



FinialGroup

±739 SF - ±13,523 SF - FOR LEASE

Newly Renovated Neighborhood Office Building in the Galleria Area
2401 Fountain View Drive, Houston, Texas 77057



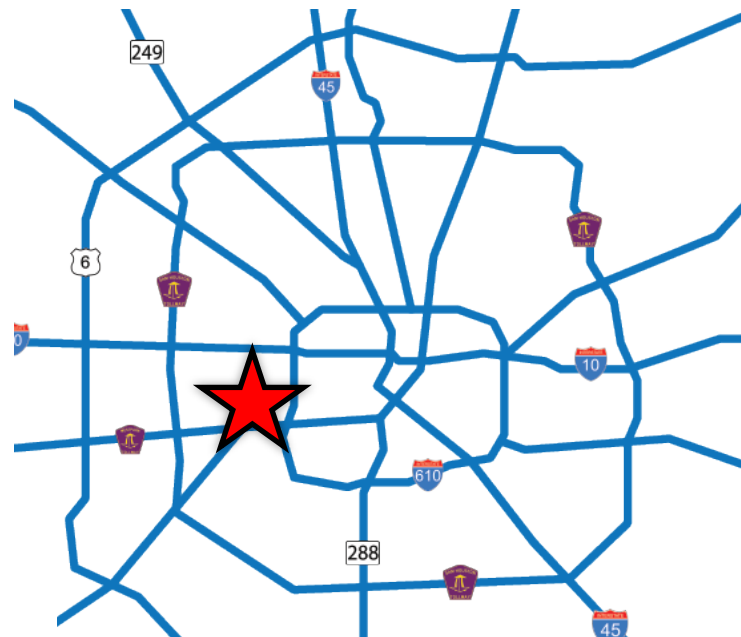
[Click Here for Virtual Tour!](#)

NEWLY RENOVATED LOBBY AND COMMON AREAS

Property Features:

- New Building Conferencing Facility
- On-site Security & Property Management
- 3:1,000 Parking Ratio
- Five (5) Story Secured Parking Garage with Direct Access to Building and Ample Surface Parking
- Four (4) Elevators Serving the Building; Two (2) Elevators Serving the Garage
- Building Hours: 7AM – 6PM (M-F); 8AM – 2PM (Sat)
- After-hours Card Key Access
- **NEW OWNERSHIP & MANAGEMENT**
- **Contact Broker for Pricing**

Location:



Contact

Dylan Schopper, CCIM, SIOR
713.422.2089
Dylan.Schopper@FinialGroup.com

Chase Tucker
713.422.2097
Chase.Tucker@FinialGroup.com

Stephanie Flores
832.572.3564
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Common Corridor & Restroom Renovation



Building Conferencing Facility



New Spec Suite



Newly Renovated Lobby

NEW BUILDING RENOVATIONS!



New Micro Market



New Food Court

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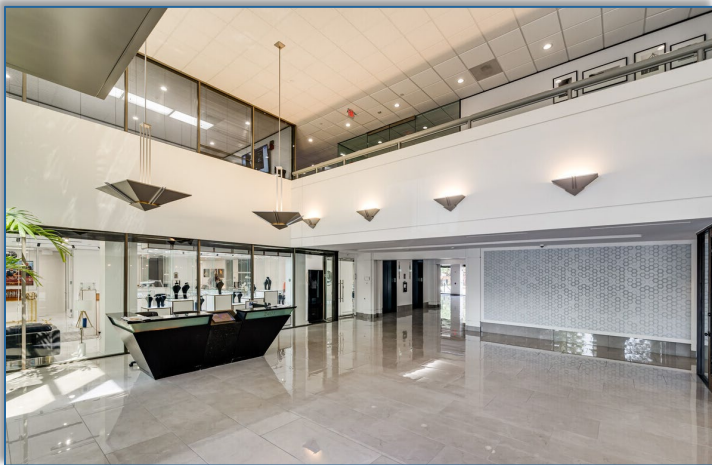
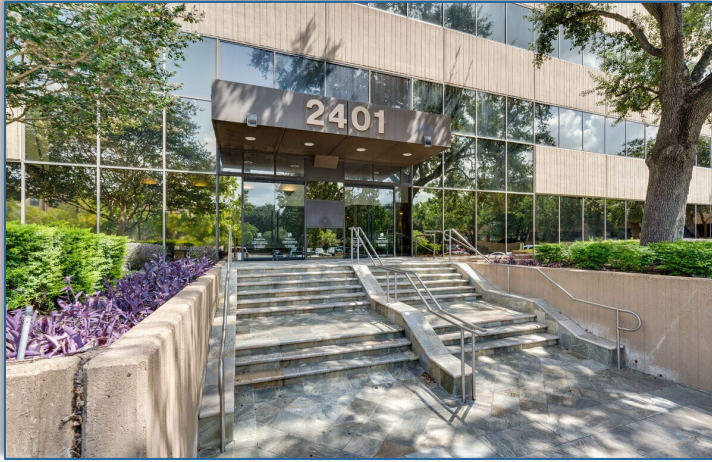




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Available Suites

Suite 220	3,720 SF
Suite 300	8,030 SF
Suite 312	RECENTLY LEASED
Suite 314	1,058 SF
Suite 316	1,011 SF
Suite 420	RECENTLY LEASED
Suite 505	1,713 SF
Suite 520	1,103 SF
Suite 622	RECENTLY LEASED
Suite 630	4,065 SF
Suite 803	2,346 SF
Suite 808	1,952 SF
Suite 818	1,918 SF
Suite 827	RECENTLY LEASED
Suite 830	739 SF
Suite 903	1,089 SF
Suite 1000	13,523 SF

2401 Fountain View is just west of the Galleria between San Felipe and Westheimer Road. The property has received in excess of \$2.5 million in capital improvements since ownership changed hands in Q4 2017. The close proximity to the Tanglewood and Briargrove neighborhoods offers corporate executives a nearby office opportunity. The building is also in close proximity to popular restaurants such as Pappas Bro. Steakhouse, Nobu, The Palm, and local Houston favorites such as Molinas, Beck's Prime, and Carrabba's.

Managed By **Finial Group, LLC**

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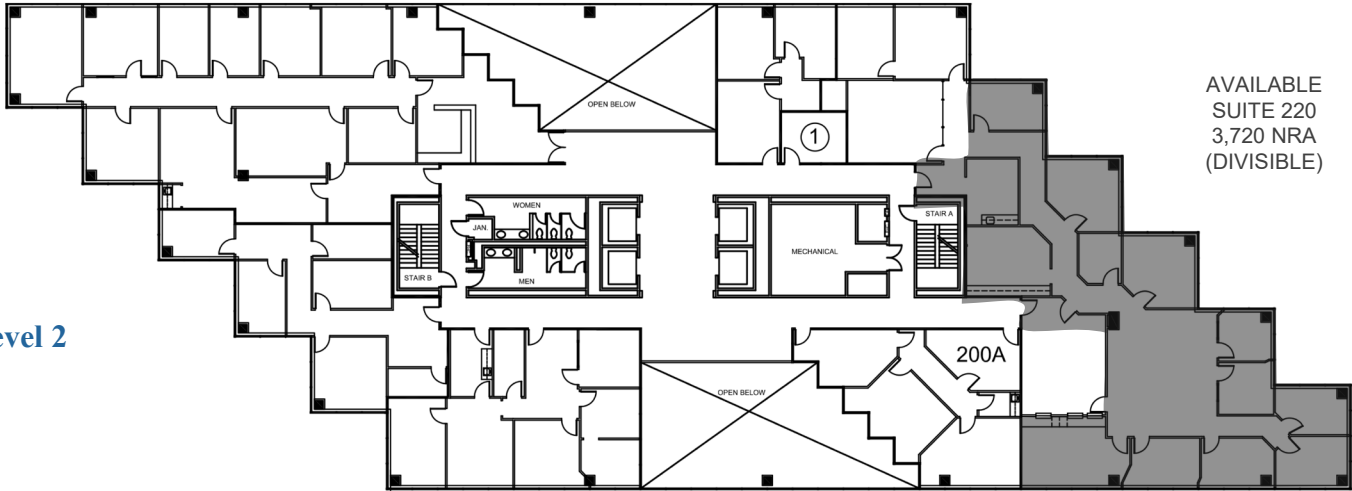


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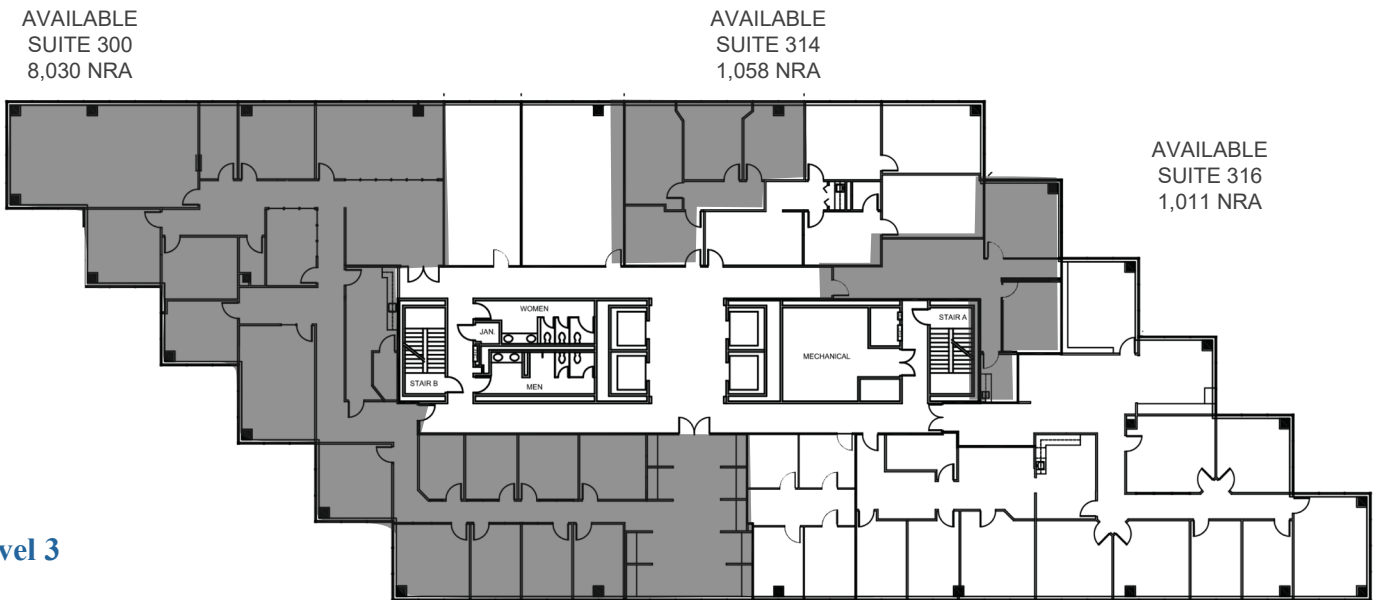
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Level 2



AVAILABLE
SUITE 220
3,720 NRA
(DIVISIBLE)

Level 3



AVAILABLE
SUITE 300
8,030 NRA

AVAILABLE
SUITE 314
1,058 NRA

AVAILABLE
SUITE 316
1,011 NRA

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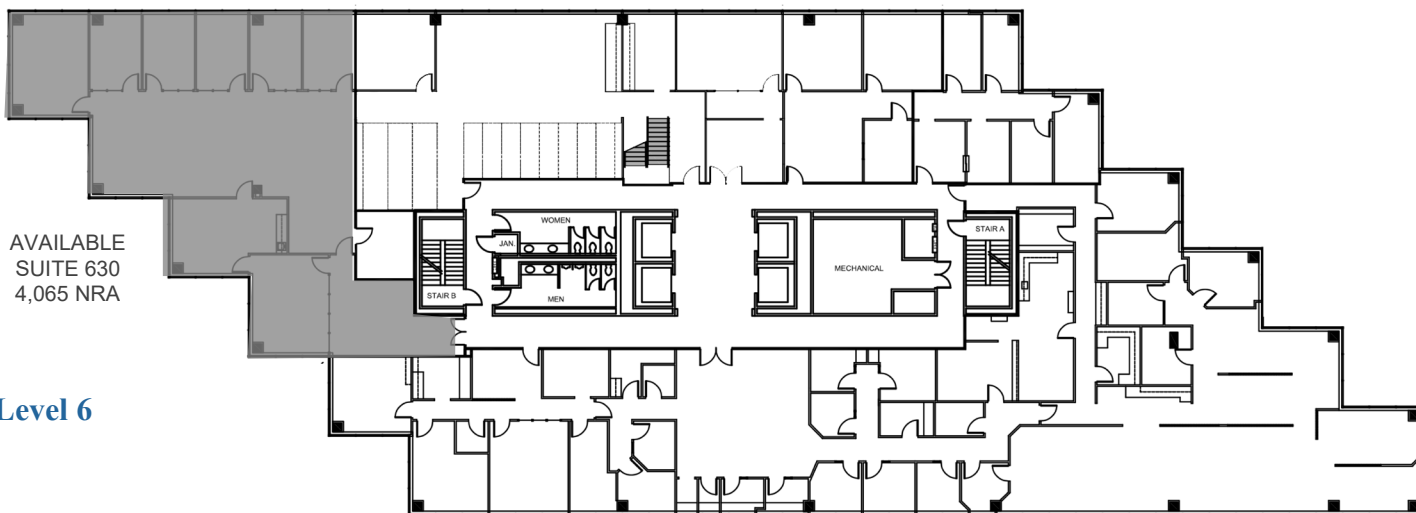
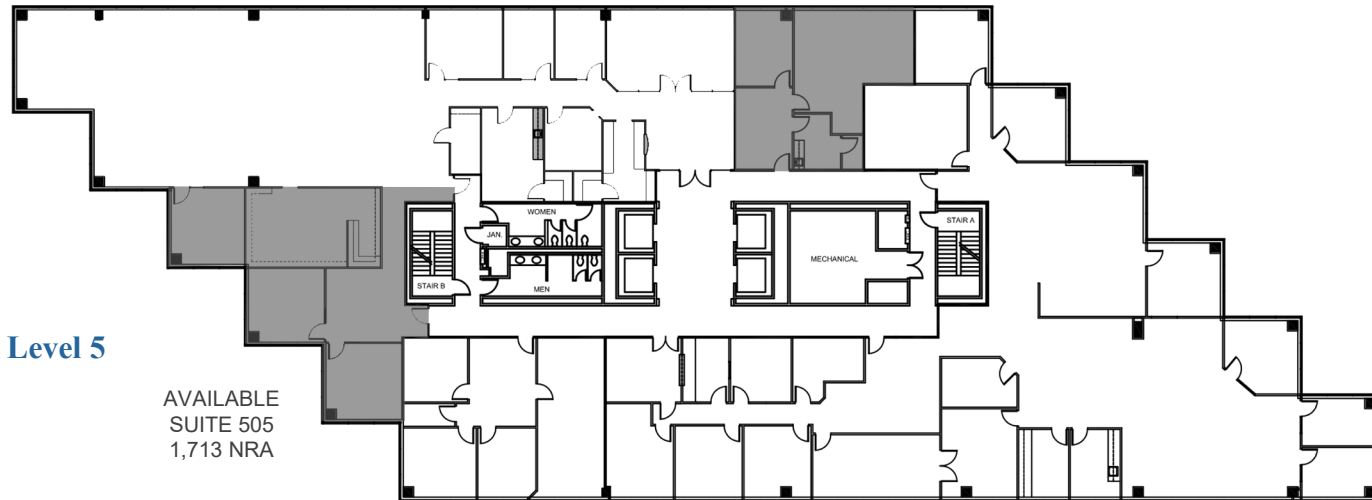




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AVAILABLE
SUITE 520
1,103 NRA



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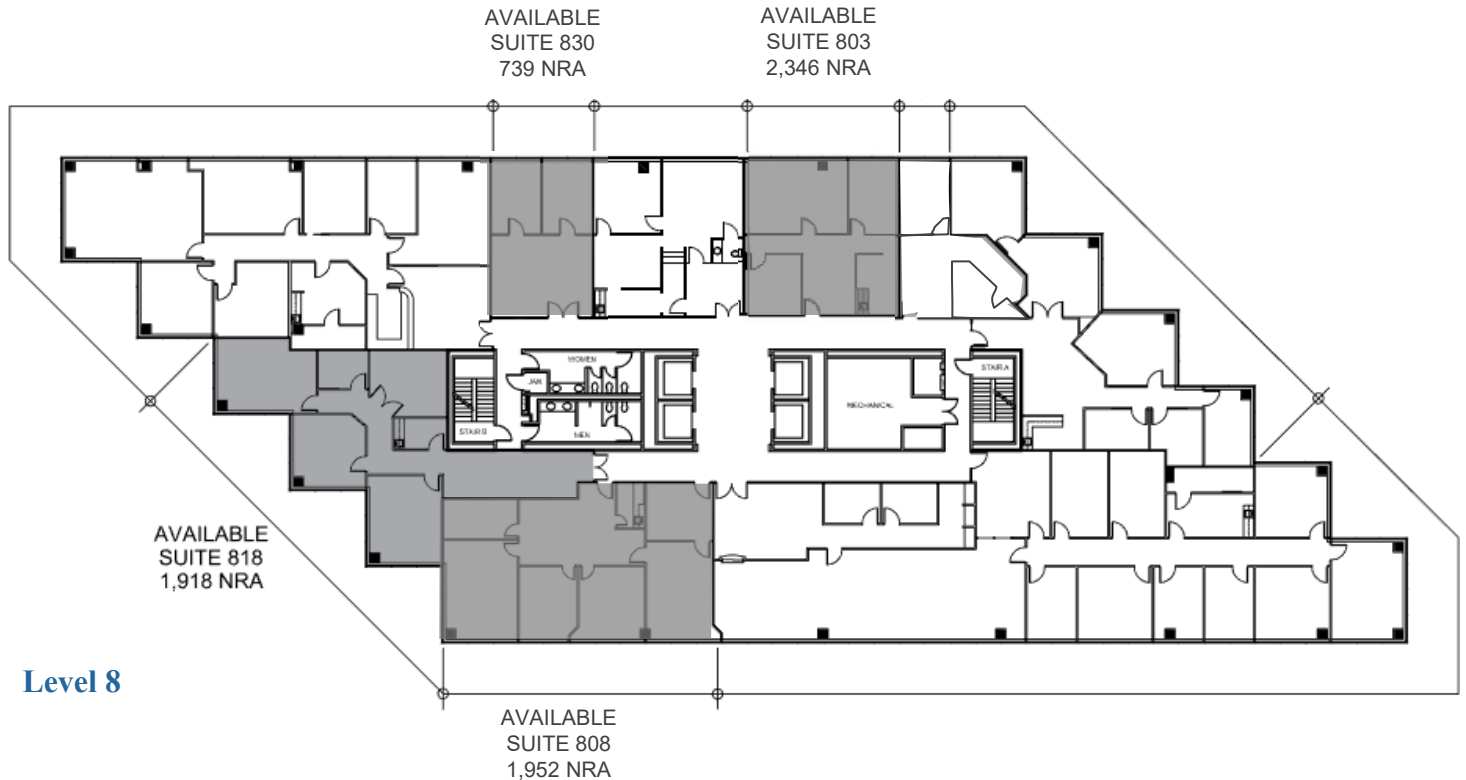
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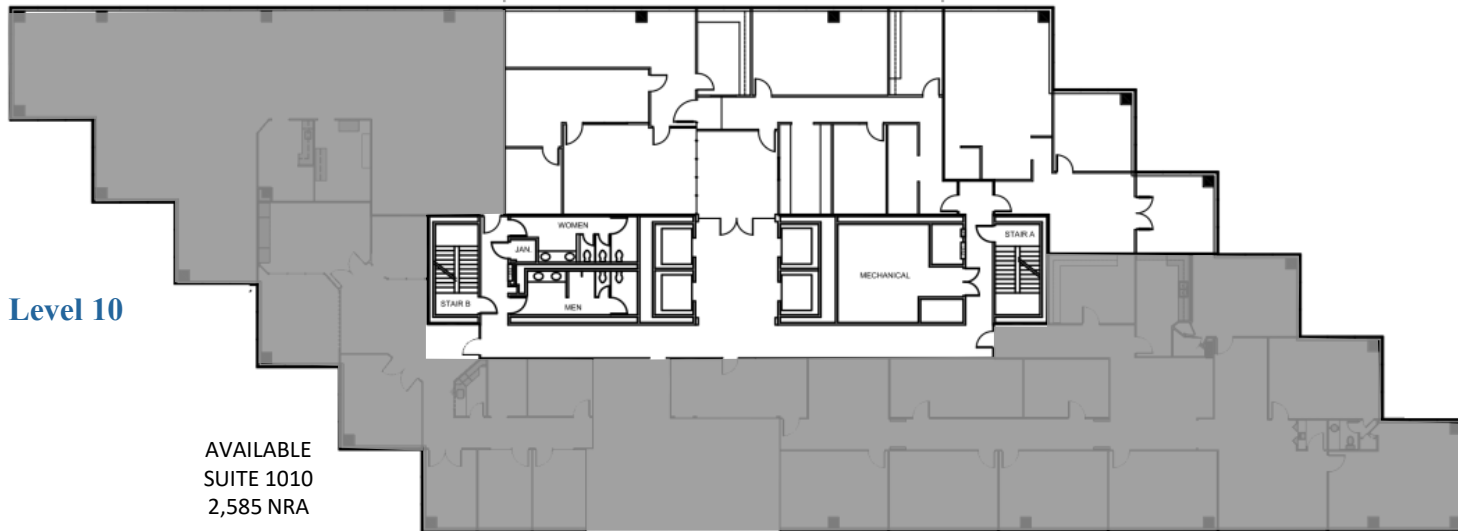
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AVAILABLE
SUITE 1030
3,913 NRA

Level 10



AVAILABLE
SUITE 1010
2,585 NRA

AVAILABLE
SUITE 1007
1,041 NRA

AVAILABLE
SUITE 1000
5,984 NRA



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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 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.

Finial Group, LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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