



For Lease!



For Lease – Freestanding Office Space

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For Lease – Freestanding Office Space

Rare freestanding office property with direct I-10 frontage and extremely high traffic exposure, featuring multiple private offices, open flexible space, and strong street visibility—ideal for medical, professional, or service-based businesses.

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Property Details

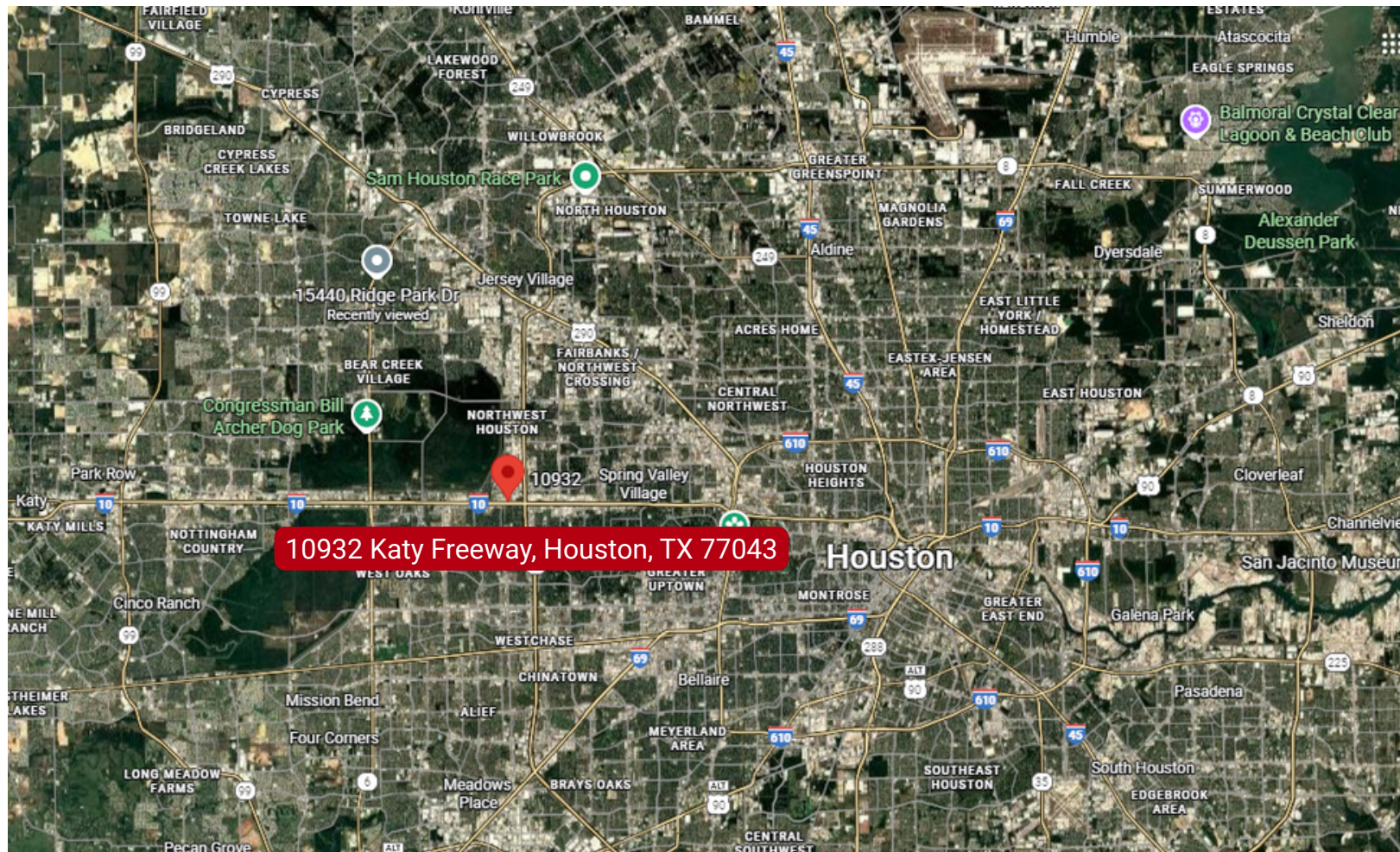
- Very rare opportunity: freestanding office space with direct I-10 frontage
- Exceptional exposure: 320,000+ vehicles/day on I-10 and 170,000+ vehicles/day on Sam Houston Tollway
- 5 Private Offices, 2 bathrooms, Kitchen, reception area, laundry hookup
- Open floor plan with flexibility for a wide range of business uses
- Flexible outdoor area ideal for additional use or staging
- Front-facing property with strong street visibility
- Well-suited for medical, professional, or service-oriented users

Price: \$4,000/m



Property Description

Very rare opportunity to own or lease a freestanding office property with direct I-10 frontage, offering unbeatable visibility and access. The site benefits from exceptional daily traffic counts of over 320,000 vehicles on I-10 and 170,000 vehicles on the Sam Houston Tollway, making it ideal for businesses seeking maximum exposure. The building features five private offices, two bathrooms, a kitchen, reception area, and laundry hookup, along with an open floor plan that provides flexibility for a wide range of business uses. A flexible outdoor area allows for additional functionality or staging, while the front-facing layout ensures strong street presence. This property is well-suited for medical, professional, or service-oriented users looking for a high-visibility location.



Property Photos



Property Photos



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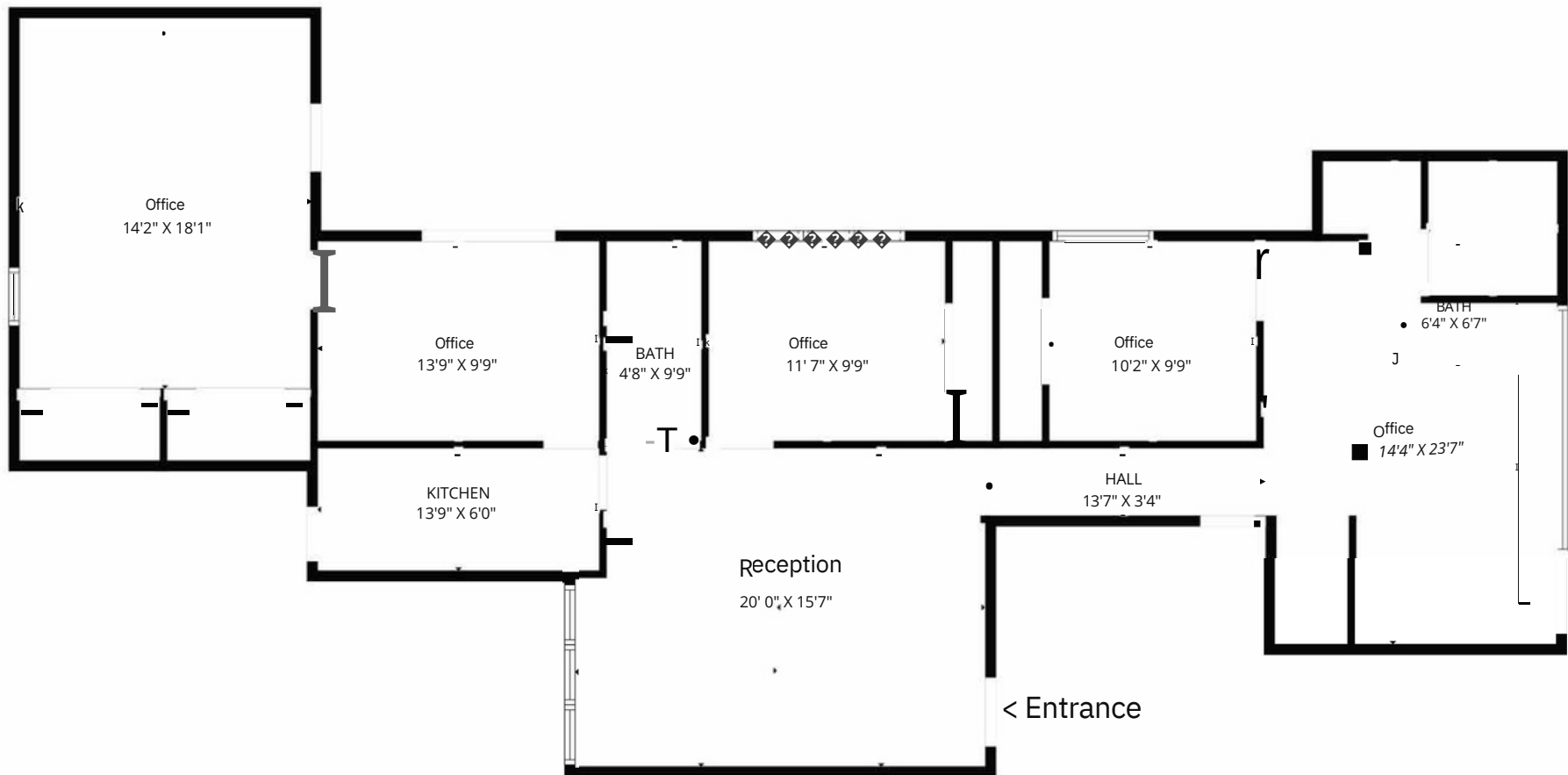


Property Photos

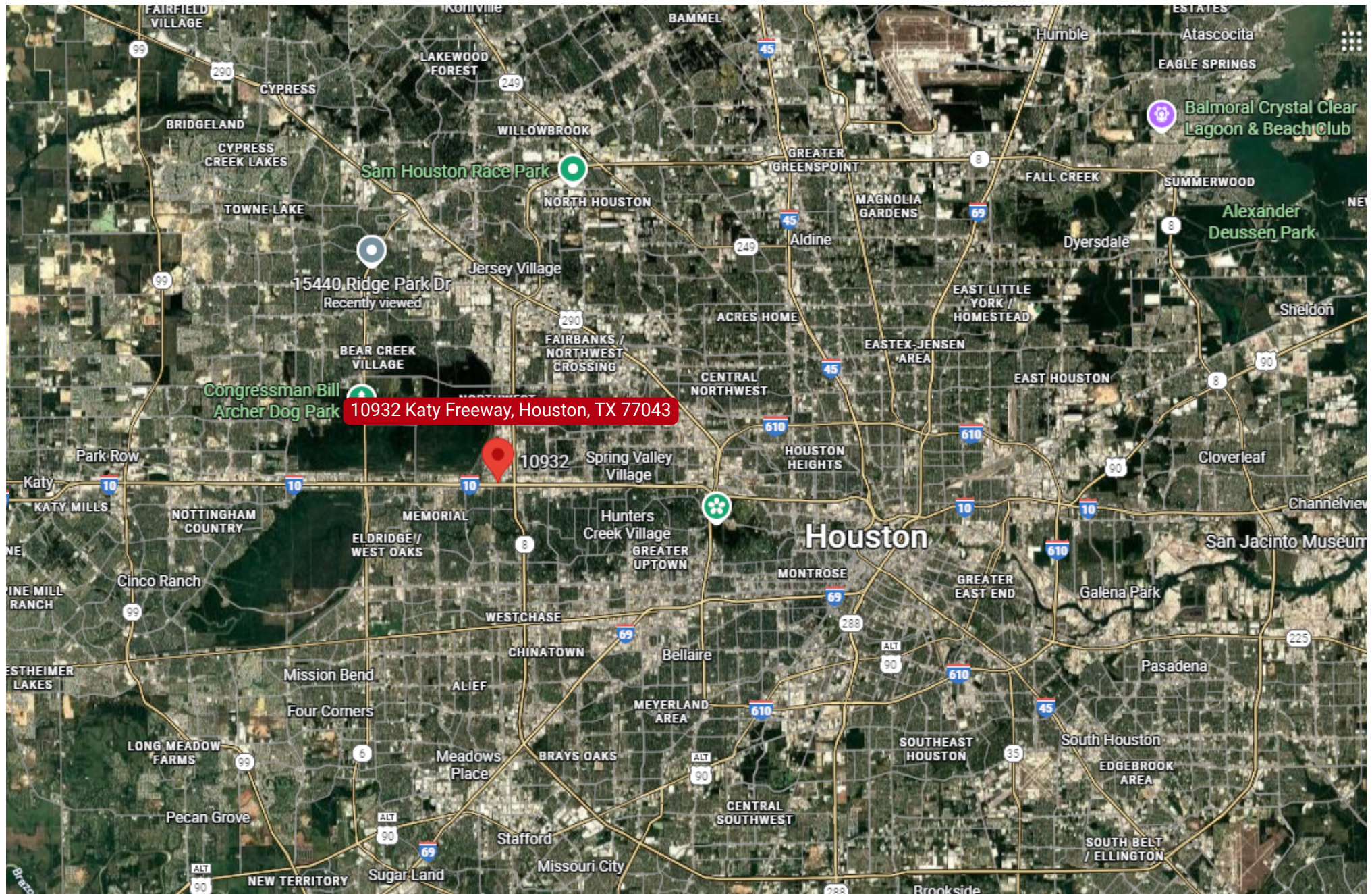




Floor Plans



Regional Map





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.



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.

Walzel Properties	9004621	shelly@walzelproperties.com	832-674-4960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Walzel Properties	9004621	shelly@walzelproperties.com	832-674-4960
Designated Broker of Firm	License No.	Email	Phone
Shelly Walzel	469868	shelly@walzelproperties.com	832-674-4960
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shayan Malayerizadeh	720736	Shayan@WalzelProperties.com	832-278-3711
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