14515 Briarhills Pkwy

Houston, TX 77077

For Lease | Office/Executive suites

McALPINE INTERESTS

Property Highlights

Primary Use: Office/ Executive Suites

Area of Town: West Houston

Building Size: 25,470 SF

Available Space: 5,009 SF

- -Suite 115: 933 SF
- -Suite 208: 91 SF - 221 SF
- (*Individual executive suite offices*)
- -Suite 212: 1,969 SF
- -Suite TBD: ~1,109 SF

Smallest Available: 91 SF

Lease Rate: $17.50/SF/YR NRA; Full Service; See executive pricing on floor plan

For Information, Contact:
Jeff Bennett
Office: 281.312.0700
jeff@mi-cre.com

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Property Description:

- A beautiful location in the trees with extensive exterior and interior landscaping
- An attractive atrium lobby with scenic glass elevator
- New HVAC installed in 2016
- Clean and neat building with professional management
- Free surface parking is available. Ratio is 3.5/1,000 SF NRA, and covered spaces are $35 plus tax/month.

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Atrium

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Location Description:

- Located in a non-congested area for easy access
- Just off Highway 6, south of I-10 in the Energy Corridor
- Easy access to Highway 6, I-10, Beltway 8, and the Westpark Tollway

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Executive Suites:

- Move in ready individual executive suites
- Quiet work environment in a professional setting
- Individual offices with doors located on the first and second floor for easy access and reduced contact
- Kitchen available to heat take-out or delivered meals
- Conference room and reception area included
- Small building allows for easy social distancing
- Convenient location for reduced drive times

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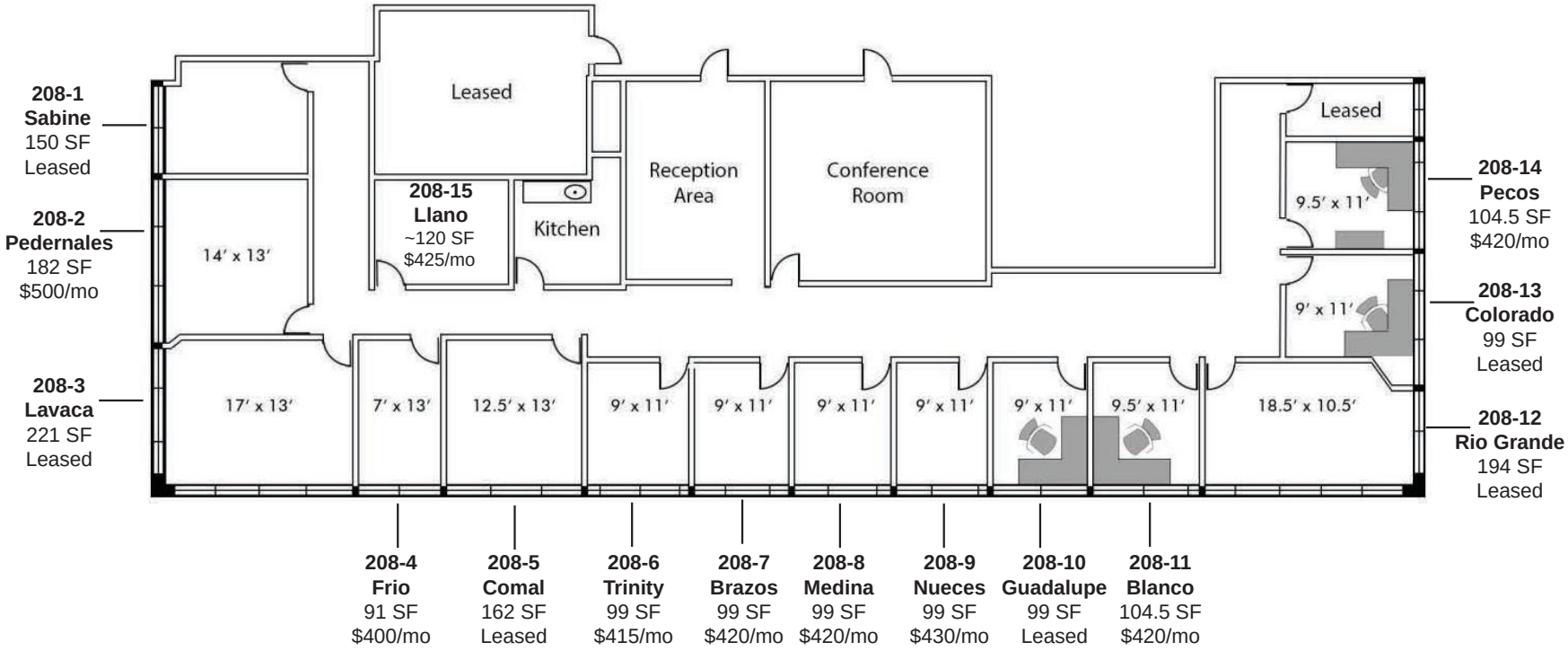
Suite 208 - Executive Suites



★ Furniture in dark grey is onsite and ready to get you started.

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Floor Plans

1st Floor

2nd Floor

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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. **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 & A BROKER SHOULD BE IN WRITING & 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.

Dapar, Inc. dba McAlpine Interests	313655	adam@mi-cre.com	281-973-4562
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent	License No.	Email	Phone
Jeff Bennett	602095	jeff@mi-cre.com	281 -312-0700
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**

IABS 1-1

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