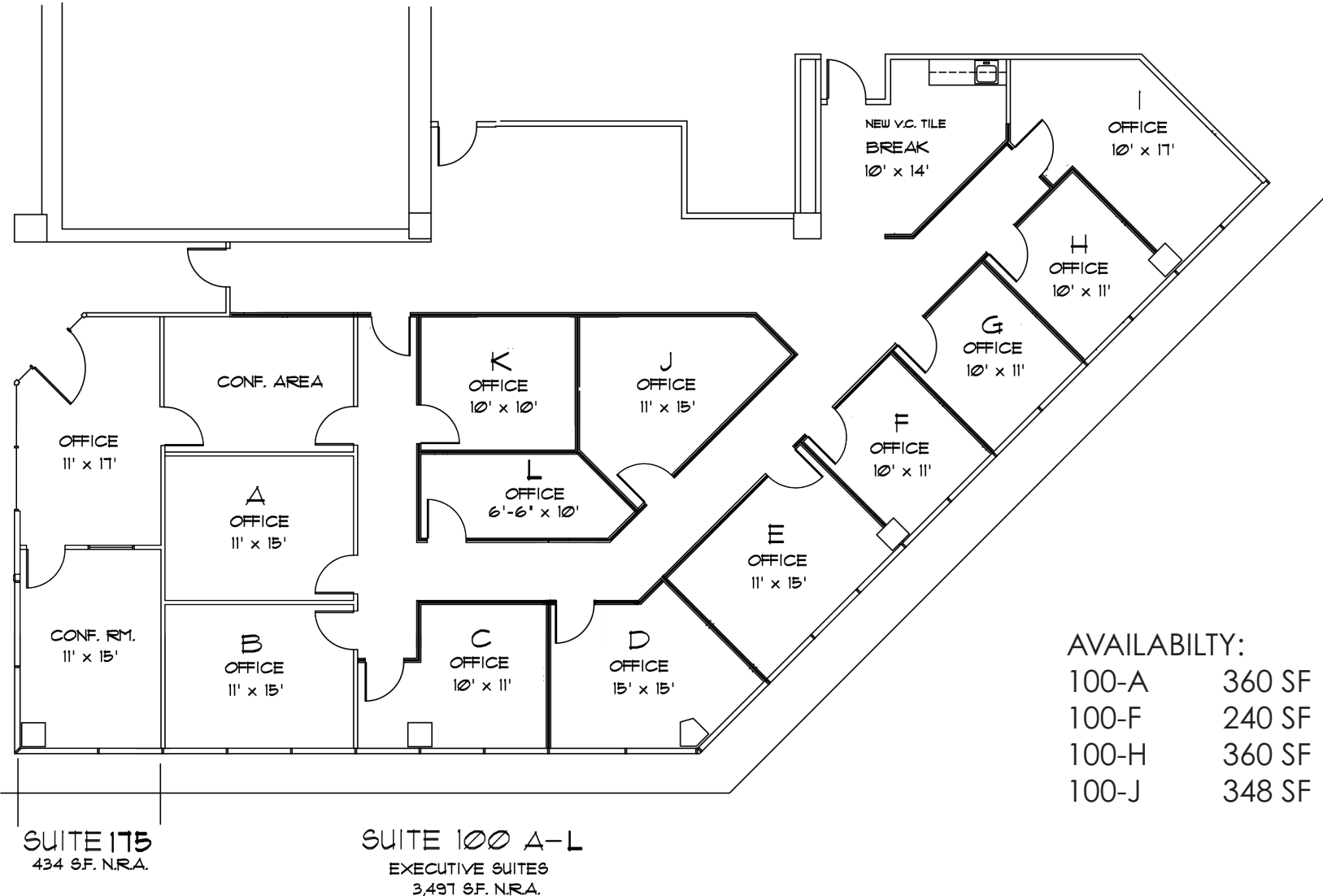


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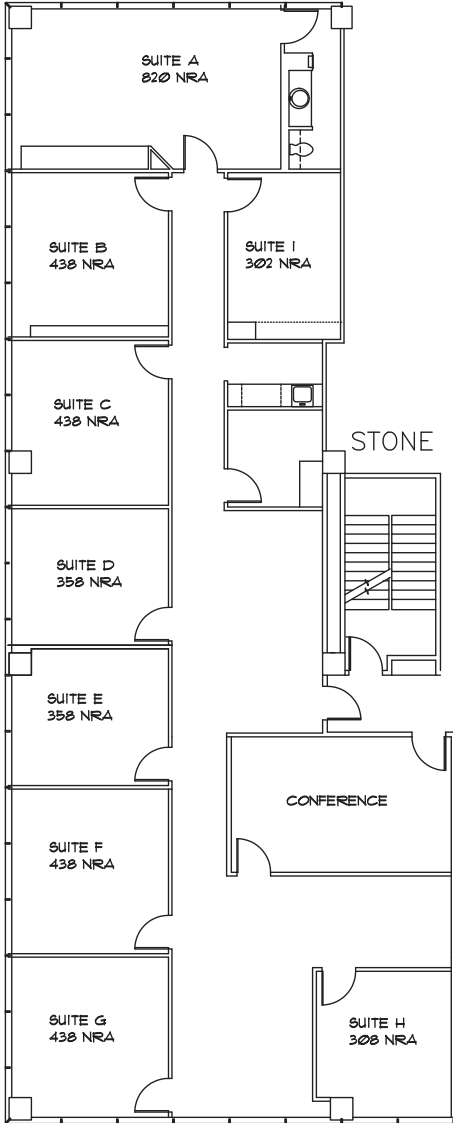
FLOOR PLAN - EXECUTIVE SUITE 100



AVAILABILITY:

100-A	360 SF
100-F	240 SF
100-H	360 SF
100-J	348 SF

FLOOR PLAN - EXECUTIVE SUITE 200



STONE MOUNTAIN BUSINESS CENTER
2550 GRAY FALLS
SUITE 200
3,898 S.F. N.R.A.

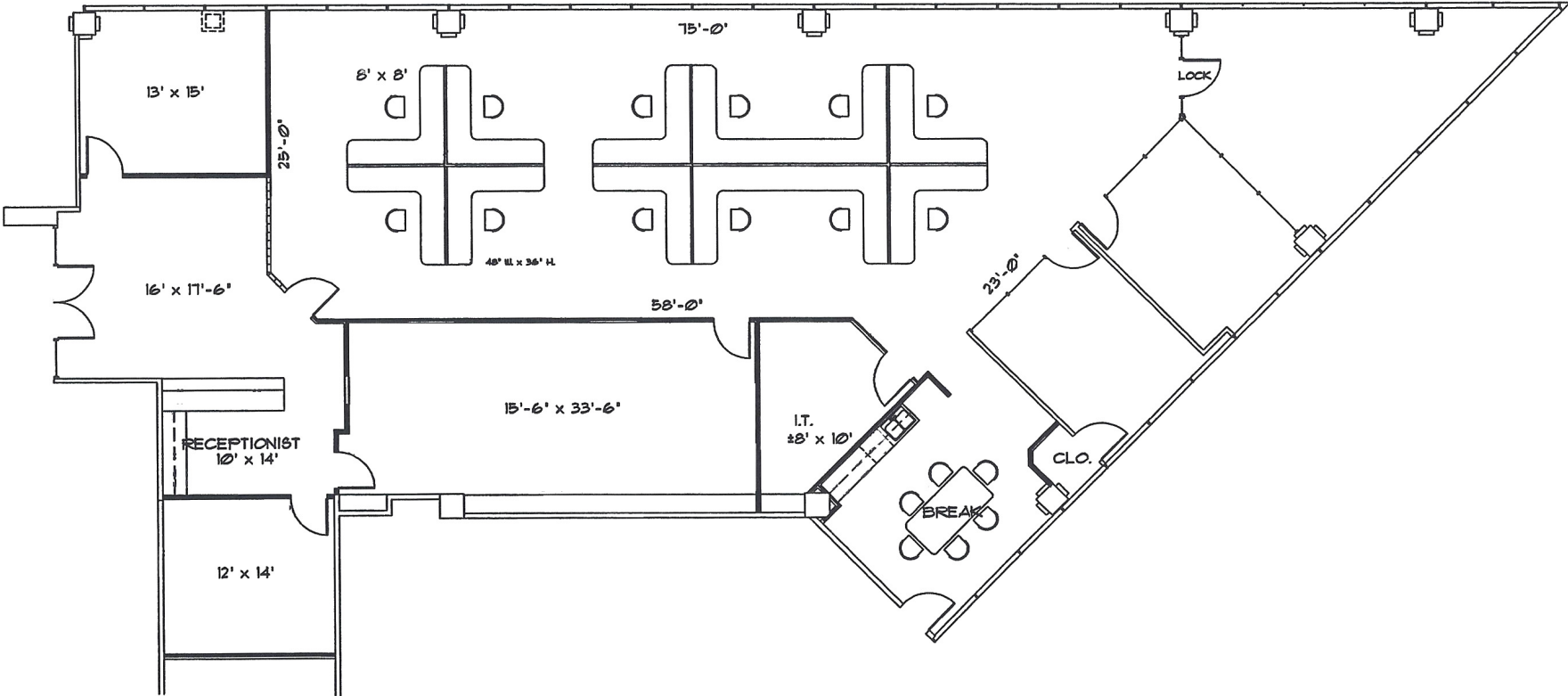
AVAILABILITY:
200-F 438 SF
200-H 308 SF
200-I 302 SF

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FLOOR PLAN - SUITE 128 - 5,210 SF

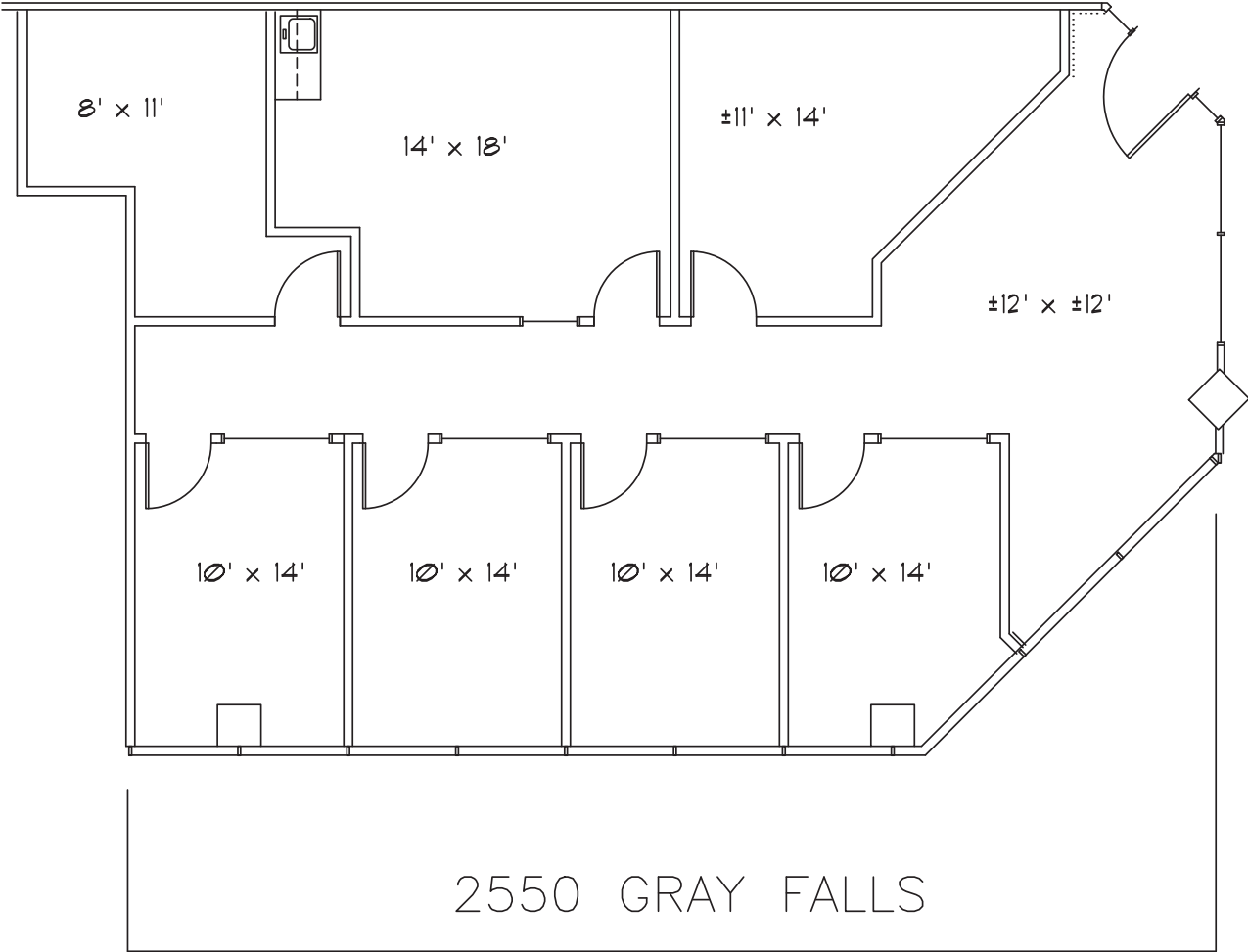


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FLOOR PLAN - SUITE 150 - 1,937 SF



2550 GRAY FALLS

SUITE 150
1,937 NRSF

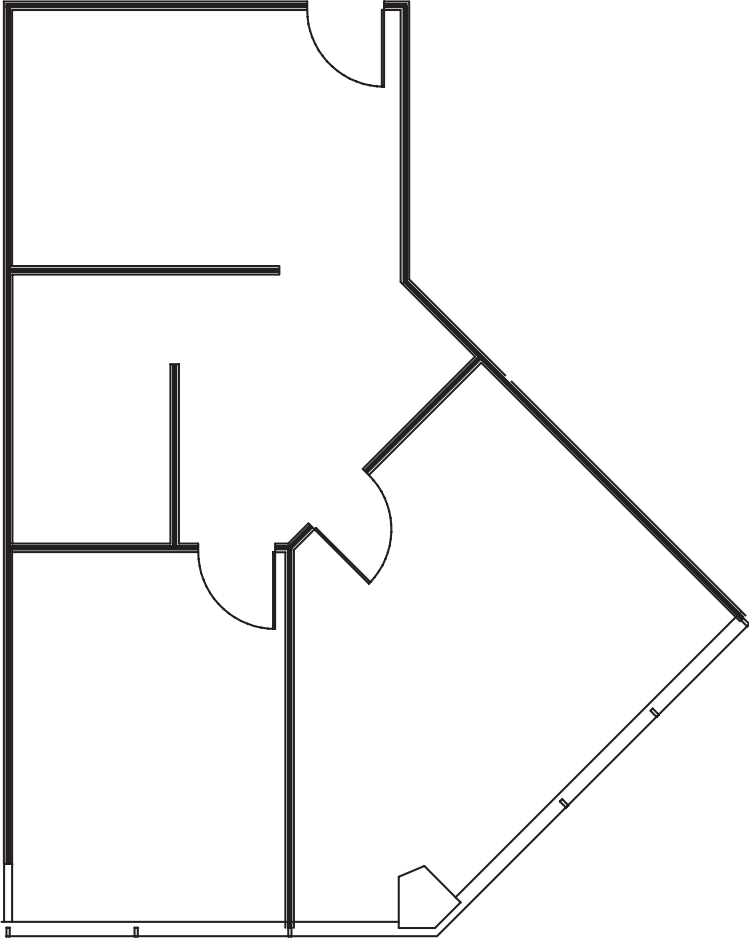
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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

FLOOR PLAN - SUITE 214 - 997 SF

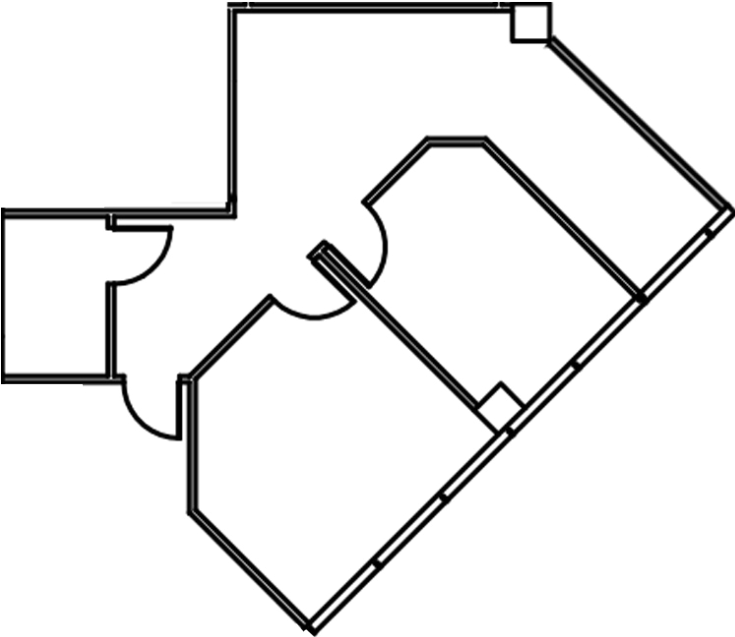


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FLOOR PLAN - SUITE 315 - 1,050 SF

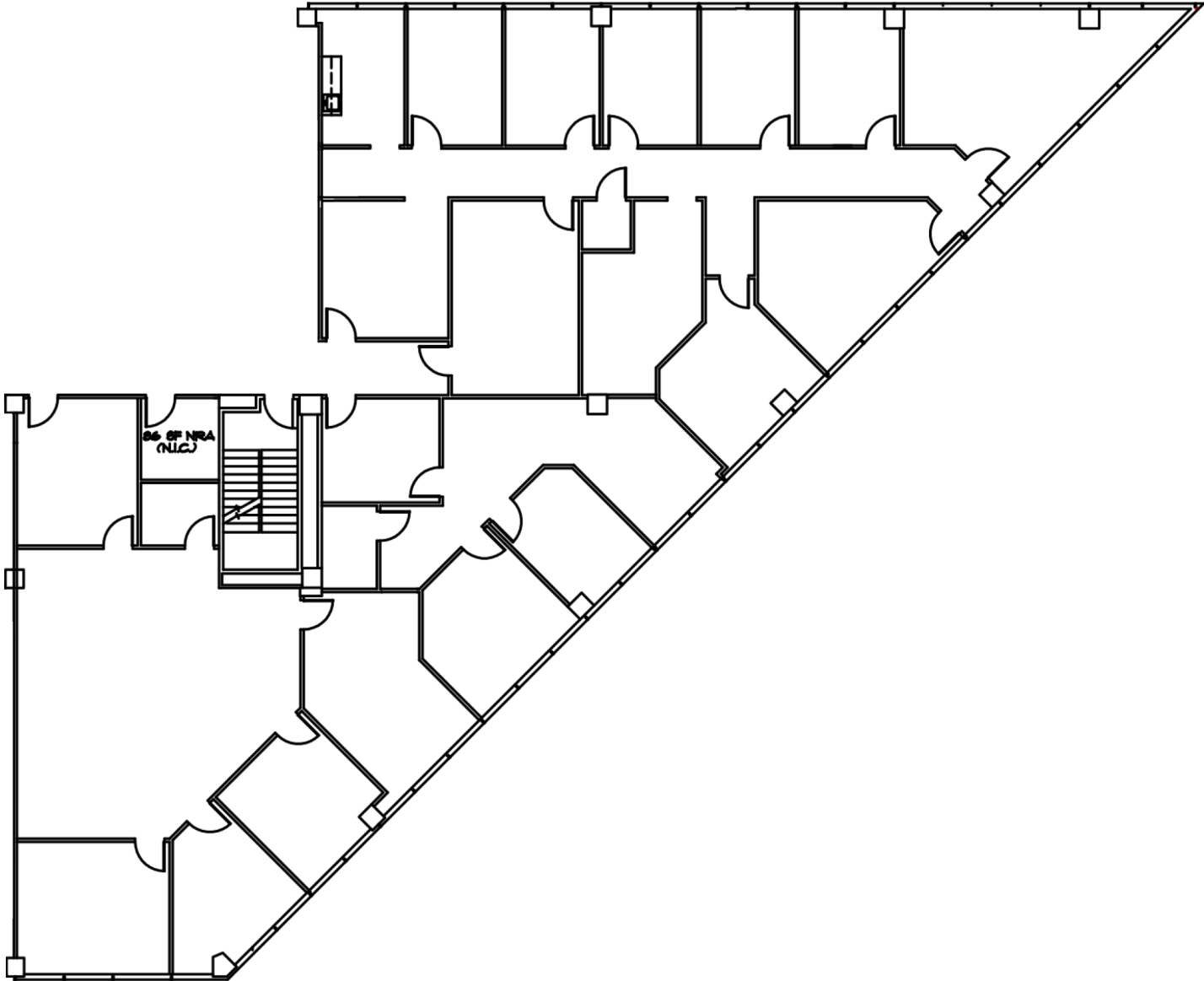


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FLOOR PLAN - SUITE 315, 320, 395 - 6,618 SF

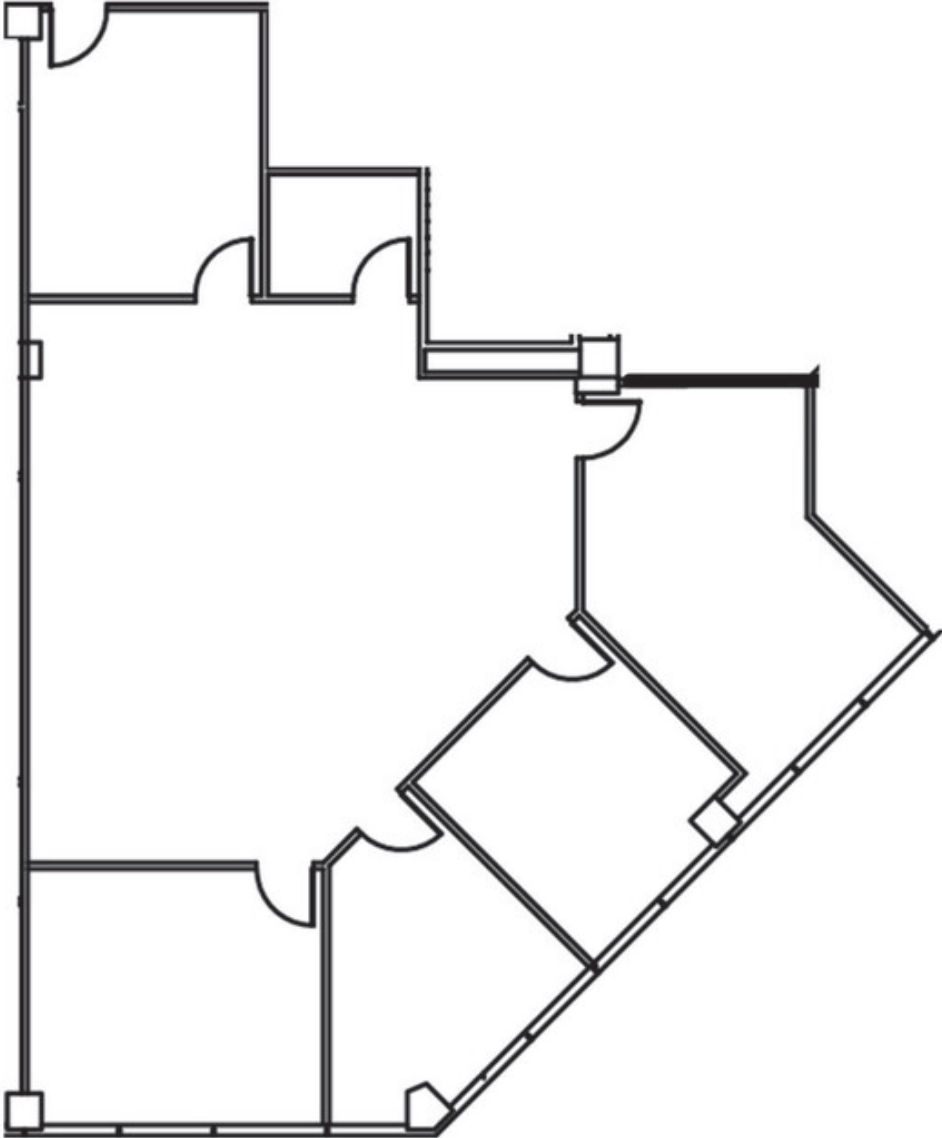


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FLOOR PLAN - SUITE 320 - 2,109 SF SF

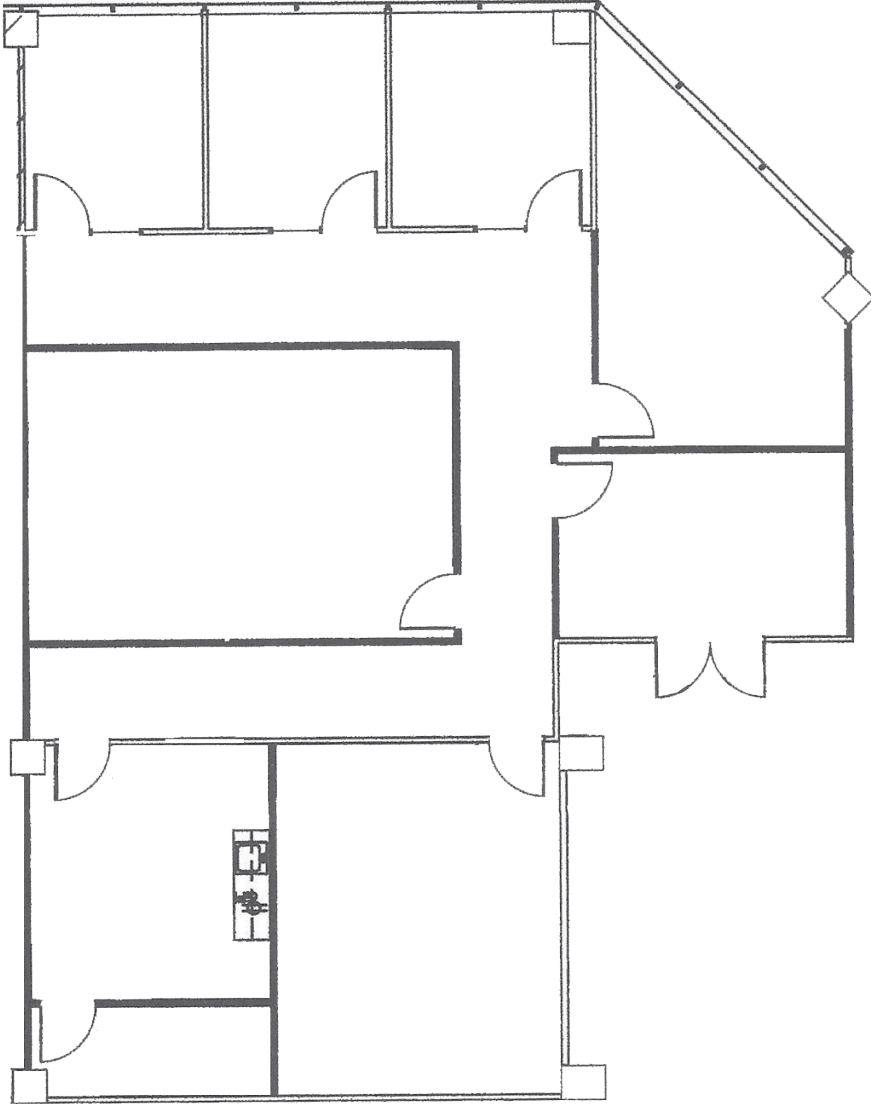


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FLOOR PLAN - SUITE 333 - 2,623 SF SF

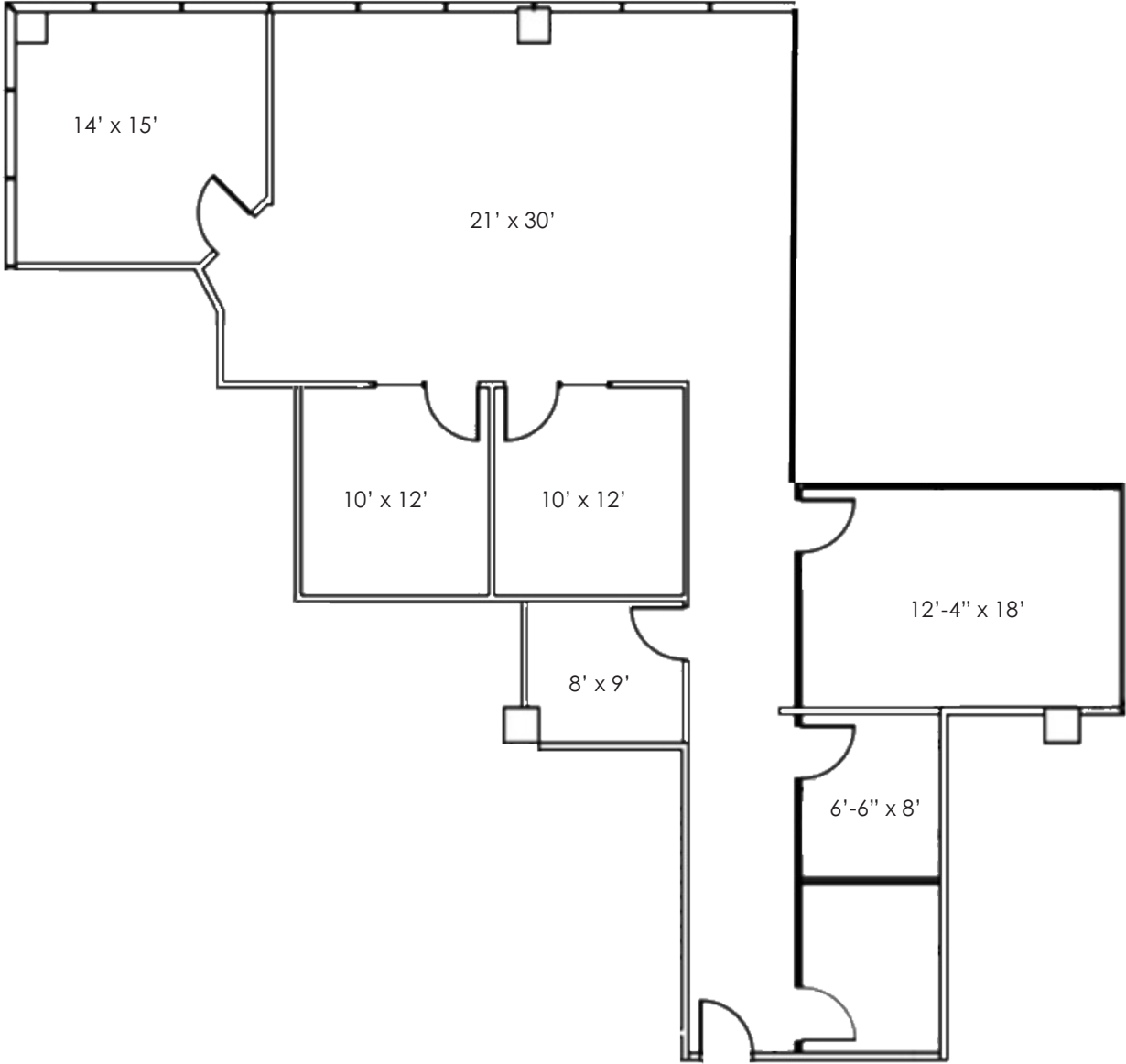


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FLOOR PLAN - SUITE 380 - 2,546 SF SF

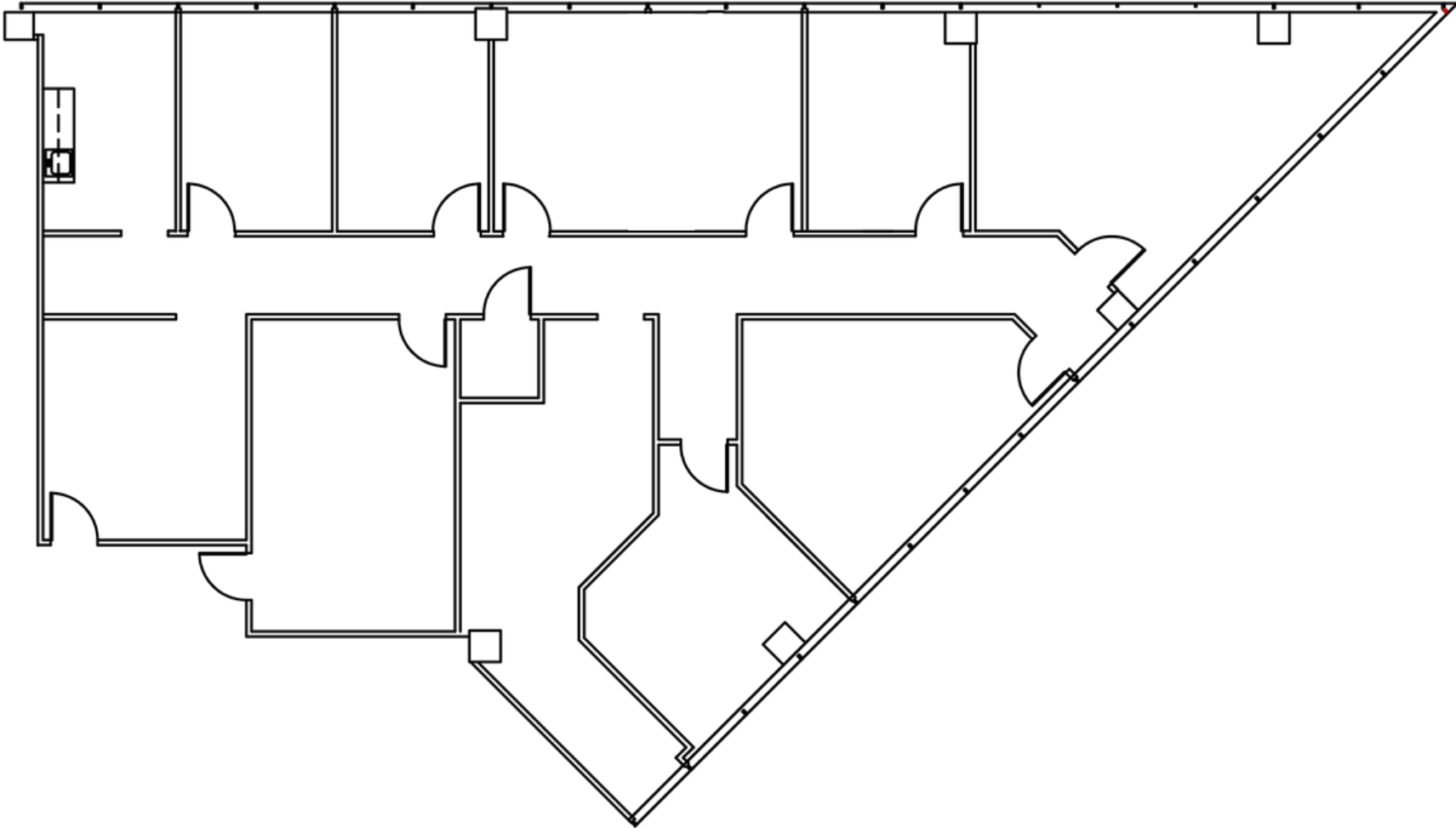


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FLOOR PLAN - SUITE 395 - 3,617 SF SF

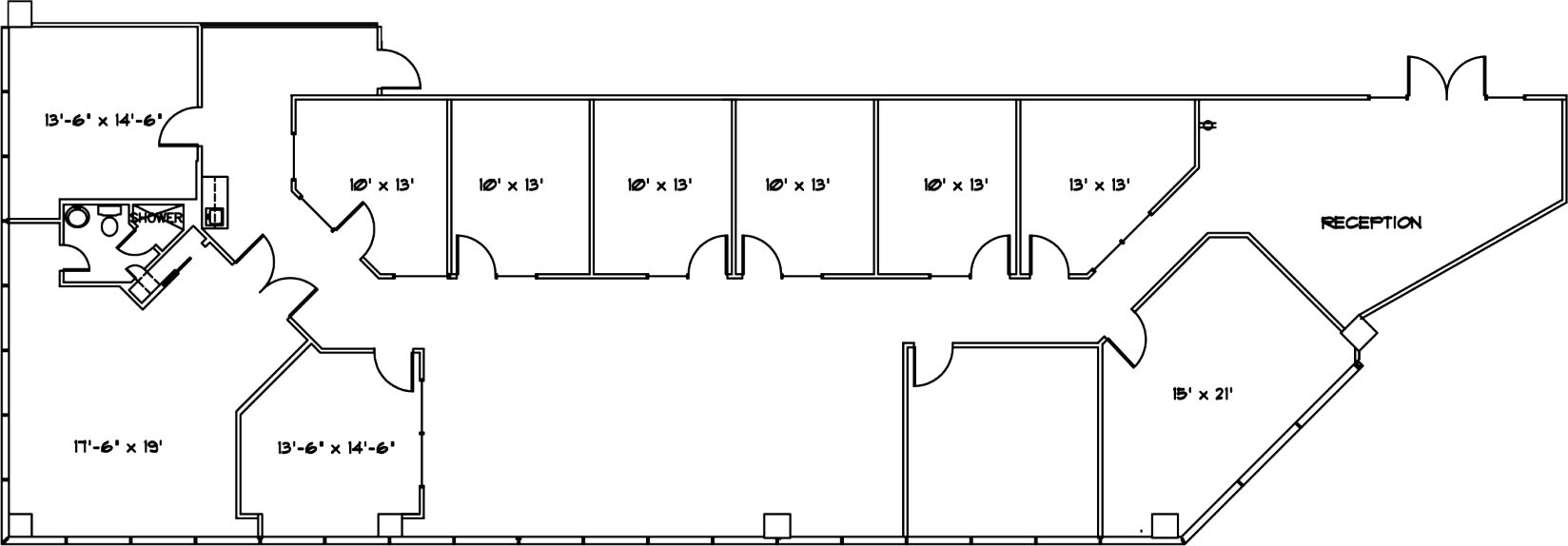


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FLOOR PLAN - SUITE 400 - 4,618 SF

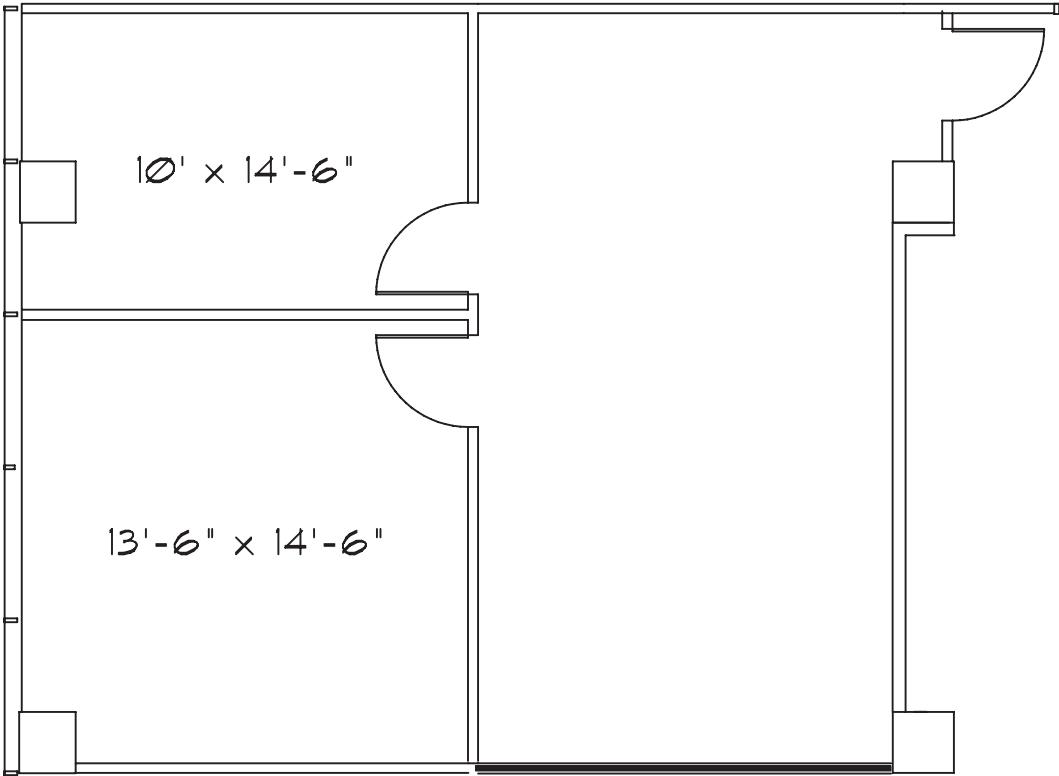


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FLOOR PLAN - SUITE 420 - 862 SF

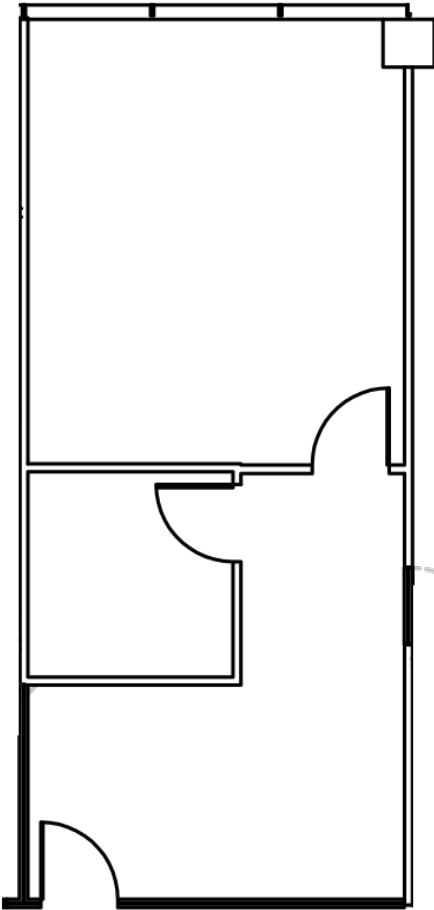


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FLOOR PLAN - SUITE 435 - 611 SF SF

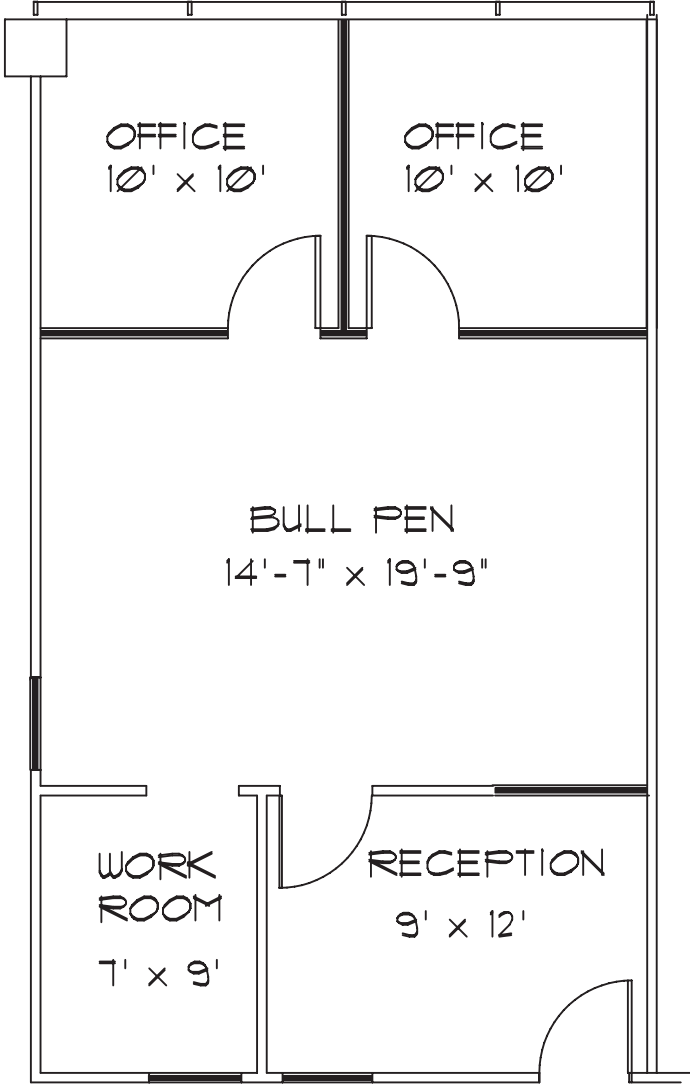


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FLOOR PLAN - SUITE 440 - 815 SF

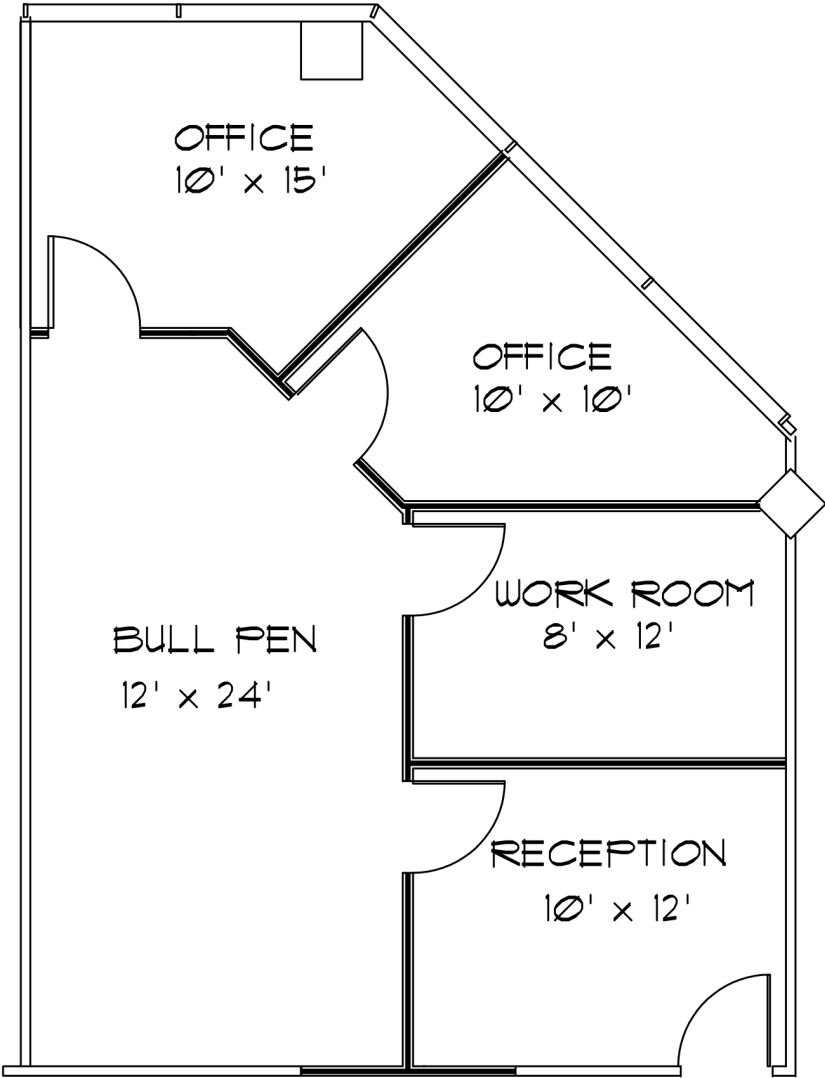


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FLOOR PLAN - SUITE 445 - 905 SF



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services



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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew B Easterling	715557	measterling@landparkco.com	(713) 325-4112
Sales Agent/Associate's Name	License No.	Email	Phone
Jacob Crandall Summers	782082	jsummers@landparkco.com	(832) 790-4200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____