

OFFICE FOR LEASE

12254 QUEENSTON BLVD.

SUITE A



QUEENSTON BUSINESS PARK

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746

PRESENTED BY:

STEVEN GOMEZ

Broker Associate
C: (713) 305-2404
stevengomez@kwcommercial.com
666333, Texas

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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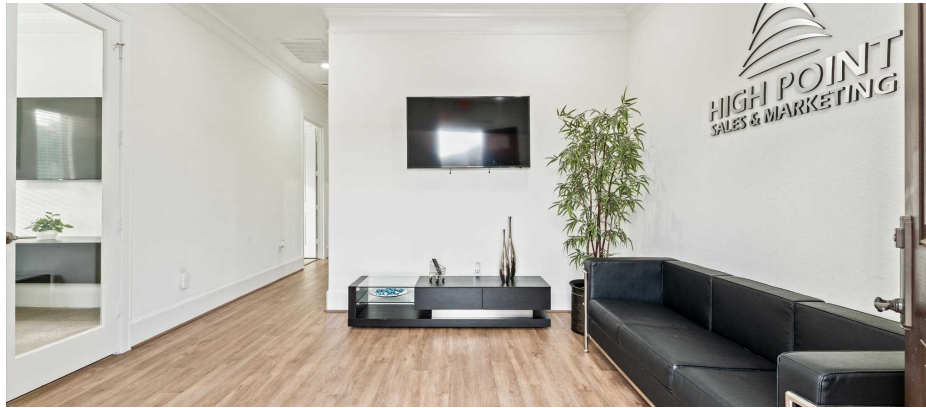
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QUEENSTON BUSINESS PARK

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Location Information

Building Name:	Queenston Business Park
Street Address	12254 Queenston Boulevard
City, State, ZIP	Houston, TX 77095
County:	Harris
Market:	Houston
Sub-market:	Copperfield Area
Cross Streets:	Queenston Blvd. & Barker Cypress

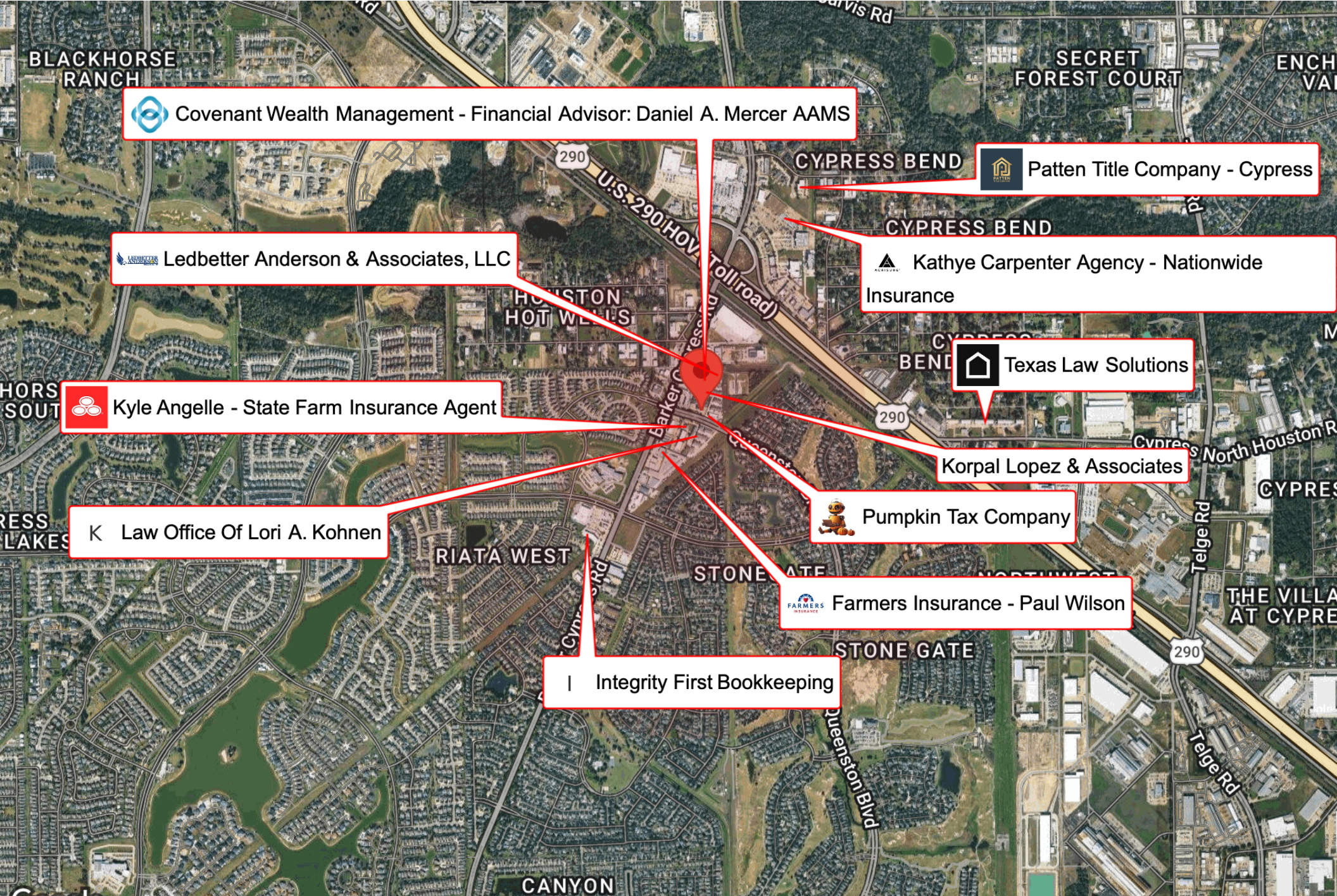


Property Highlights


Corner office condo unit located in the Queenston Business Park. Office unit consists of approximately 1,389 square feet of five individual offices, conference room, work space, front reception area, front and back entrance, two separate restrooms, and storage


BUSINESS MAP

12254 QUEENSTON BOULEVARD




 Covenant Wealth Management - Financial Advisor: Daniel A. Mercer AAMS

 Patten Title Company - Cypress

 Ledbetter Anderson & Associates, LLC


 Kathye Carpenter Agency - Nationwide Insurance


 Kyle Angelle - State Farm Insurance Agent

 Texas Law Solutions

 Law Office Of Lori A. Kohnen

Korpala Lopez & Associates

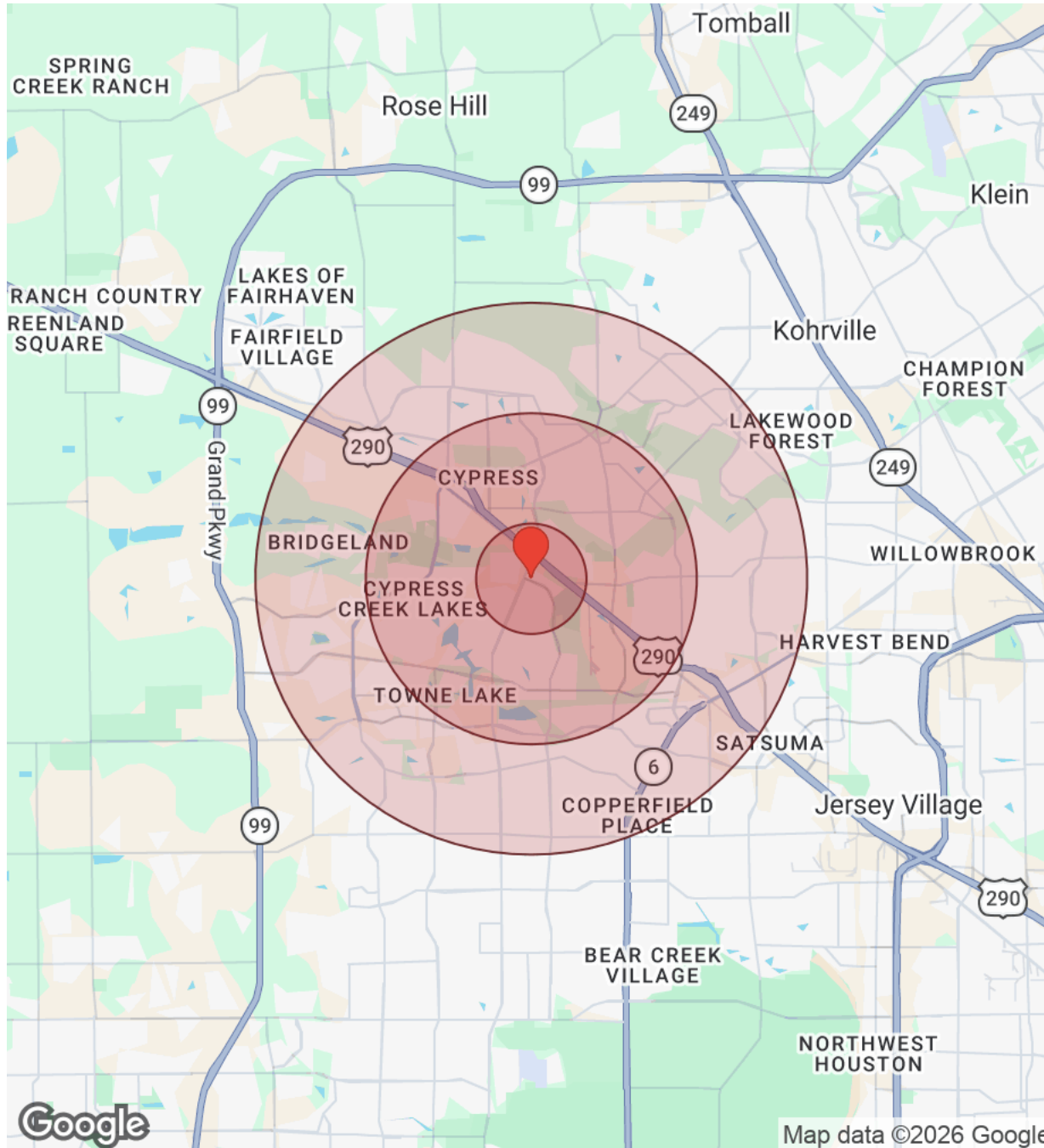
 Pumpkin Tax Company

 Farmers Insurance - Paul Wilson

| Integrity First Bookkeeping

DEMOGRAPHICS

12254 QUEENSTON BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	5,203	41,690	131,597
Female	5,415	43,727	137,767
Total Population	10,618	85,417	269,364

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,843	30,567	98,835
Occupied	3,528	28,124	90,707
Owner Occupied	2,399	21,246	65,405
Renter Occupied	1,129	6,878	25,302
Vacant	316	2,444	8,128

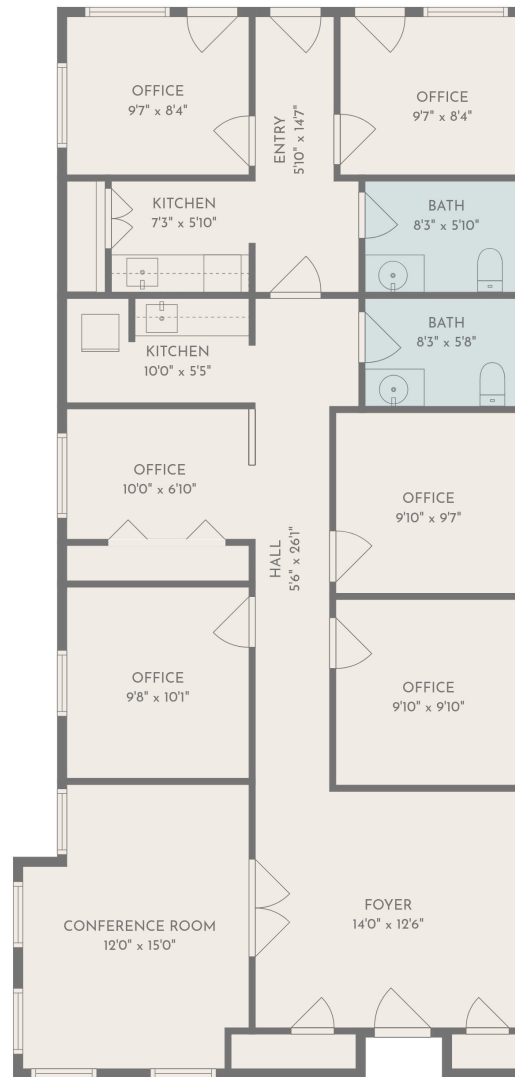
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,461	18,993	58,894
Ages 15 - 24	1,385	11,545	36,157
Ages 25 - 54	4,463	34,950	110,820
Ages 55 - 64	1,131	9,460	29,902
Ages 65+	1,178	10,469	33,592

Income	1 Mile	3 Miles	5 Miles
Median	\$92,114	\$123,671	\$115,571
Under \$15k	45	742	3,050
\$15k - \$25k	117	682	2,054
\$25k - \$35k	200	916	3,383
\$35k - \$50k	374	1,674	5,891
\$50k - \$75k	492	3,611	12,789
\$75k - \$100k	782	3,489	11,994
\$100k - \$150k	517	6,192	18,671
\$150k - \$200k	343	3,827	12,976
Over \$200k	657	6,991	19,899

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

FLOOR PLAN

12254 QUEENSTON BOULEVARD



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.

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.

Keller Williams Realty Professionals	588569-BB	broker@kwp77.com	(281) 444-3900
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Mona C Currey	691635-B	Broker@kwp77.com	(281) 444-3900
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Melissa Edwards	639085-SA	supervisor@kwp77.com	(281) 444-3900
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Steven Gomez	666333-B	steven.gomez@kw.com	(713) 305-2404
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date