



4200

4200 SOUTH SHEPHERD
HOUSTON, TX 77098

FOR LEASE | OFFICE SPACE

McALPINE  INTERESTS



PROPERTY HIGHLIGHTS

Primary Use: Office

Area of Town: Rice Village/ West
University Area

Building Size: 12,473 SF

Available Space: 7,389 SF

- Suite 205: 694 SF
- Suite 208: 627 SF
- Suite 220: 1,293 SF
- Suite 225: 2,541 SF
- Suite 260: 1,465 SF
- Suite 270: 769 SF
- **Lease Rate:** Call for Information; Full Service

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MCALPINEINTERESTS.COM

McALPINE  INTERESTS

PROPERTY DESCRIPTION:

- Two-story garden office building
- Free covered parking
- Parking ratio: 3/1,000 SF NRA

LOCATION DESCRIPTION:

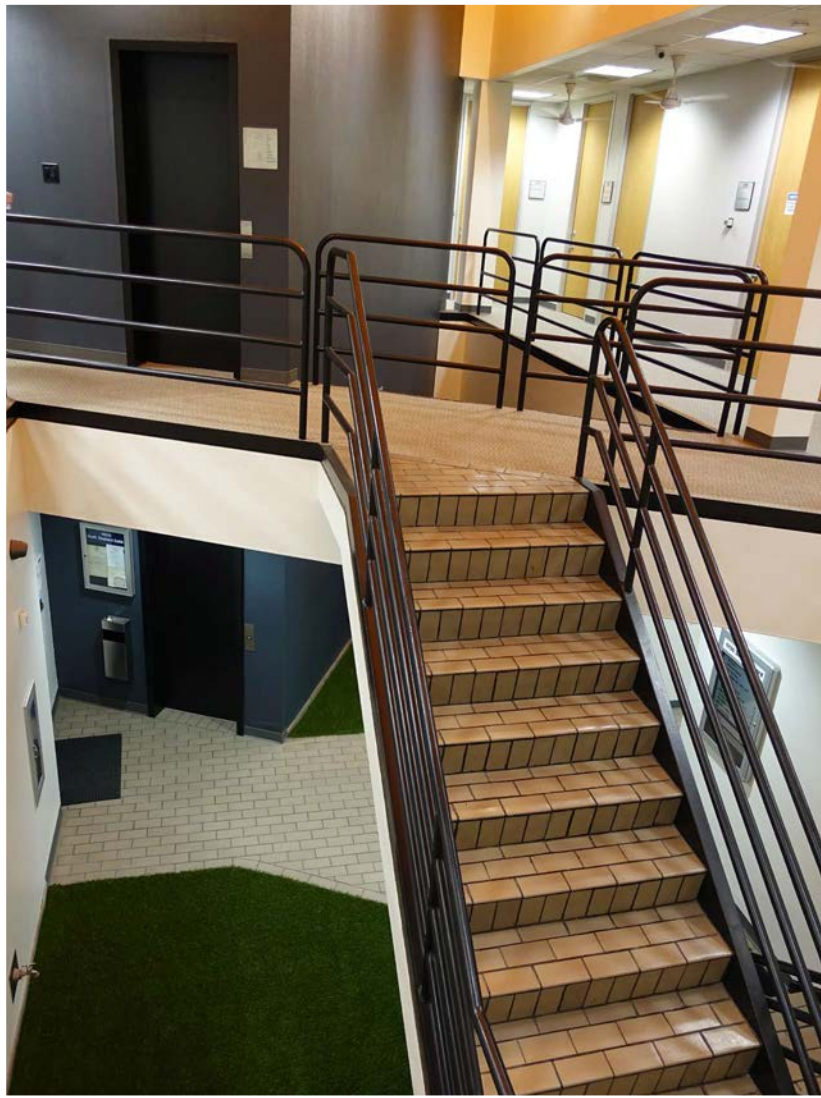
- Located in the Rice Village/West University area in Houston, TX
- Excellent business location - just south of the Southwest Freeway with easy access to the CBD, Greenway, Medical Center, and Galleria



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MCALPINEINTERESTS.COM

McALPINE  INTERESTS



TOTAL RENOVATIONS COMPLETED IN
2018.

FOR INFORMATION, CONTACT:

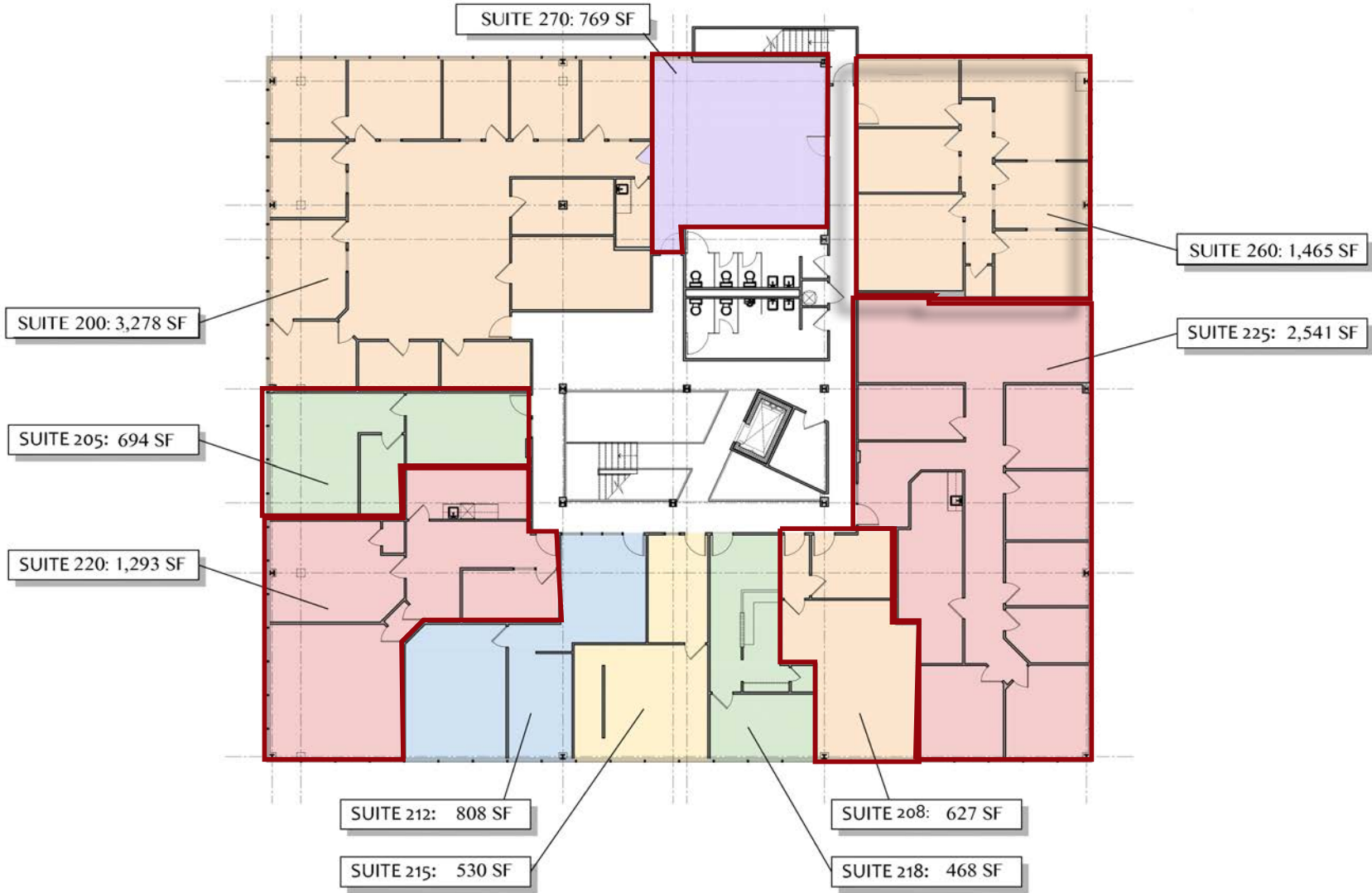
ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MCALPINEINTERESTS.COM

McALPINE  INTERESTS

FLOOR PLAN

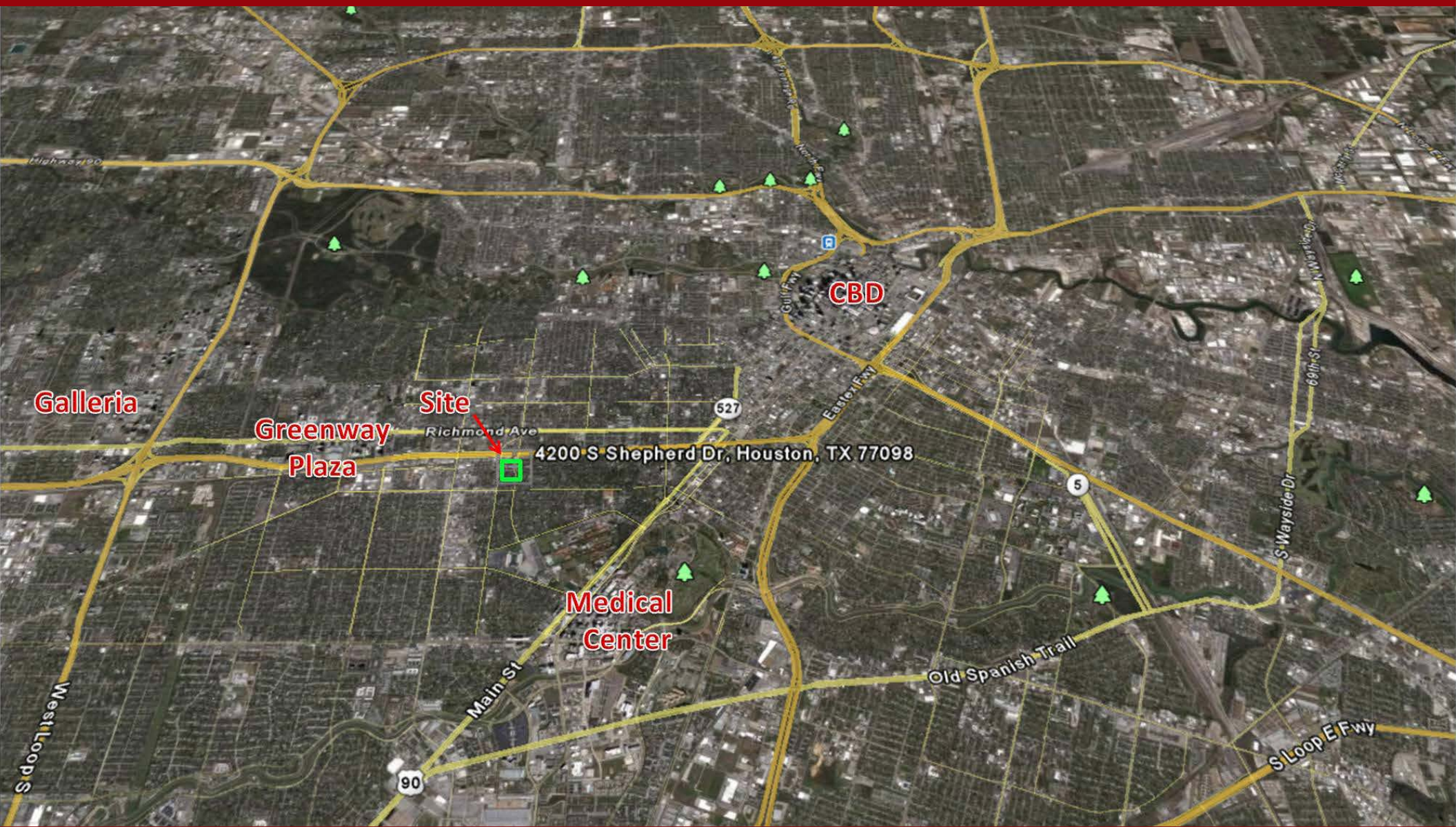


FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MCALPINEINTERESTS.COM



This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

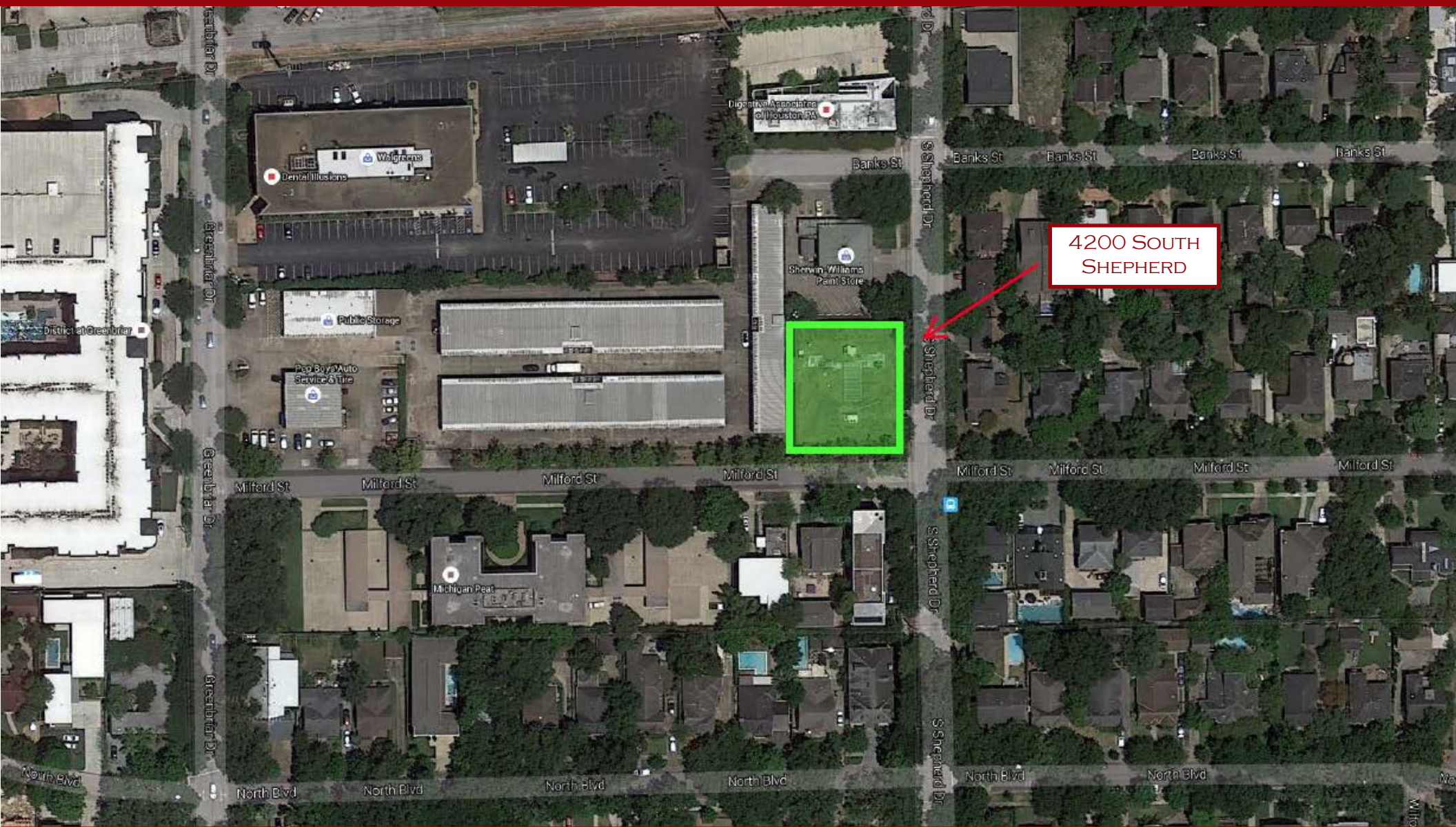


FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MCALPINEINTERESTS.COM

McALPINE  INTERESTS

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MCALPINEINTERESTS.COM

McALPINE  INTERESTS

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

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 & 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.

| | | | |
|---|------------------------------|--|------------------------------|
| <u>Dapar, Inc. dba McAlpine Interests</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name | <u>313655</u> License No. | <u>roddy@mc Alpineinterests.com</u> Email | <u>281 973 0456</u> Phone |
|---|------------------------------|--|------------------------------|

| | | | |
|---------------------------|-------------|-------|-------|
| _____ | _____ | _____ | _____ |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | |
|------------------------------------|-------------|-------|-------|
| _____ | _____ | _____ | _____ |
| Licensed Supervisor of Sales Agent | License No. | Email | Phone |

| | | | |
|------------------------------|-------------|-------|-------|
| _____ | _____ | _____ | _____ |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS
1-0

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MCALPINEINTERESTS.COM

McALPINE  INTERESTS

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.