

FOR LEASE

THE OFFICES AT VINTAGE MARKETPLACE

10103 Louetta Road, Houston, TX 77070

2,250 SF

Turn-Key Units

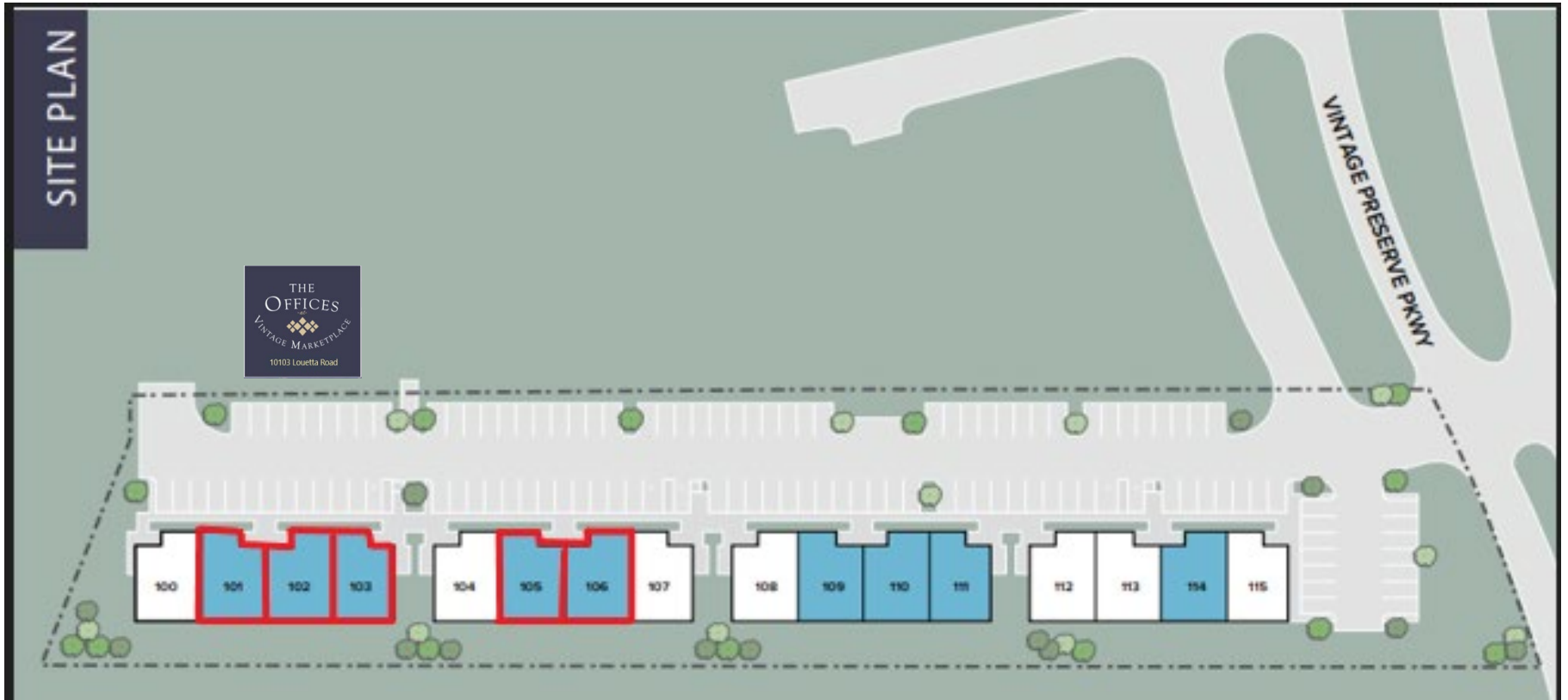


THE  
OFFICES  
*-at-*  
VINTAGE MARKETPLACE

10103 Louetta Road



## Available Units For 12 – 24 Months Lease



Building A – Unit 101	2,250 SF
Building A – Unit 102	2,250 SF
Building A – Unit 103	2,250 SF
Building B – Unit 105	2,250 SF
Building B – Unit 106	2,250 SF

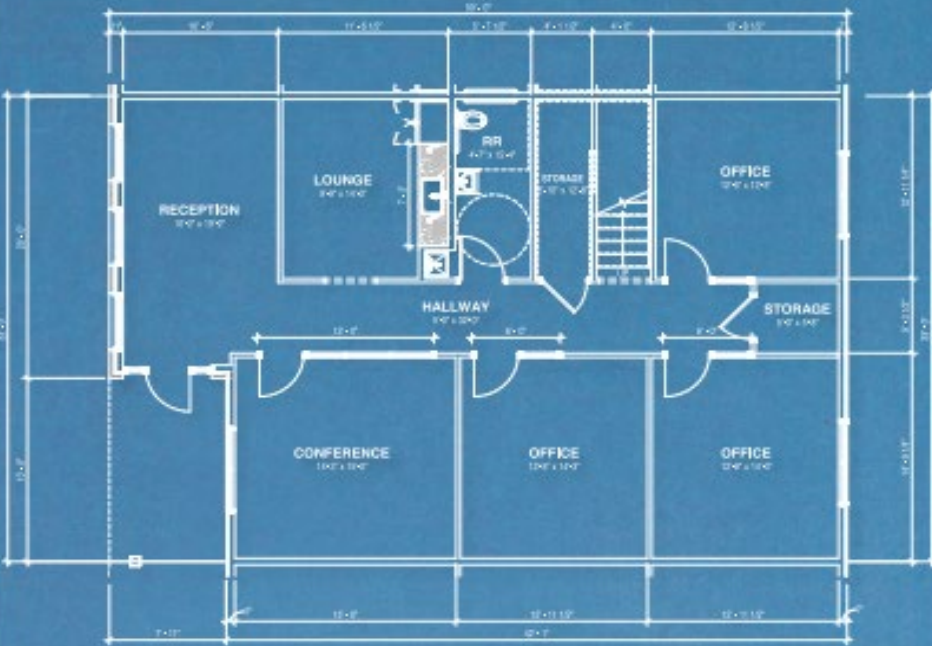
- \$28 PSF, Modified Gross
- Water and Electricity Metered Separately
- 12-24 Months Term



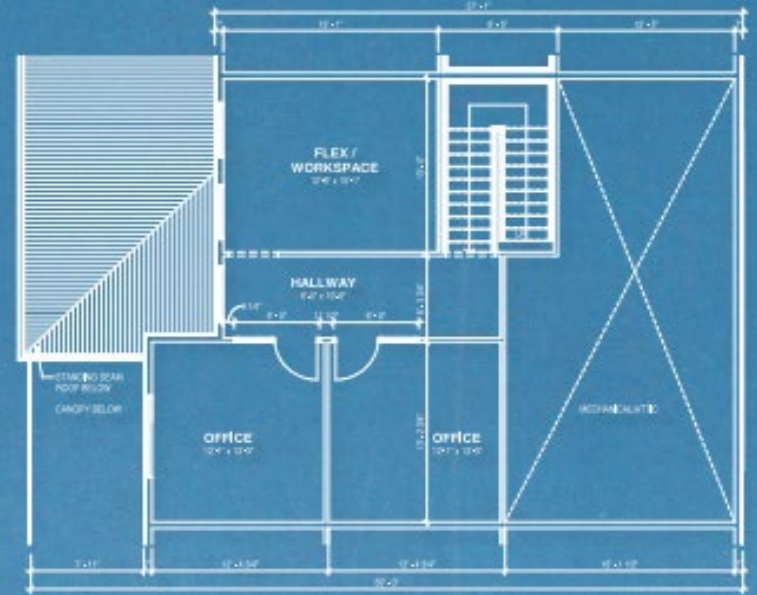
FLOOR PLAN



1ST FLOOR



2ND FLOOR



3D FLOOR PLANS & PRICING



1ST FLOOR



2ND FLOOR

No.	Floor	Room	SF (Approximate)
1	First	Reception	195
2	First	Conference	214
3	First	Break Room	139
4	First	Office	180.5
5	First	Office	180.5
6	First	Office	157
7	First	Storage	28.3
8	First	Storage	48.5
9	First	Restroom	20

No.	Floor	Room	SF (Approximate)
10	Second	Office	160
11	Second	Office	160
12	Second	Office	160
13	Second	Attic/Mechanical	492
14	Second	Flex/Workspace	191

\*Second floor restroom available as upgrade

UNIT PRICE

**\$618,000**

(\$499,000 FOR SHELL CONDITION)

UNIT SIZE

**±2,250 SF**

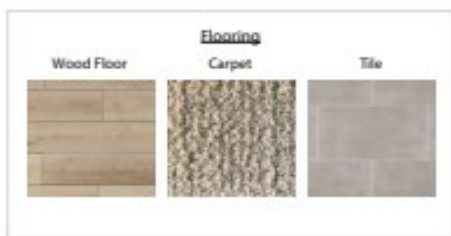


INTERIOR FINISHES



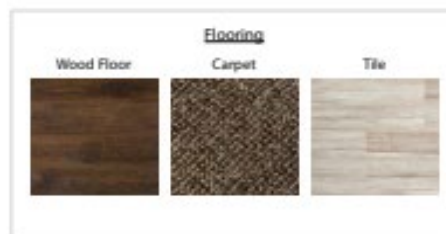
# MODERN

FORWARD + FRESH



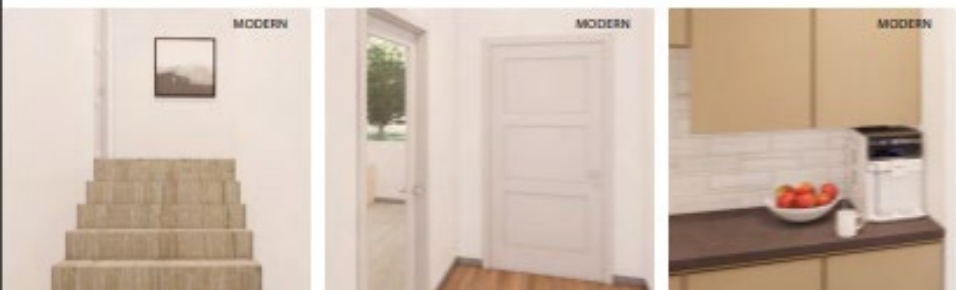
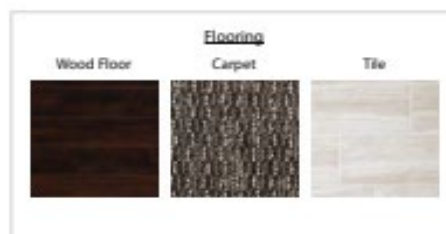
# RUSTIC

RURAL + RELAXED



# TRADITIONAL

CLASSIC + TAILORED



\* Interior finishes may be customized with our design studio.



## 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.

<u>B.Pennington Commercial Real Estate, Inc.</u>	<u>404012</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
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](http://www.trec.texas.gov)

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IABS 1-0 Date

TXR 2501

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