

FOR LEASE



Office Space

12603 Southwest Fwy
Stafford, TX 77477

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com

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PROPERTY DESCRIPTION

This beautiful, six-story modernized office building's prominent location along The Southwest Freeway provides outstanding visibility and immediate access to Houston's extensive transportation network via Sam Houston Parkway, Hwy 90, and the Westpark Tollway. The Property is proximate to numerous existing and future amenities including the Fountains Shopping Center, several nearby restaurants, hotels, and master-planned neighborhoods. In addition, just imagine your new office across from "The Grid!" The Grid is a multi-phased, mixed-use development with hotels, apartments and a spate of shops, restaurants and entertainment venues and mid-century modern buildings, all on the 192-acres, located across Kirkwood enabling the property to be the most walkable asset in the submarket.



For More Information

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PROPERTY HIGHLIGHTS

- Located across the street from The GRID, a mixed-use development.
- The building is prominently located near the Fountains Shopping Center.
- Close to restaurants, hotels, and more.
- Updated common areas and featuring a beautiful courtyard with bench seating.
- Excellent visibility and access off of the heavily trafficked Southwest Freeway.
- On-site leasing and management.
- 24-hour key card access, and adjacent garage parking.
- There is a city property tax exemption in place for this property.

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 411	3,655 SF - 6,982 SF	\$24.00
Suite 415	3,327 SF - 6,982 SF	\$24.00
Suite 500	1,802 SF	\$24.00
Suite 530	1,011 SF	\$24.00
Suite 550	2,451 SF	\$24.00
Suite 552	992 SF	\$24.00
Suite 572	1,682 SF	\$24.00
Suite 600	2,268 SF - 7,366 SF	\$24.00
Suite 660	1,628 SF	\$24.00
Suite 685	1,482 SF - 7,366 SF	\$24.00
Suite 688	1,734 SF - 7,366 SF	\$24.00
Suite 695	1,882 SF - 7,366 SF	\$24.00

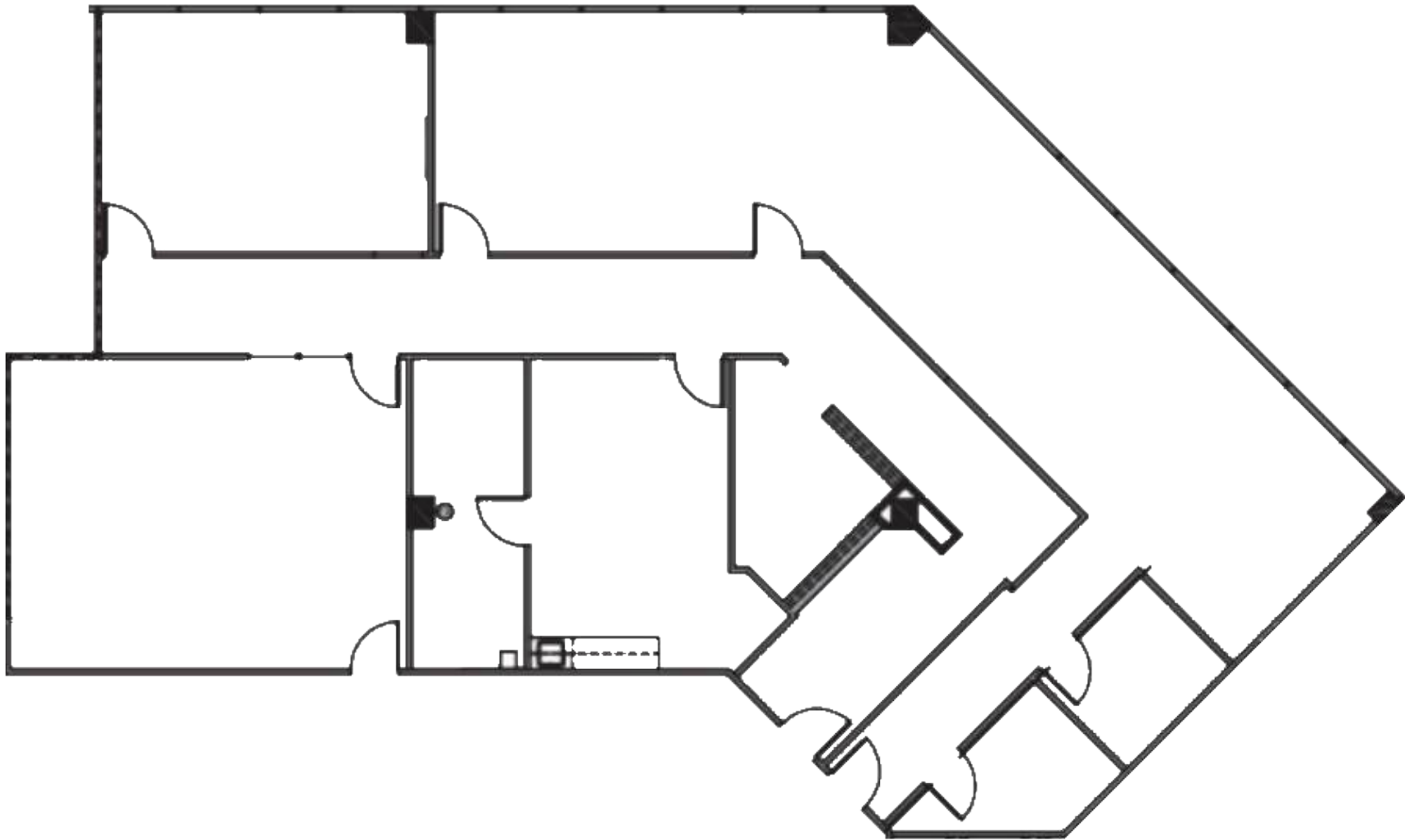


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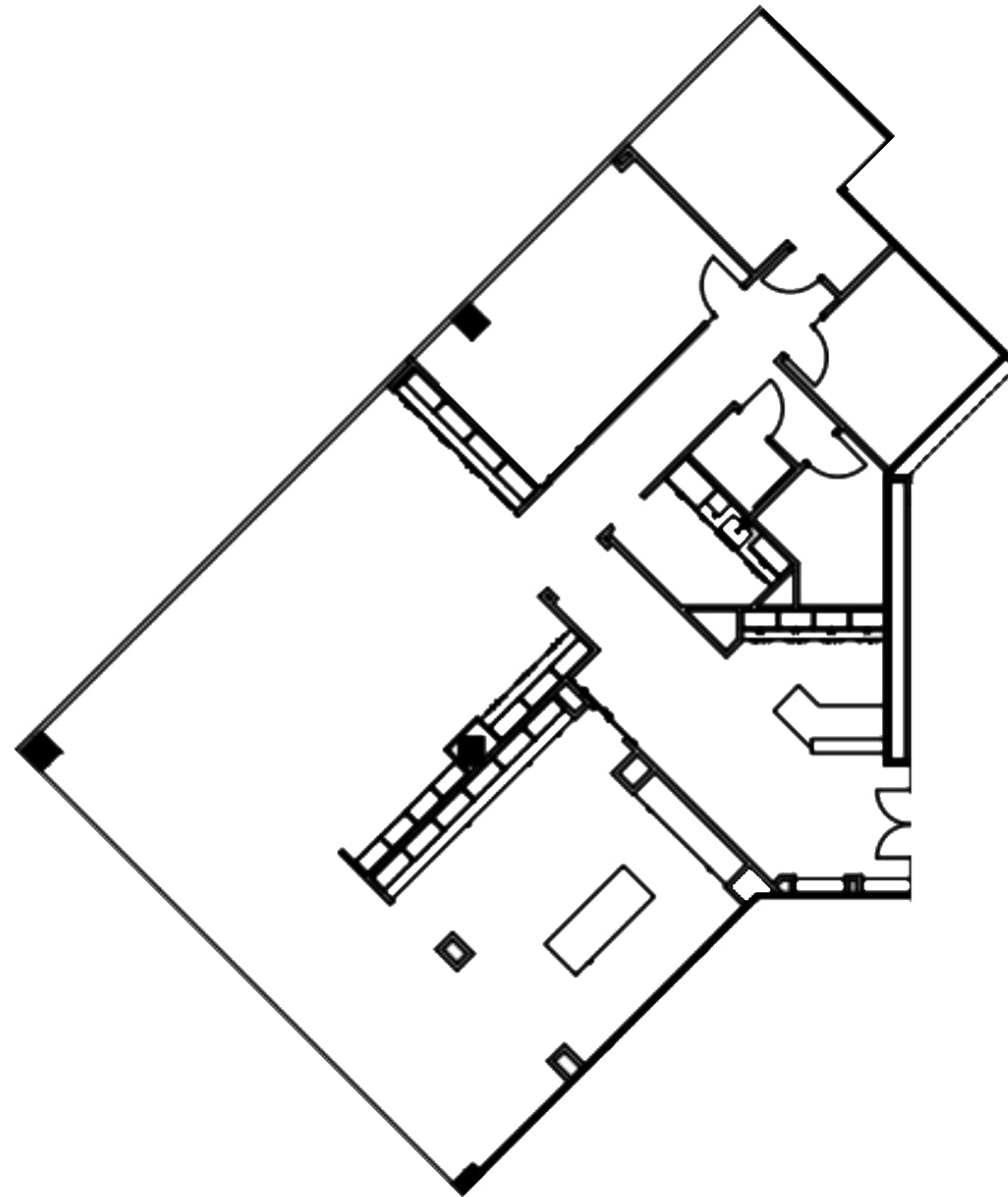
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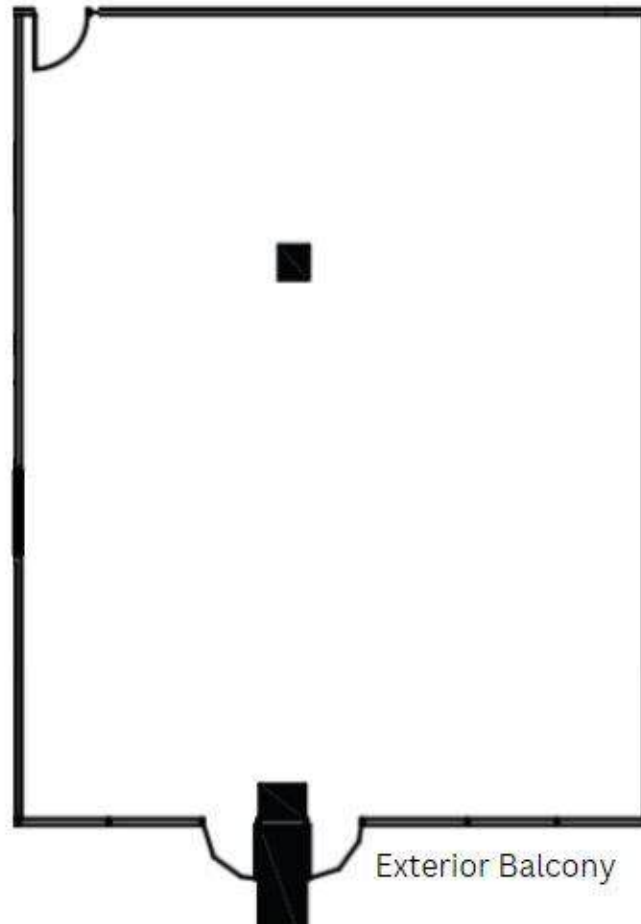
Photos



Suite 411
3,655 SF



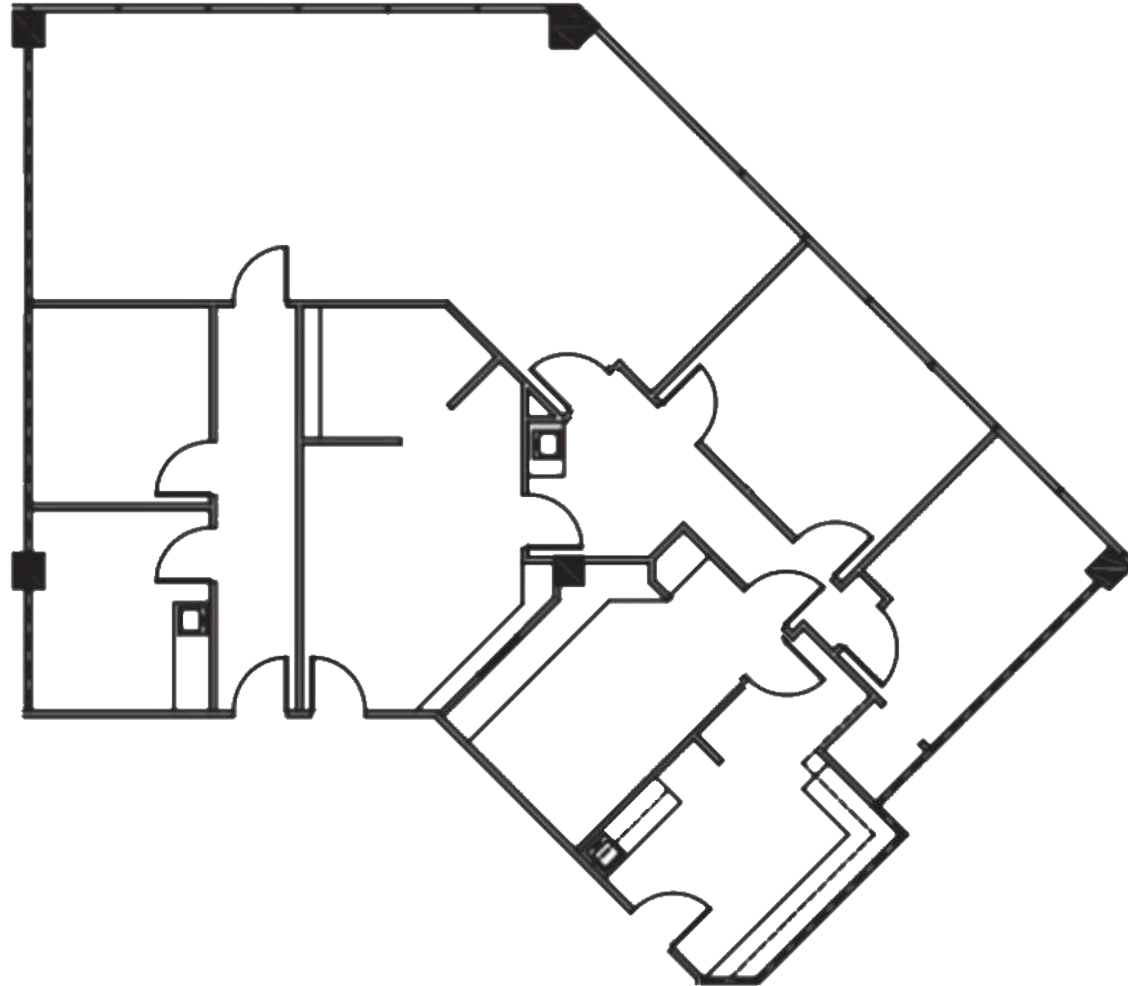
Suite 415
3,327 SF



Suite 500
1,802 SF

LANDPARK

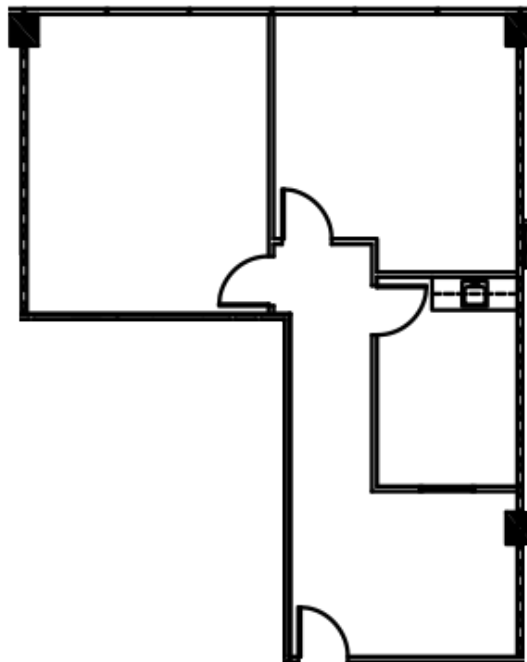
FLOOR PLAN



Suite 550
2,451 SF

LANDPARK

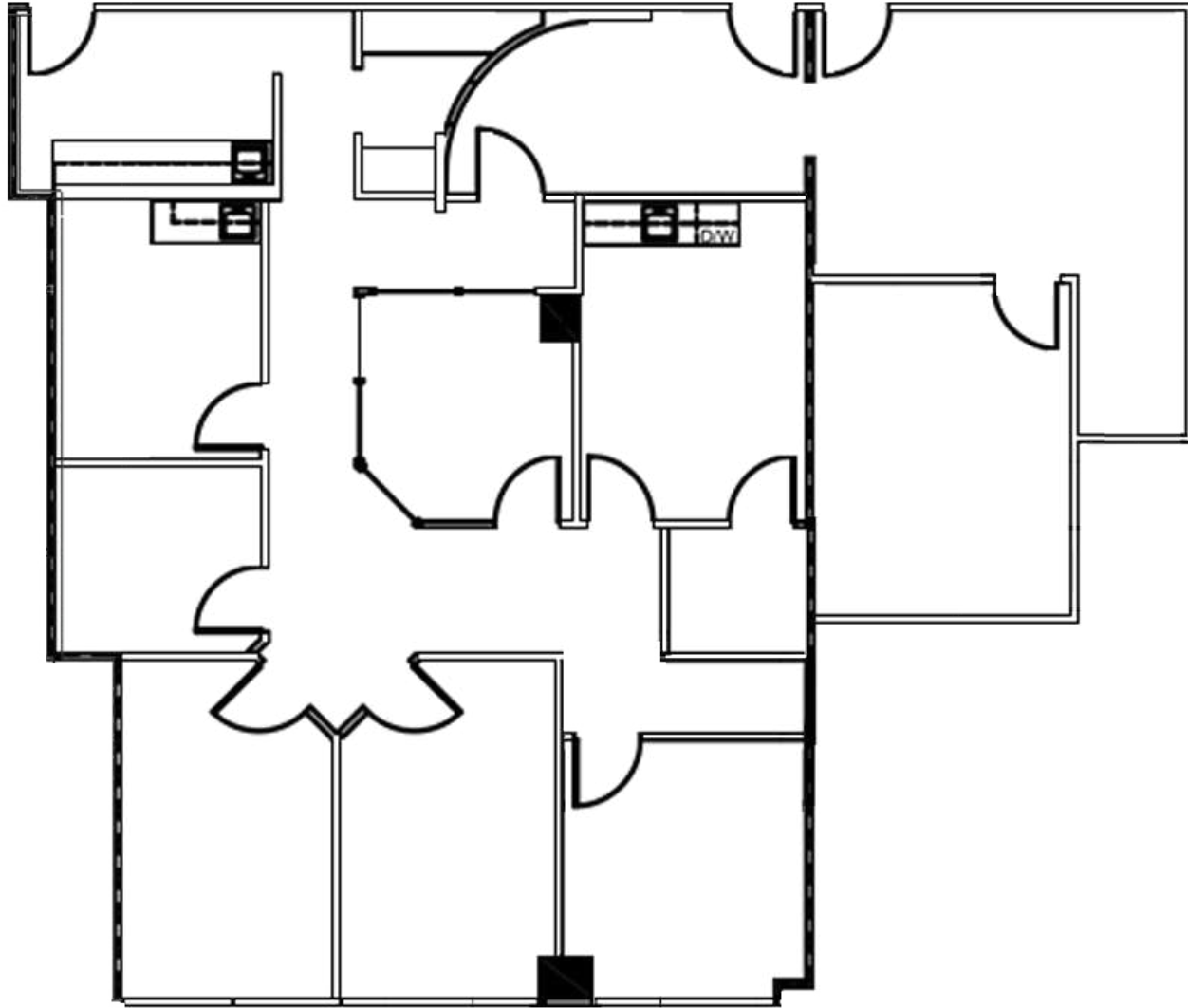
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Suite 552
992 SF

LANDPARK

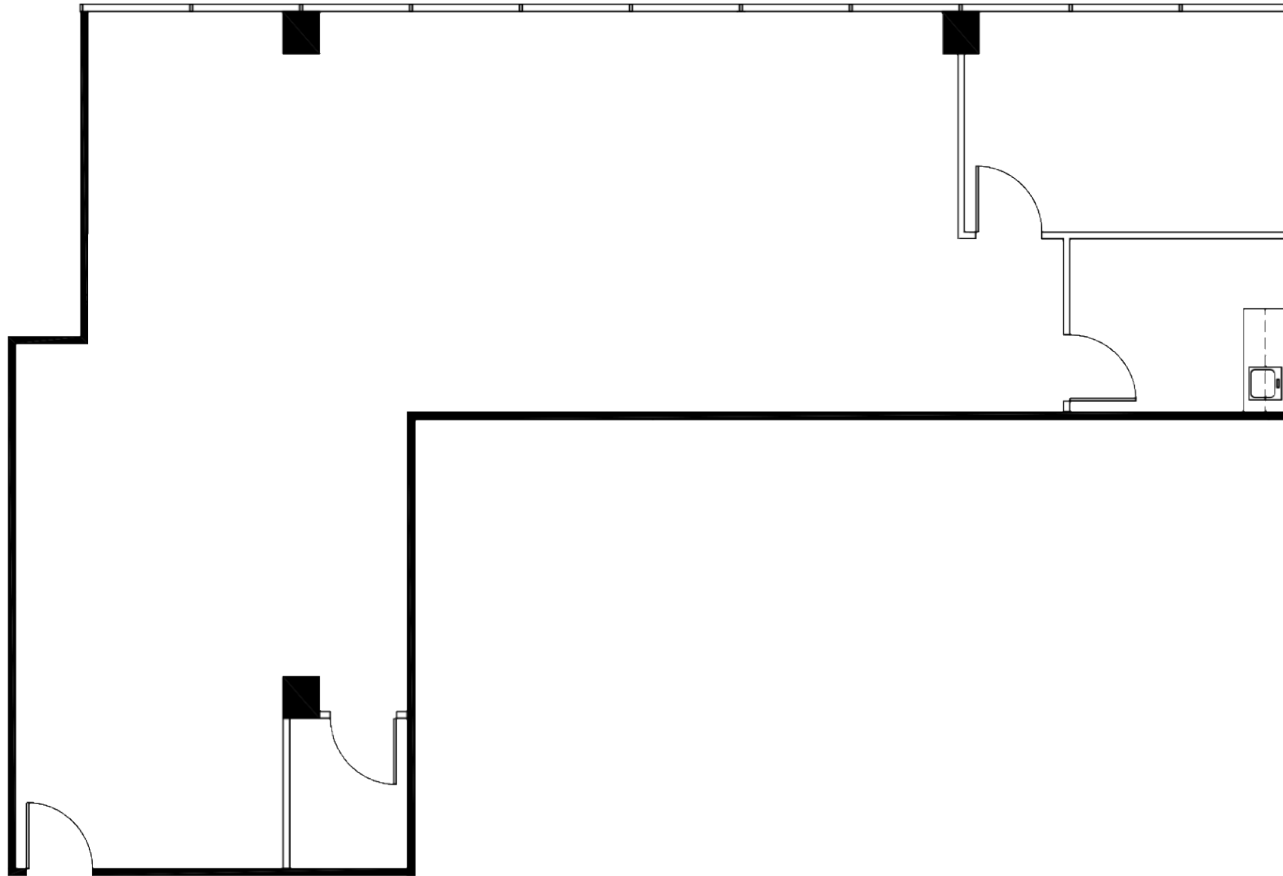
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Suite 600
2,268 SF

LANDPARK

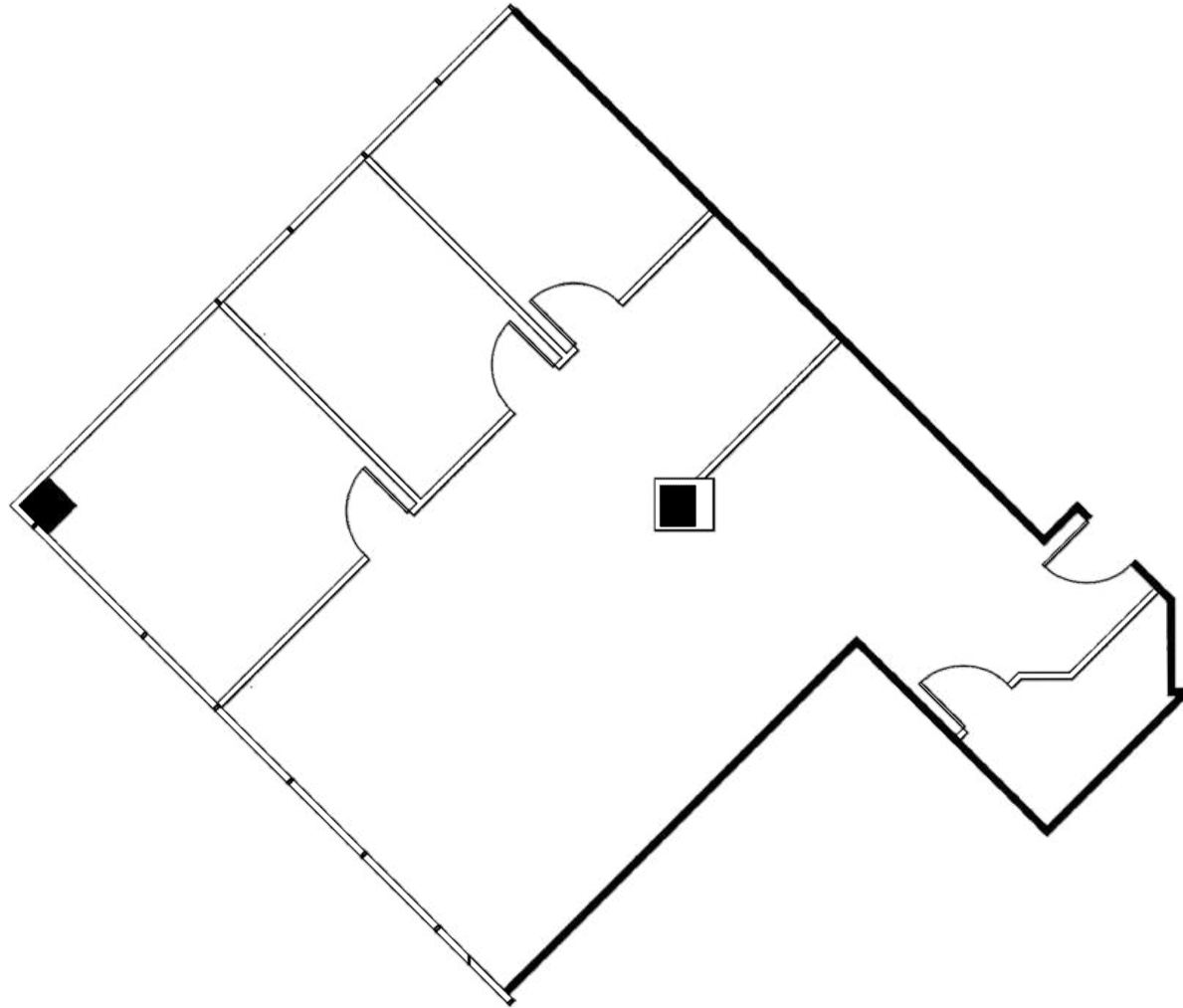
FOR LEASE



Suite 660
1,628 SF

LANDPARK

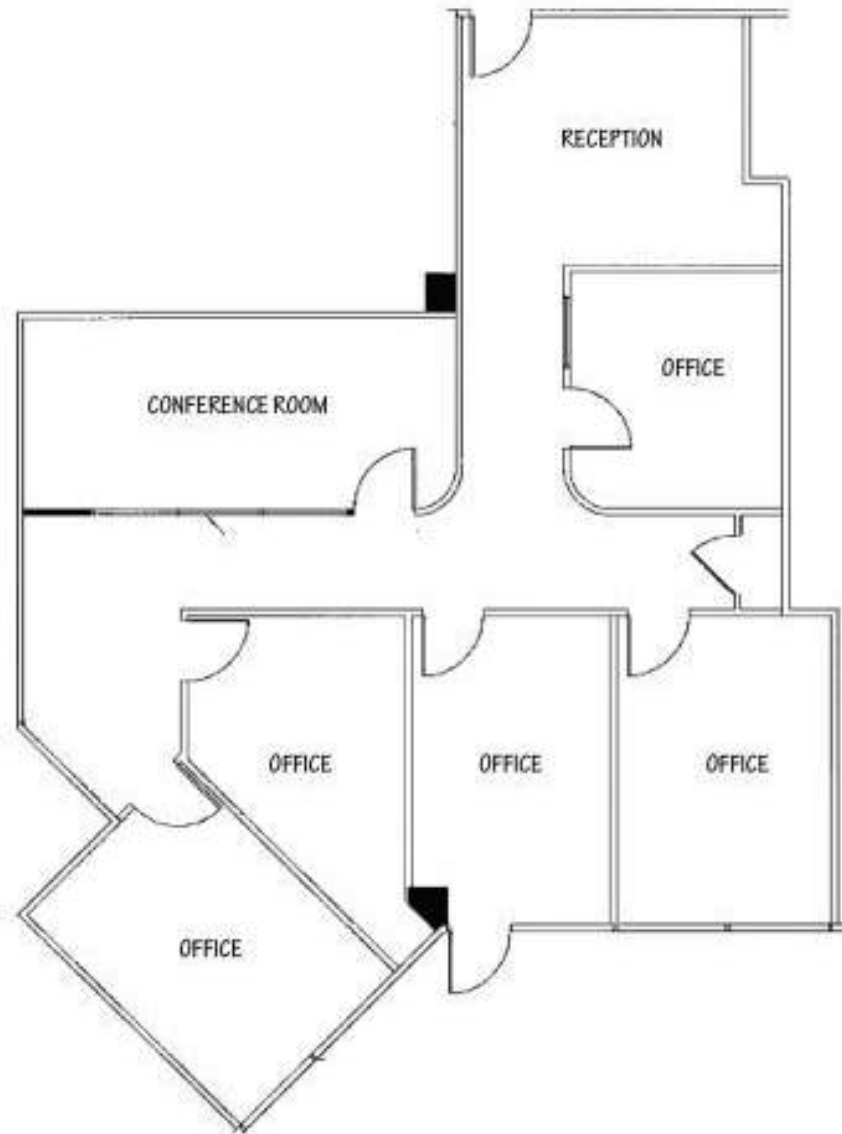
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Suite 685
1,482 SF

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Suite 688
1,734 SF



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 or subagent 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.

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov