

GATEWAY I & II

FOR LEASE



UNDER NEW OWNERSHIP!

3663 N Sam Houston Pkwy E and 15333 John F Kennedy Blvd
Houston, TX 77032

**AVISON
YOUNG**



HIGHLIGHTS

- Under new ownership
- Prominent building and monument signage available
- Adjacent to George Bush Intercontinental Airport (IAH)
- Excellent visibility from Beltway 8
- Onsite management, engineering, and day porter
- 24/7 courtesy officer and card key access
- Large conferencing facility
- Exclusive Uber rates to IAH for tenants
- Multiple food service options available including Fooda, Parks Pantry Micro Market, and food trucks
- Numerous hotels, restaurants, and shopping nearby



Building size:
268,760 sf



Typical floor:
19,290 rsf



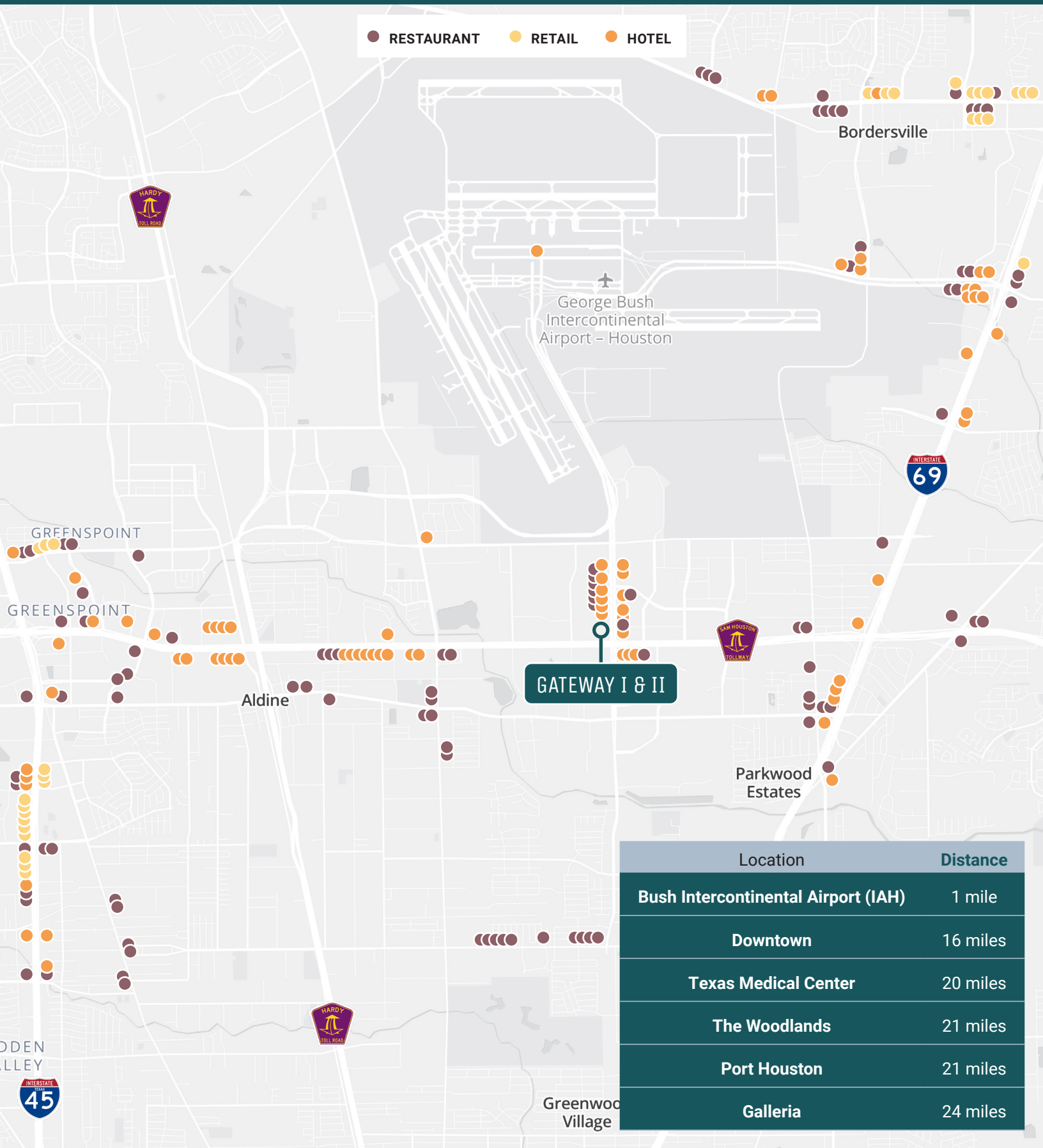
Year built/renovated:
1983/1999



Parking:
3.0/1,000 sf

AVAILABLE SPACE

Suite	Size (sf)	Lease type	Lease rate	Description
Gateway I, Suite 175	4,630	NNN	\$10.00 sf/yr	Excellent lobby exposure, reception, open concept with 3 offices, conference, storage and break.
Gateway I, Suite 200	12,773	NNN	\$10.00 sf/yr	Combination of offices and bull pen areas. Perfect for full floor user.
Gateway I, Suite 300	5,989 - 22,800	NNN	\$10.00 sf/yr	Direct elevator lobby exposure. Reception, large conference room, kitchen, 11 offices, open work area, file/storage room. Above standard finishes. AS-IS, Move-in ready.
Gateway I, Suite 350	16,811 - 22,800	NNN	\$10.00 sf/yr	Combination of offices, large bull pen areas, kitchen, work room, IT closet, elevator lobby exposure. Will divide.
Gateway I, Suite 500	9,948	NNN	\$10.00 sf/yr	Lobby exposure reception, bullpen area, IT break room, 10 offices, storage room, file room, and conference.
Gateway I, Suite 650	7,206	NNN	\$10.00 sf/yr	Reception area with direct elevator lobby exposure, conference room, 15 offices, work room, storage, excellent views.
Gateway II, Suite 100	3,226 - 5,419	NNN	\$10.00 sf/yr	Reception, break, conference, storage and offices.
Gateway II, Suite 150	2,193 - 5,419	NNN	\$10.00 sf/yr	Reception, break, conference, storage and 4 offices.
Gateway II, Suite 200	4,728 - 12,370	NNN	\$10.00 sf/yr	Reception, break, conference, storage and 4 offices.
Gateway II, Suite 210	2,119 - 12,370	NNN	\$10.00 sf/yr	
Gateway II, Suite 220	1,506 - 12,370	NNN	\$10.00 sf/yr	3 offices, large cube area. ready for move-in.
Gateway II, Suite 230	4,017 - 12,370	NNN	\$10.00 sf/yr	Reception, 4 offices, 2 large bullpen areas.
Gateway II, Suite 300	21,961	NNN	\$10.00 sf/yr	Full floor.
Gateway II, Suite 500	22,187	NNN	\$10.00 sf/yr	Full floor. Open concept with 10 offices, conference room, storage and break room. AS-IS, Move-in ready.
Gateway II, Suite 600	5,300 - 22,219	NNN	\$10.00 sf/yr	Ready to space plan.
Gateway II, Suite 650	16,919 - 22,219	NNN	\$10.00 sf/yr	Large break room, 7 offices, bullpen areas.
Gateway II, Suite 825	3,758 - 13,877	NNN	\$10.00 sf/yr	Mostly open with break room. Ready to space plan.
Gateway II, Suite 850	1,198 - 13,877	NNN	\$10.00 sf/yr	
Gateway II, Suite 875	2,989 - 13,877	NNN	\$10.00 sf/yr	Reception, conference, 7 offices, break, and storage.
Gateway II, Suite 880	5,932 - 13,877	NNN	\$10.00 sf/yr	All open. Ready to space plan.



Location	Distance
Bush Intercontinental Airport (IAH)	1 mile
Downtown	16 miles
Texas Medical Center	20 miles
The Woodlands	21 miles
Port Houston	21 miles
Galleria	24 miles



GET MORE INFORMATION

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date