



BELVOIR

REAL ESTATE GROUP, LLC

For Lease

**BROADFIELD
PARK TEN OFFICE SPACE**

15810 Park Ten Place
Houston, TX 77084

FOR LEASE | *Office Space Available*

BROADFIELD AT PARK TEN

HOUSTON, TX 77084



PROPERTY DESCRIPTION

Broadfield at Park Ten is located in the heart of the Energy Corridor. Strategically located between Sam Houston Parkway and the Grand Parkway with easy access to major thoroughfares including I-10 and HWY 6. The building is conveniently located near hotels and restaurants such as the Marriott, Embassy Suites, Salata and Lupe Tortilla.

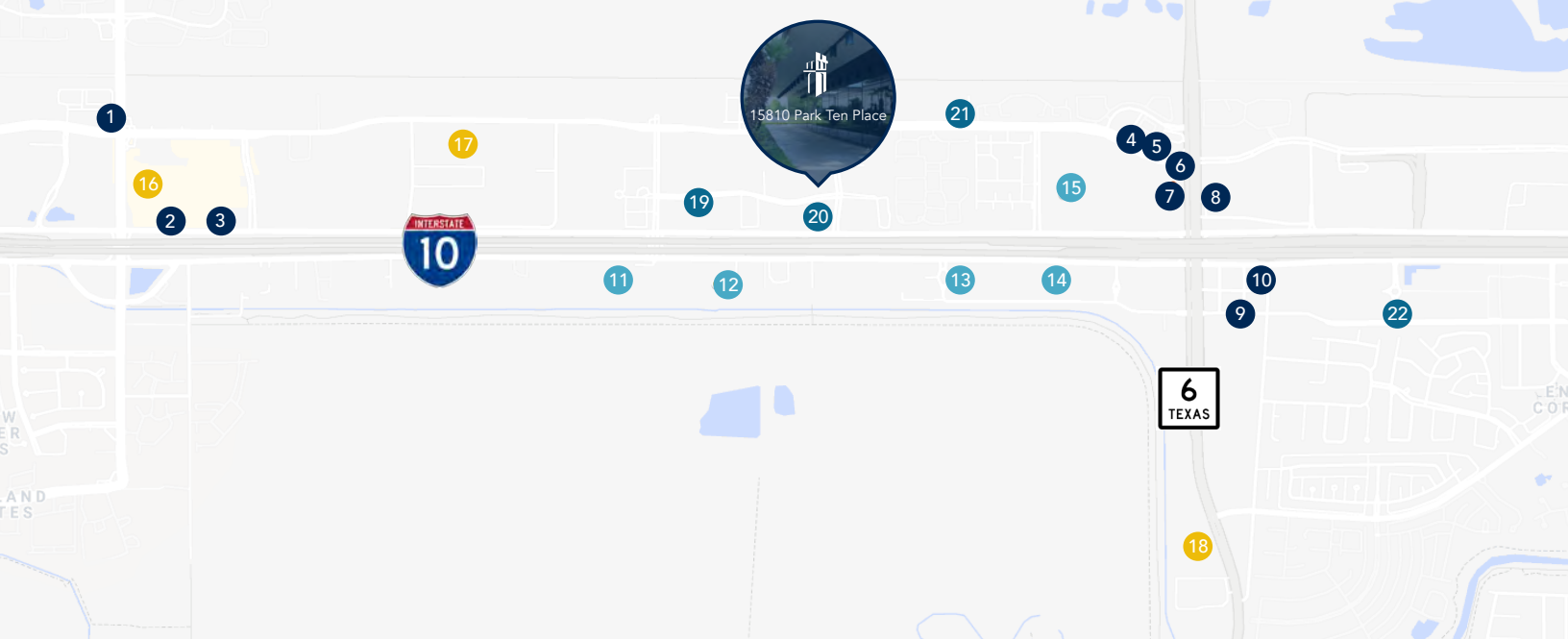
PROPERTY HIGHLIGHTS

- \$24.50 per RSF Full Service
- 3-story, 85,050 RBA office building
- 28,342 RSF per floor
- 1,000 - 3,500 SF availability
- 3-5+ year Lease Term
- Parking: 3.75 per 1,000 RSF
- Extensive renovation completed in 2014
- Upgraded security cameras
- New HVAC systems installed
- Card-Key access
- Digital directory



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Dining

- 1 Starbucks
- 2 El Rancho
- 3 Lucky's Pub
- 4 Chick Houz
- 5 Mamasan Sushi
- 6 Pho Kim Kim
- 7 Brother's Pizzeria
- 8 Christian's Tailgate Bar & Grill
- 9 Salata
- 10 Lupe Tortilla

Hospitality

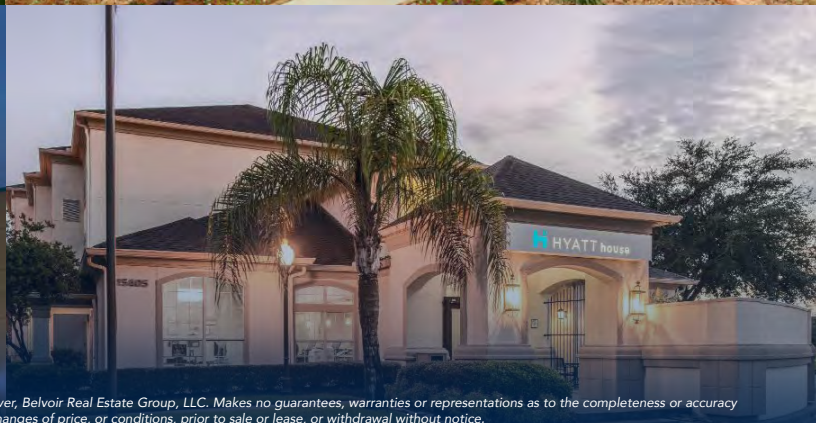
- 11 Embassy Suites
- 12 Marriott
- 13 Hyatt House
- 14 Fairfield Inn & Suites by Marriott
- 15 Top Golf

Health & Fitness

- 16 Dynamic Fitness
- 17 CrossFit
- 18 Barker Cypress Pharmacy

Oil & Gas

- 19 Blade Energy Partners
- 20 AMPP International
- 21 AIA Engineering
- 22 BP
- 23 Conoco Phillips



BELVOIR

Belvoir Real Estate Group
15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC. Makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



FOR 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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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>Belvoir Real Estate Group, LLC</u>	<u>9001128</u>	<u></u>	<u>(713) 332-8202</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Designated Broker's Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Agent's Supervisor's Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>713-332-8220</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date