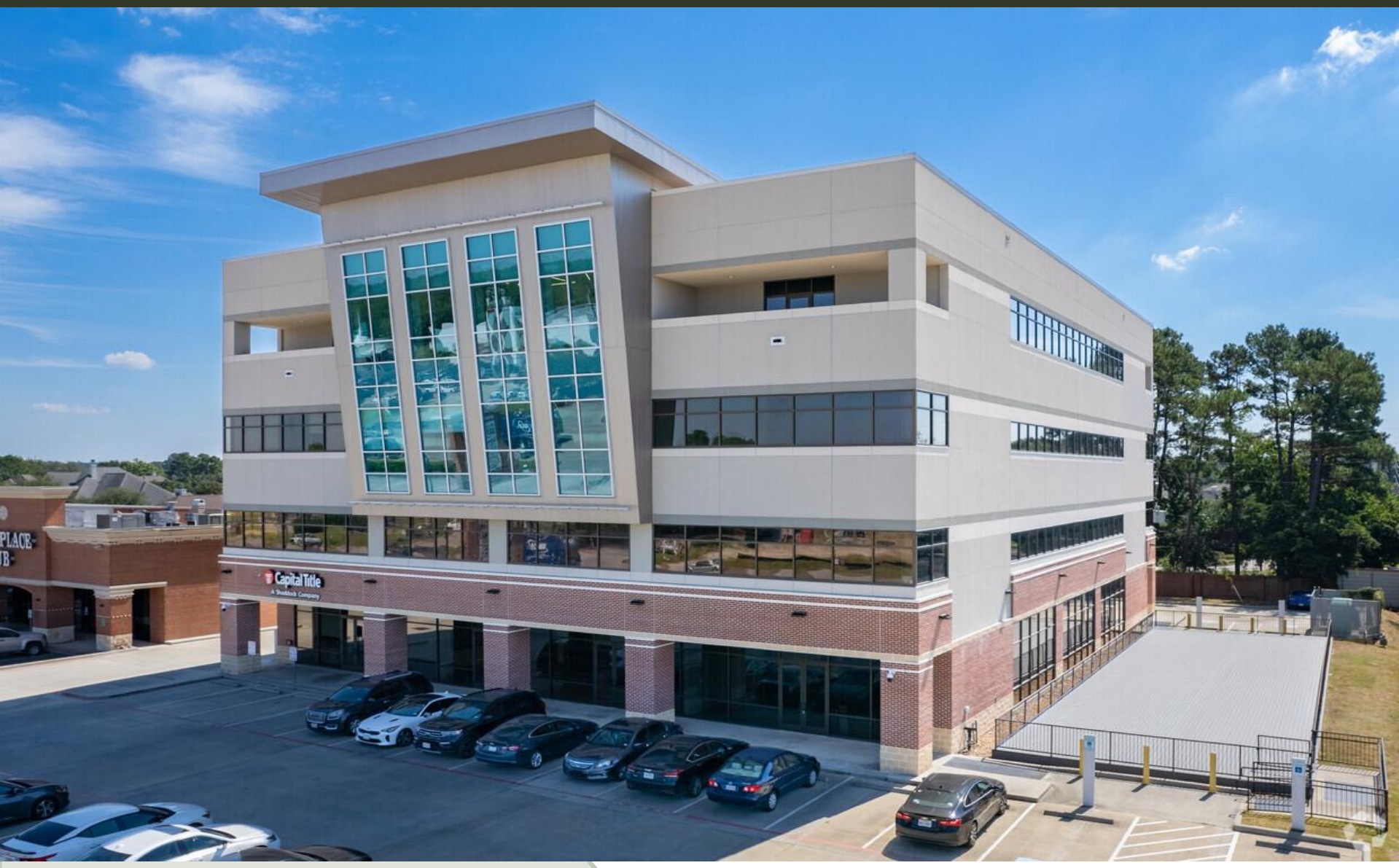
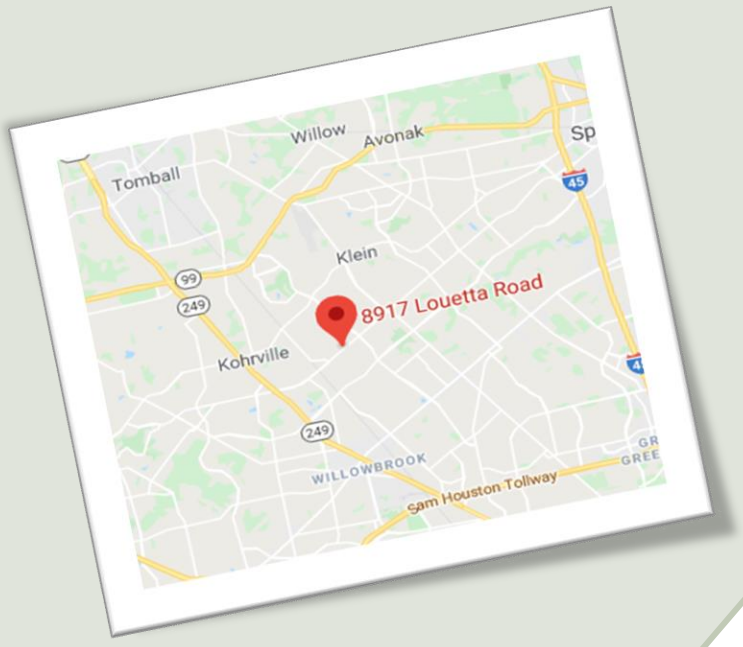
Wind Energy Plaza

8917 Louetta Road

Four Story Office Building



- **23K+ CONTIGUOUS SPACE AVAILABLE**
- **PRIME 1ST FLOOR OFFICE/RETAIL SPACE AVAILABLE**



AVAILABLE SPACES:

- Total Available Space: 28,621 SF
- Office/Retail: 1st Floor – 4,640 SF
- Office: 2nd Floor – 13,348 SF (single-tenant)
- Office: 3rd Floor – 10,633 SF (multi-tenant)
- Suite 302 – 988 SF (proposed spec suite)

BUILDING FEATURES:

- 53,549 SF
- Signage Available
- Traffic Counts: 30k – 38k VPD (Louetta Rd)
- Class A Office/Retail Building
- $25.00 PSF Full Service
- 3% Annual Increases
- 3-7 Year Lease Term
- 75 parking spaces available; 138 additional parking spaces available in adjoining retail lot

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Four Story Office Building

Wind Energy Plaza is an office/retail building in the Champion Forest and Vintage Park areas. Positioned along Louetta Road, it is conveniently located along a major east-west artery in North Houston, situated near master-planned communities, retail, dining, medical and fitness centers. The property is ideal for any company looking to be in a live/work office environment.

- Located less than 2 miles from Highway 249
- Conveniently located near the thriving Vintage Park upscale shopping district.
- Close to Whole Foods
- Childcare options nearby including Primrose Schools

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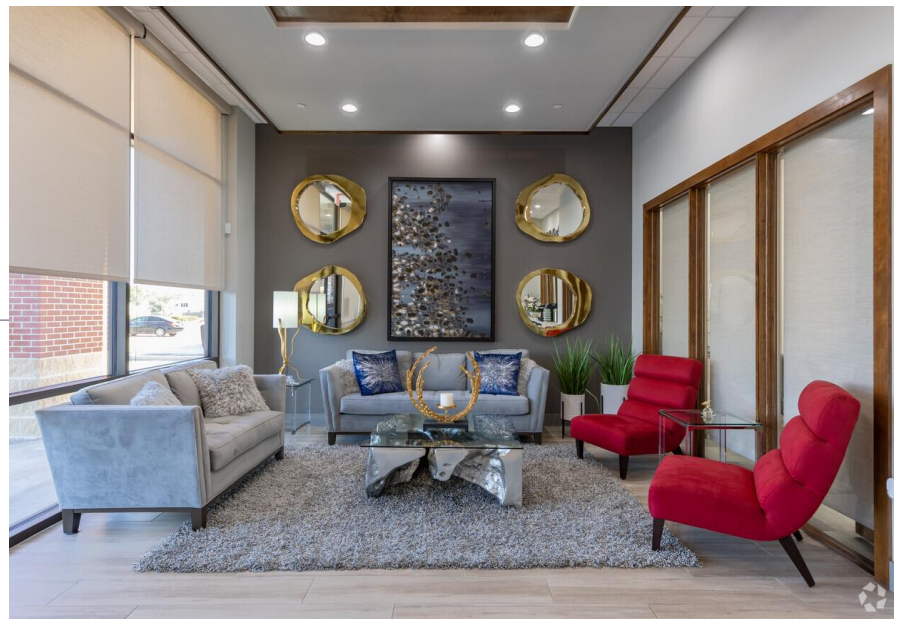

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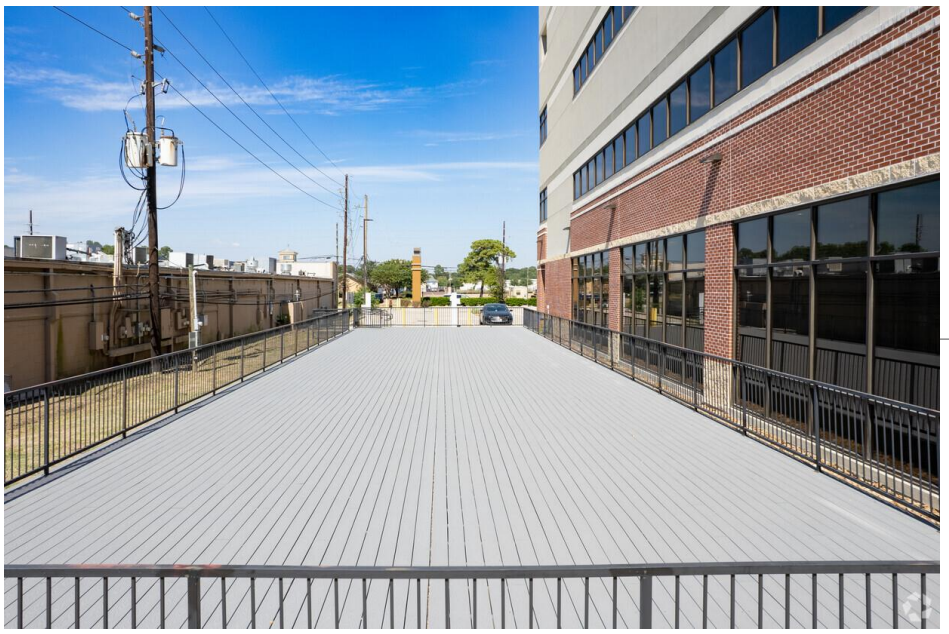
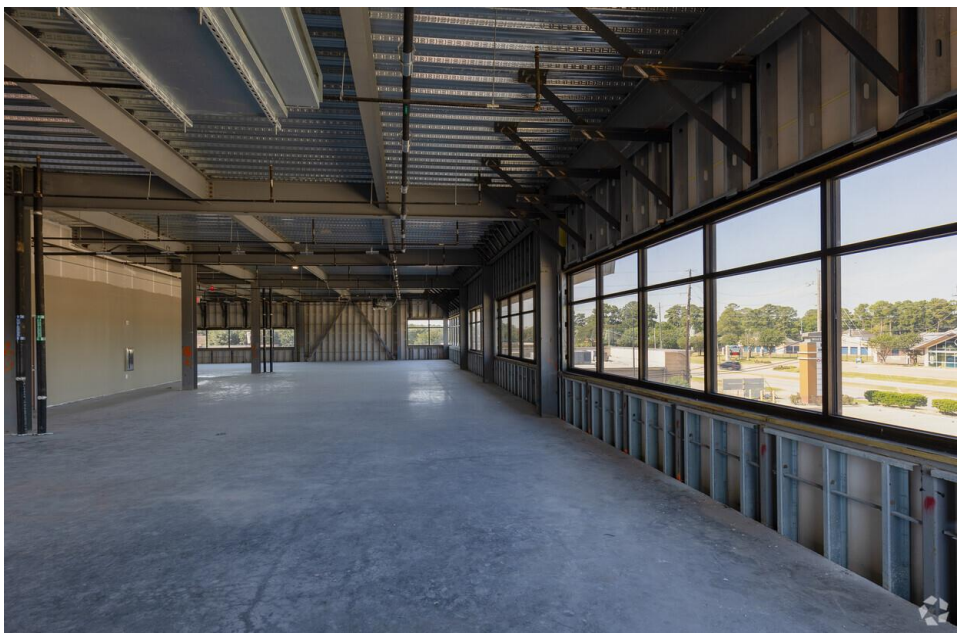
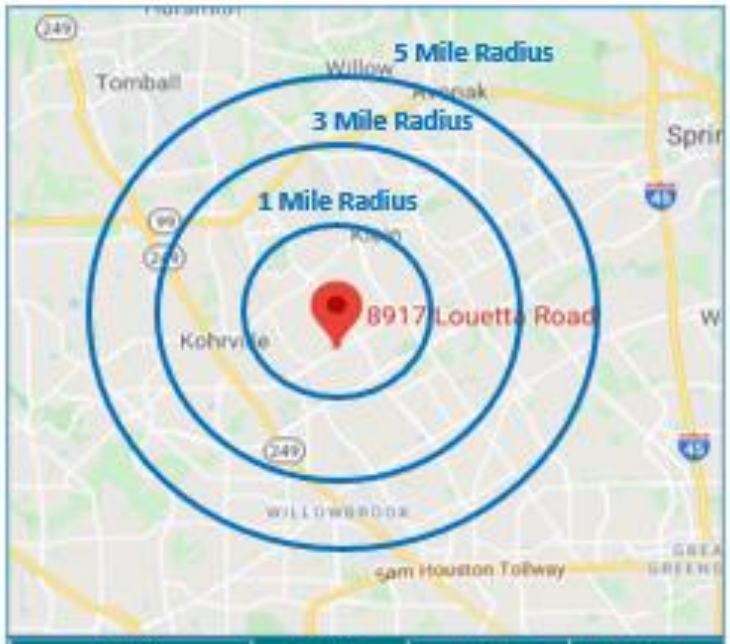




Demographics



2020	1-Mile	3-Mile	5-Mile
Population	85,480	101,120	282,961
Avg. HH Income	102,619	110,646	104,859
# Households	24,124	40,144	103,672

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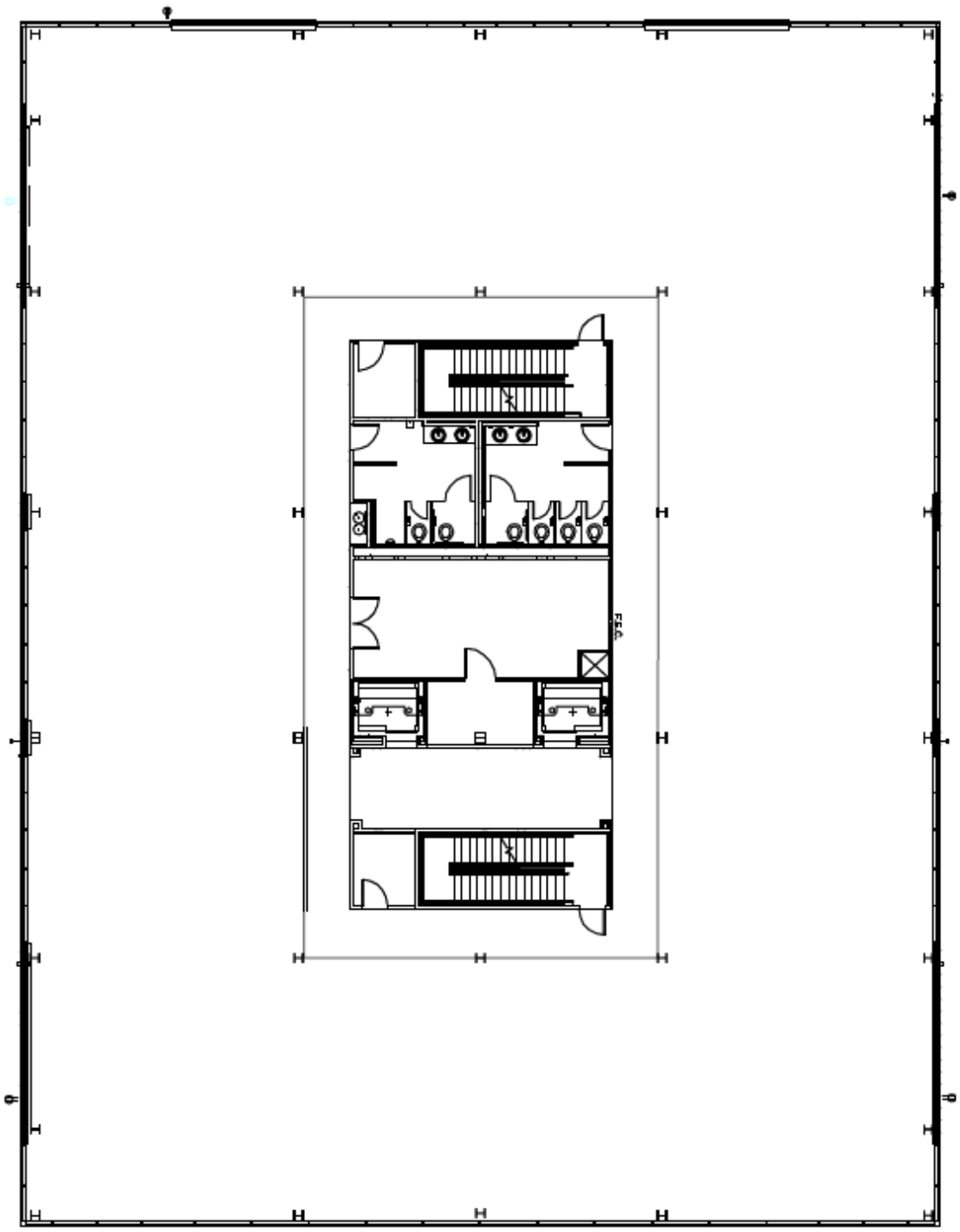
Four Story Office Building

SECOND FLOOR
FOR LEASE

Office: 13,348 SF (divisible)

WIND ENERGY OFFICE

8917 LOUETTA RD.
SPRING, TEXAS



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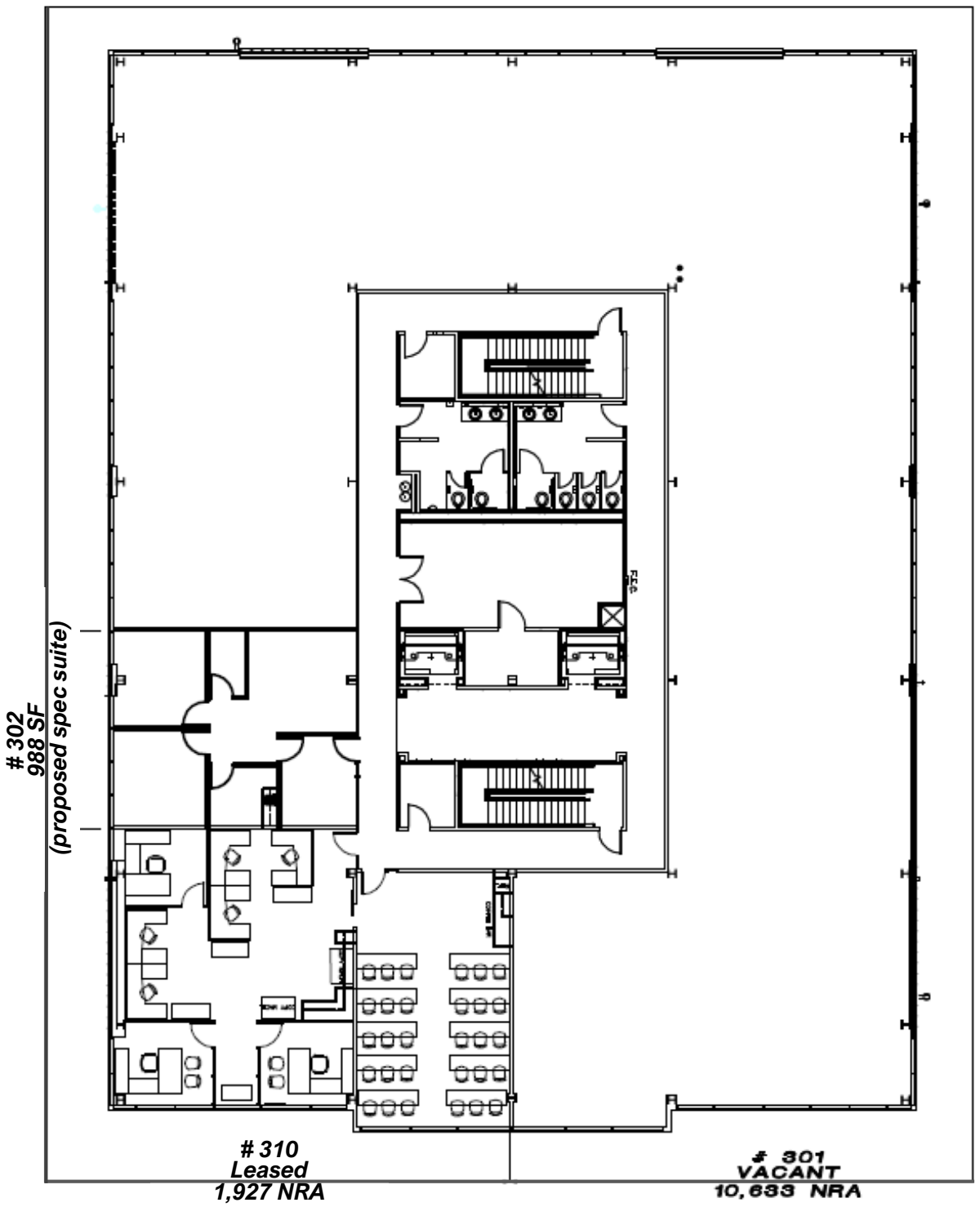
THIRD FLOOR
FOR LEASE

11,421 SF Available (Divisible)
Suite 302 is proposed

WIND ENERGY OFFICE
8917 LOUETTA RD.
SPRING, TEXAS



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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

B.Pennington Commercial Real Estate, Inc.	404012	brenda@penningtoncommercial.com	(713)621-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Designated Broker of Firm	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
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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TXR 2501

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