

FOR LEASE

WESTCHASE SERVICE CENTER

AVAILABLE SUITES

(10645 Building 1)

-Suite 130 5,850/sf

(10635 Building 3)

-Suite 100A 2,681/SF

(10655 Building 4)

-Suite 180 3,198/sf

-Suite 130B 2,100/SF



Clarion Properties, LTD.

WESTCHASE SERVICE CENTER

SITE PLAN

BUILDING 1
Total SF: 27,930 SF
(10645)

BUILDING 2
Total SF: 12,354 SF
(10625)

BUILDING 3
Total SF: 14,326 SF
(10635)

BUILDING 4
Total SF: 24,393 SF
(10655)

BUILDING 5
Total SF: 35,734 SF
(10665)

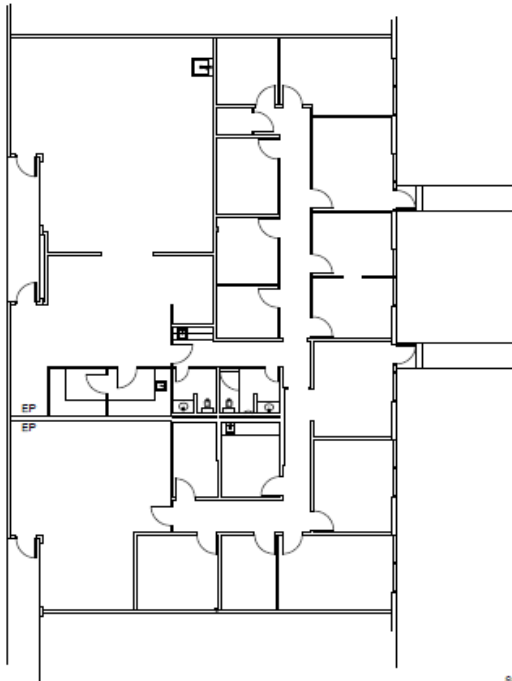
BUILDING 6
Total SF: 12,096 SF
(10669)

BUILDING 7
Total SF: 16,286 SF
(10675)



AVAILABLE

10645 Richmond, Building One, Suite 130, Houston, Texas



SCALE: 1/16" = 1'-0"

SPACE SUMMARY

LEASABLE AREA 5,850 sq. ft.
OFFICE AREA 3,519 sq. ft.
TRUCK DOORS 2 • 1 Potential

LEGEND

EP Electric Panel
TP Telephone Panel
SR Sprinkler Riser

For Information Contact:

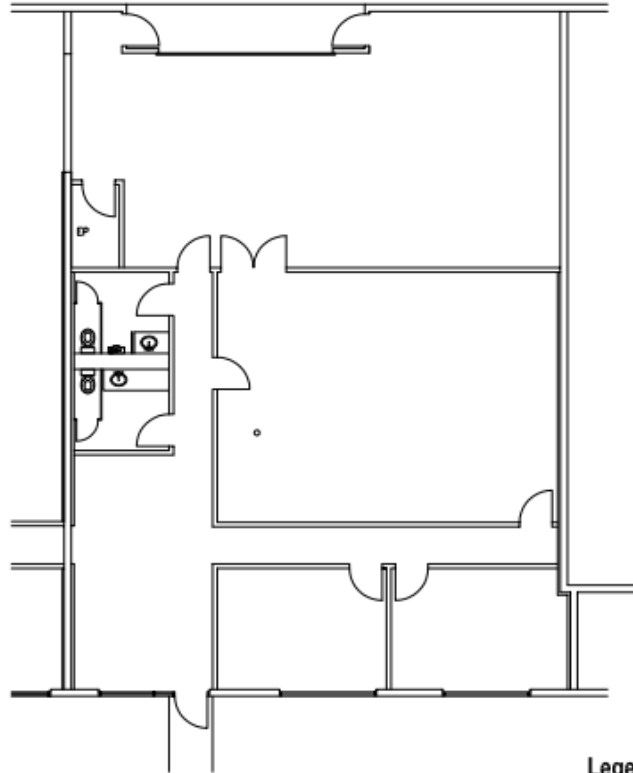
SEALY & COMPANY, L.L.C.
713-688-6300



THIS PLAN IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY. ALL INFORMATION IS SUBJECT TO CHANGE.

AVAILABLE

10655 Richmond, Building Four, Suite 180, Houston, Texas



Space Summary

Leasable Area	3,198 SQ. FT.
Office Area	1,825 SQ. FT.
Truck Door	1

Legend

EP	Electrical Panel
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Clarion Properties, LTD.



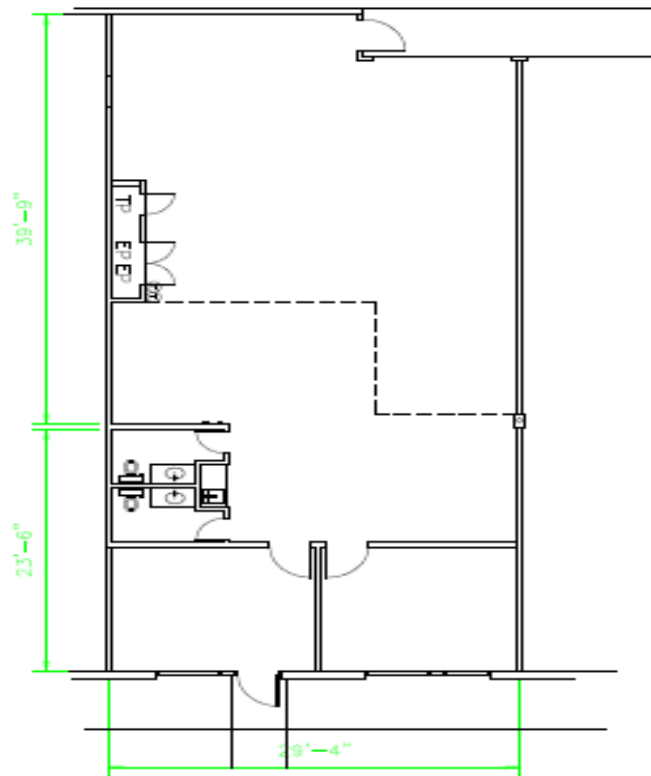
Randy Fertitta
Managing Broker

Office: (713) 963 - 0963
Mobile: (713) 269 - 3211
rfertitta@earthlink.net

Leasing | Brokerage | Consulting

AVAILABLE

10655 Richmond, Building Four, Suite 130B, Houston, Texas



SCALE: 1"=10'

SPACE SUMMARY

LEASABLE AREA	2,100 sq. ft.
OFFICE AREA	1,000 sq. ft.
TRUCK DOORS	1

LEGEND

EP	Electric Panel
TP	Telephone Panel
SR	Sprinkler Riser

For Information Contact:

SEALY & COMPANY
713-688-6300

10606 Hempstead Road, Suite 100 • Houston, TX 77092



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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.

Clarion Properties	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
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

TAR 2501

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056
Joe Evans

Information available at www.trec.texas.gov

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Phone: (281)955-5535 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Information About