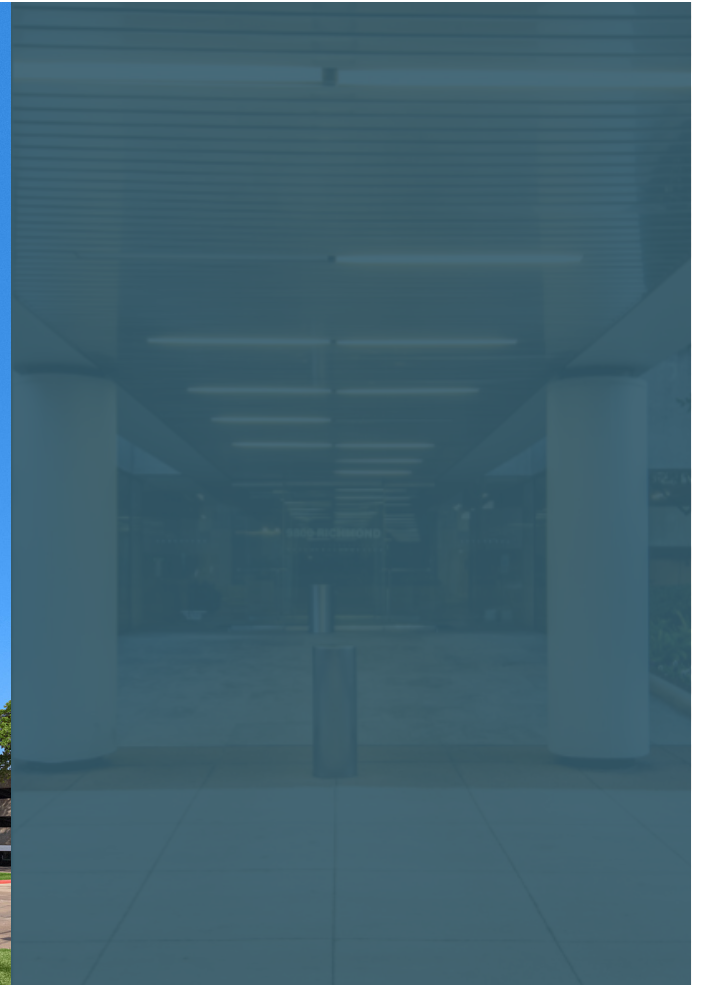


FIRST CLASS WESTCHASE OFFICE | FOR LEASE

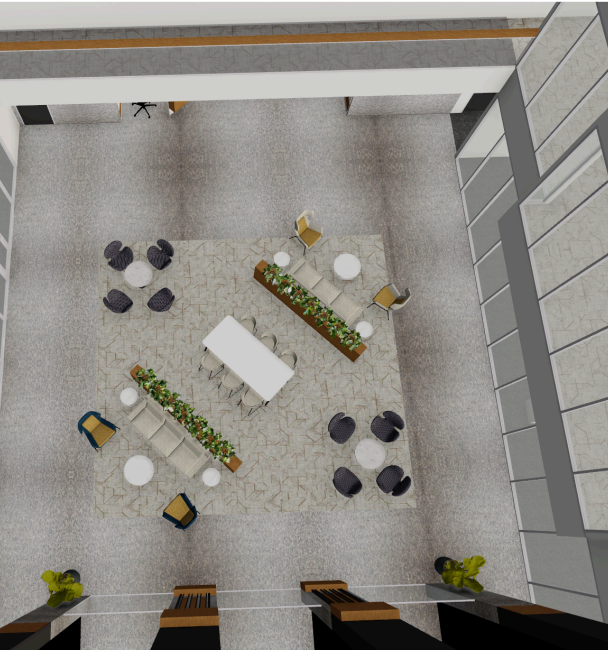


**UNDER NEW OWNERSHIP
LOBBY RENOVATIONS UNDERWAY**

9800 RICHMOND AVE. | HOUSTON, TX | 77042



NEW LOBBY RENOVATIONS UNDERWAY!





FLOORS 8

PARKING 4.0 / 1,000

NEW OWNERSHIP PLANNED UPDATES

▪ Lobby enhancements & modernization - in progress

▪ Onsite cafe - coming soon 

FEATURES

▪ New fitness center 

▪ New state of the art conference center/training room 

▪ Newly renovated tenant lounge & 24/7 microdeli 

▪ Recently renovated restrooms

▪ Onsite security

▪ Onsite ownership

▪ Multilevel parking garage with covered walkway

▪ Convenient Westchase location

▪ 3 Minutes from Beltway 8

PROPERTY HIGHLIGHTS



NEW TENANT LOUNGE

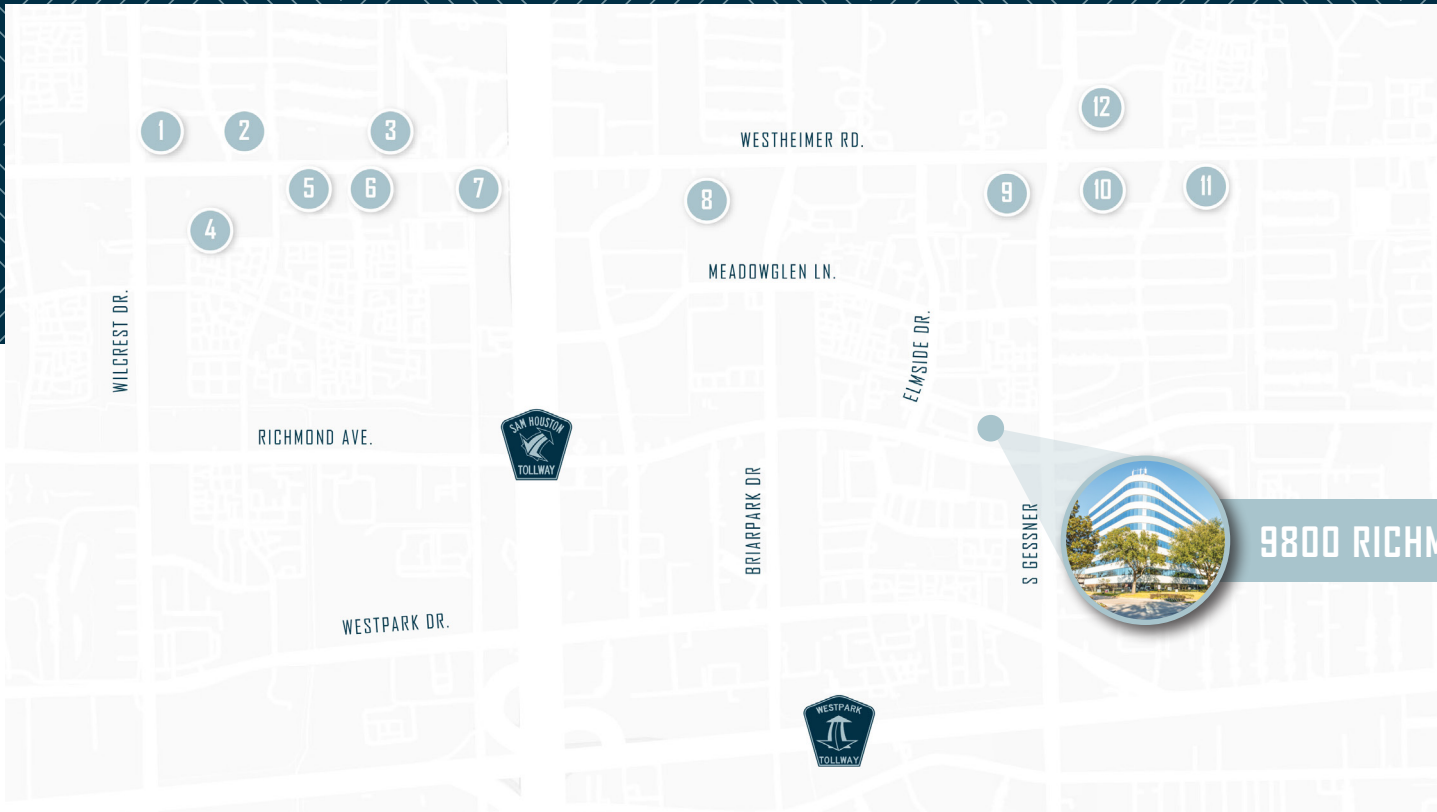


NEW FITNESS CENTER



NEW CONFERENCE / TRAINING FACILITY





9800 RICHMOND

- 1**

 - Walgreens
 - Office Depot
 - Beck's Prime
 - Pho Van
 - Kim's Teahouse
 - Firehouse Subs
- 2**

 - Koto
 - Salata
 - General Joe's Chopstix
 - Wendy's
- 3**

 - Smoothie King
 - Panera Bread
 - Mod Pizza
 - Yogurtland
 - Black Rock Coffee Bar
- 4**

 - Target
 - Whole Foods Market
 - Ross Dress for Less
 - Half Price Books
 - Petco
 - Five Below
 - Torchy's Tacos
 - Taco Cabana
 - Dimassi's
 - Jason's Deli
 - Smoosh Cookies
- 5**

 - Dunkin'
 - McDonald's
 - Brookstreet BBQ
- 6**

 - Taco Bell
 - Banh Mi Bon
 - Kolache Factory
 - Jimmy John's
 - Pizza Hut
 - China Cottage
- 7**

 - Chase
 - Whataburger
- 8**

 - La Madeleine
 - Chili's Grill & Bar
 - The Original Marini's Empanada House
 - Eggcellence Cafe & Bakery
 - Outback Steakhouse
 - Subway
 - Fornos of Italy
 - Wingstop
 - Masala Wok Indian
 - Marble Slab Creamery
 - Thai Cottage
 - Westchase Marriott
- 9**

 - Kroger
 - Big Lots
 - Pappa's Bar-B-Q
 - Benihana
 - Westchase Hilton
- 10**

 - Tesla
 - LA Fitness
 - Shipley Do-Nuts
 - Jack in the Box
- 11**

 - Aldi
 - Dollar Tree
- 12**

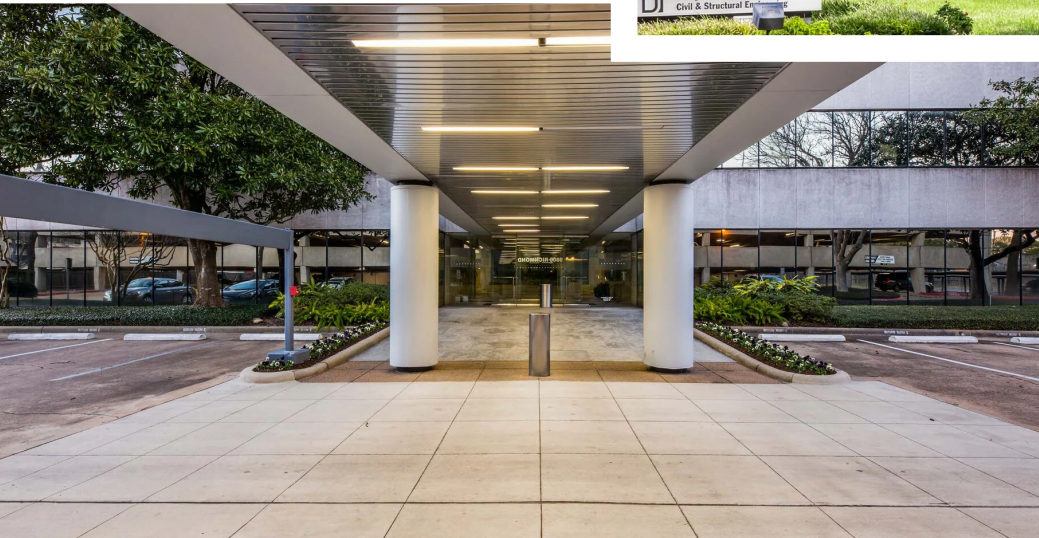
 - Randall's
 - Walgreens
 - El Tiempo Cantina
 - The Teahouse
 - Jersey Mike's Subs
 - Blaze Pizza

NEARBY AMENITIES



NEW OWNERSHIP PLANNED UPDATES

- Lobby enhancements & modernization - in progress
- Onsite cafe - coming soon



BLAKE VIRGILIO, SIOR, CCIM | PRINCIPAL

713.744-7465

bvirgilio@lee-associates.com

CHRIS LEWIS, SIOR | MANAGING PRINCIPAL

713.744.7441

clewis@lee-associates.com

BILL INSULL, CCIM | PRINCIPAL

713.744.7463

binsull@lee-associates.com



LEE & ASSOCIATES - HOUSTON

(713) 744-7400

Lee-Associates.com/Houston

10497 Town & Country Way, Suite 700 | Houston, Texas 77024

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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.

2-10-2025



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.

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. **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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date