



# MOVE-IN READY OFFICE SPACES SPECIAL LEASING INCENTIVES!

9703 Richmond Avenue, Houston, TX 77042

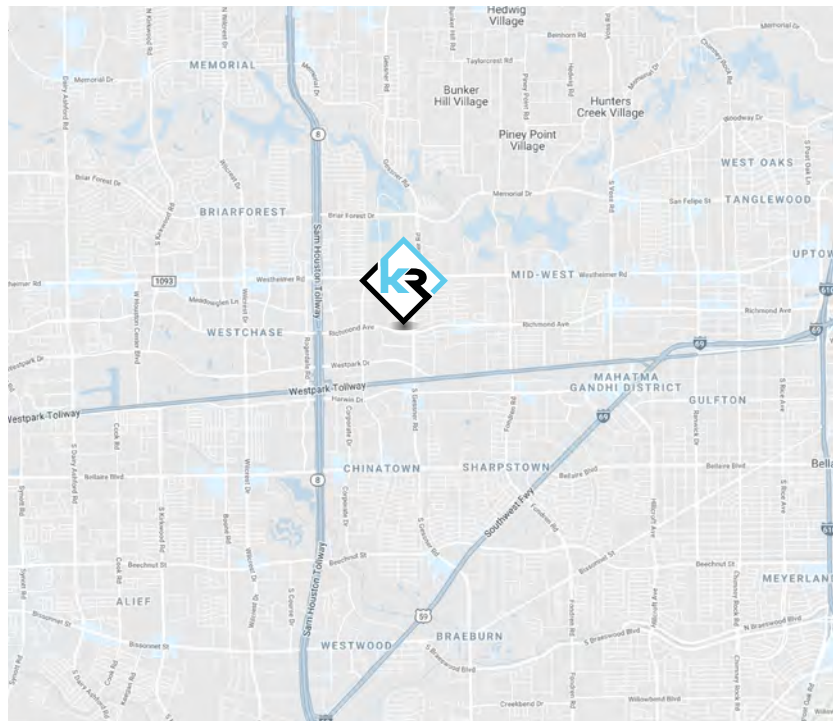


9703 Richmond Ave offers fully built-out office suites from 452 to 7,827 SF in the heart of Houston's Westchase District, with easy access to Hwy 59, Beltway 8, and the Westpark Tollway. Covered parking, onsite management, card key access, and a classic atrium-style building make this one of West Houston's best values.

We're offering free rent with a qualified lease and reduced rates to get the right tenant in quickly. No reasonable offer refused — call us today and let's make a deal!

## EXECUTIVE SUMMARY

|                             |                               |
|-----------------------------|-------------------------------|
| <b>Total Available SF:</b>  | ~10,799 SF                    |
| <b>Approx. Size Ranges:</b> | 452 - 5,530 SF                |
| <b>Lease Rate:</b>          | Please Call for Pricing       |
| <b>Parking:</b>             | Two-Story Parking Garage      |
| <b>Class:</b>               | Class B                       |
| <b>Building Size:</b>       | 43,543 SF                     |
| <b>Sub-market:</b>          | Westchase District            |
| <b>Property Mgmt:</b>       | Onsite                        |
| <b>Parking Ratio:</b>       | 3.7/1,000                     |
| <b>Corridor Style:</b>      | Atrium style w/slate flooring |
| <b>Traffic Count:</b>       | 33,959                        |



### Keen Realty Group, LLC

9703 Richmond Avenue Suite 100 Houston, TX  
346.571.5311  
keenrealty.com

### Todd Jurek, RPA

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346-571-5226





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## PROPERTY DETAILS

- Card Key Access for After Hours
- Ample Parking w/ covered spaces available
- On-Site Property Management Group
- Security Camera in force 24/7
- Atrium style interior corridors
- Natural Lighting in the Common Area with large skylights
- Monument Signage Available
- Wide Variety of Excellent Hotels, Restaurants, and other Amenities
- Comfortable, Quiet Environment in the Heart of Houston's Vibrant West Side
- Excellent Access to Hwy 59, Beltway 8, and the Westpark Tollway



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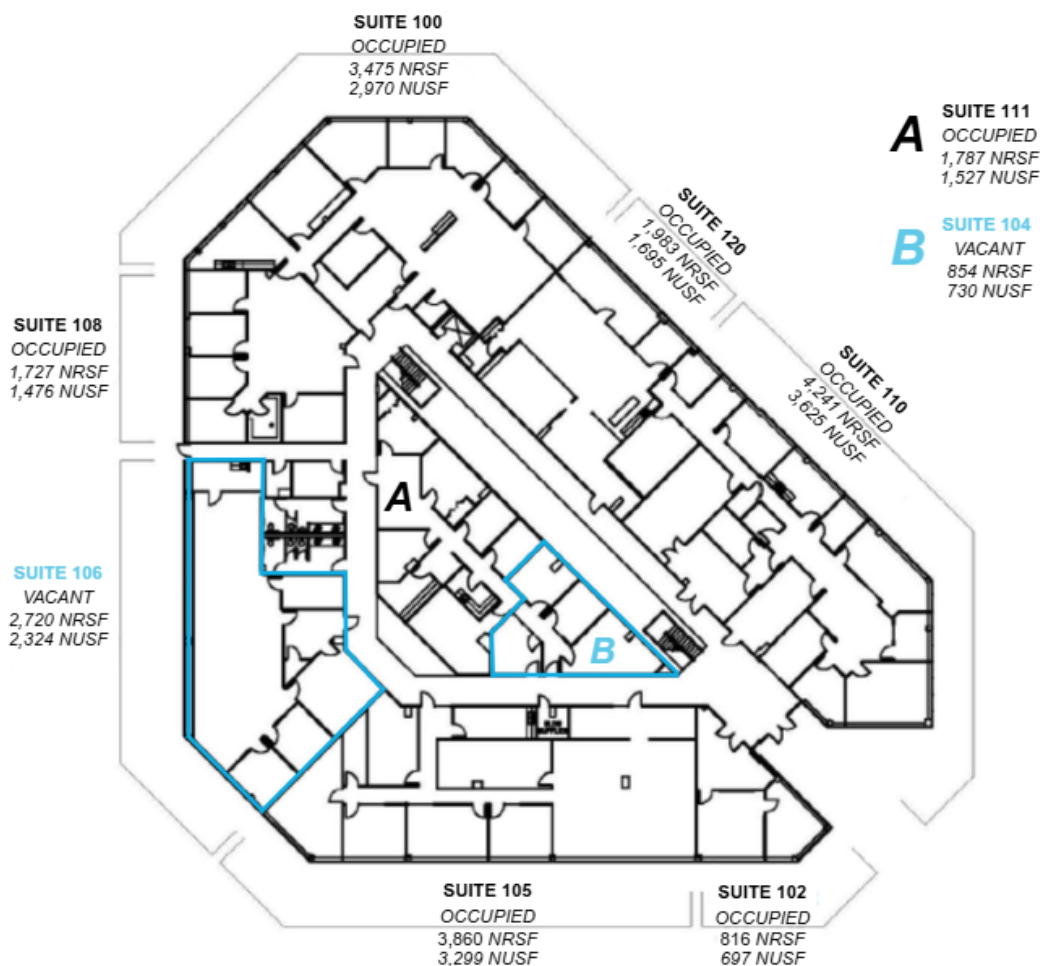
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## AVAILABLE SPACES - LEVEL 1



| SPACE     | LEASE RATE       | LEASE TYPE   | SIZE (SF) | COMMENTS                                                                                                                                 |
|-----------|------------------|--------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 104 | Call for Pricing | Full Service | 854 SF    |                                                                                                                                          |
| Suite 106 | Call for Pricing | Full Service | 2,720 SF  | 3 private offices, kitchen, and conference room. Includes open work area for work space cubicles or to add additional offices as needed. |

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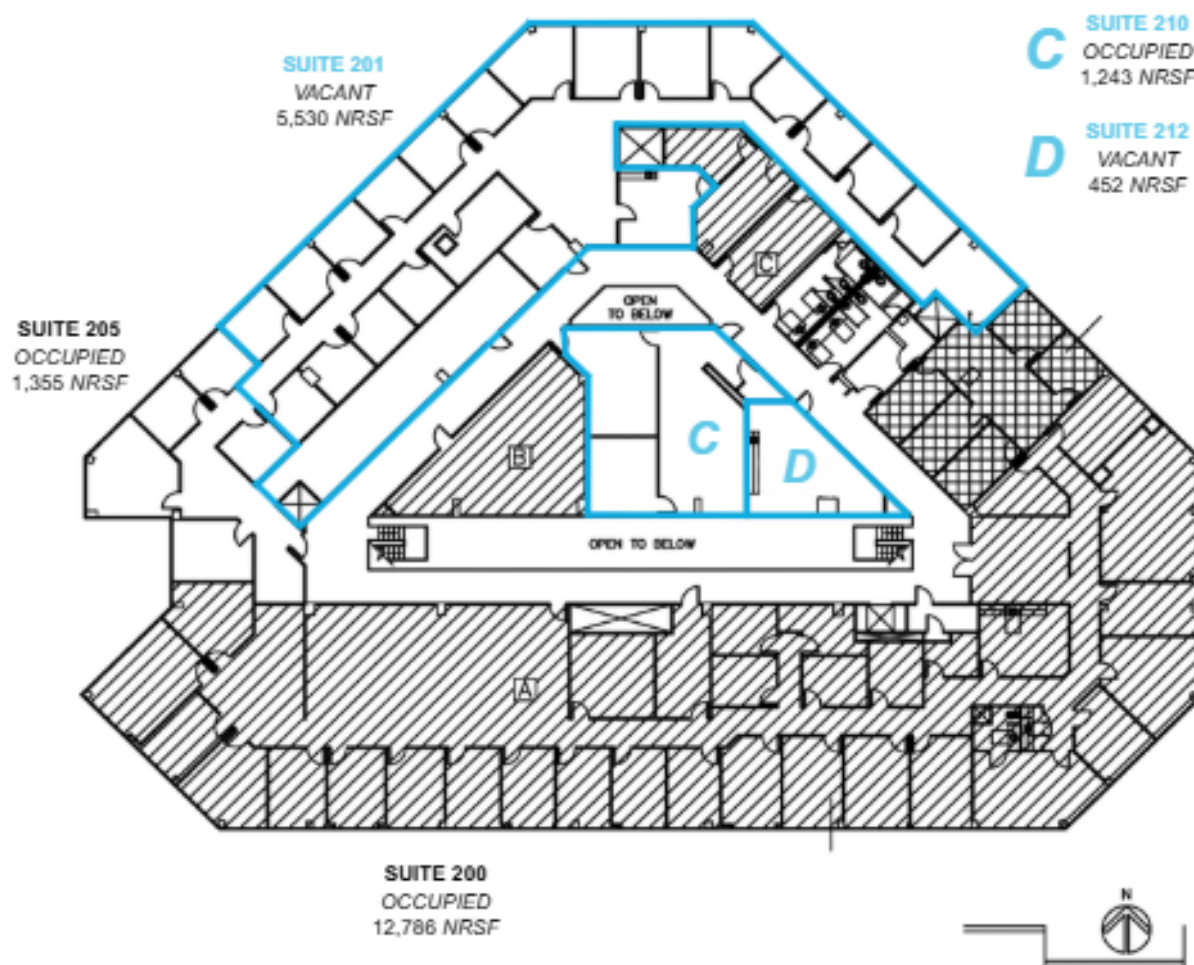
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## AVAILABLE SPACES - LEVEL 2



| SPACE     | LEASE RATE       | LEASE TYPE   | SIZE (SF) | COMMENTS                                                       |
|-----------|------------------|--------------|-----------|----------------------------------------------------------------|
| Suite 201 | Call for Pricing | Full Service | 5,530 SF  | Lots of window offices and large breakroom. Can be subdivided. |
| Suite 210 | Call for Pricing | Full Service | 1,243 SF  |                                                                |
| Suite 212 | Call for Pricing | Full Service | 452 SF    | Big, open space with sink and cabinets. Perfect for cubicles!  |

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## AERIAL MAP



|                                      |         |
|--------------------------------------|---------|
| Texas Beltway 8                      | 0.7 mi  |
| George R. Brown Convention Center    | 13.2 mi |
| George Bush Intercontinental Airport | 30.5 mi |
| Port of Houston                      | 23.7 mi |

### DEMOGRAPHICS (5 miles):

|                         |           |
|-------------------------|-----------|
| Population              | 591,209   |
| Total Consumer Spending | \$6.1B    |
| Households              | 236,283   |
| Median Home Value       | \$318,755 |

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## 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 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.

|                                                                       |             |                     |              |
|-----------------------------------------------------------------------|-------------|---------------------|--------------|
| KEEN REALTY MANAGEMENT, LLC                                           | 9004546     | todd@keenrealty.com | 346-571-5226 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email               | Phone        |
| Todd Michael Jurek                                                    | 381470      | todd@keenrealty.com | 346-571-5226 |
| Designated Broker of Firm                                             | License No. | Email               | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email               | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email               | Phone        |

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

\_\_\_\_\_  
Date