


FOR SALE

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# Value-Add Investment Opportunity

Six-Story, Class B  
Office Building

HOUSTON | TX

## Atrium 10 Tower

11811 East Freeway  
Houston, Texas 77029



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## THE OFFERING

Atrium 10 Tower is a premier office tower located in the I-10 East submarket of Houston. The six-story, class B office building is comprised of 79,956 square feet and complimented by a surface parking lot which accommodates 312 vehicles.

## THE AREA

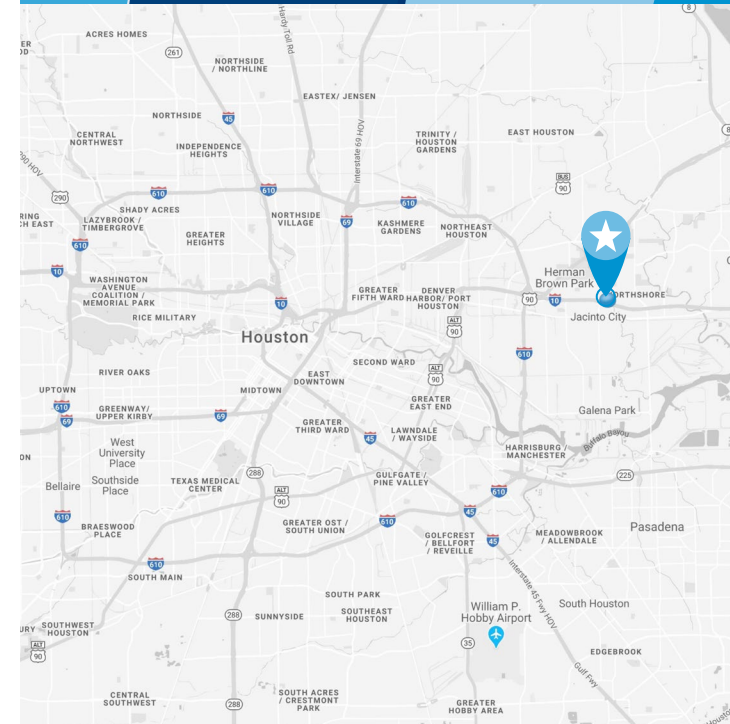
The property is situated on 2.46 acres with frontage and direct access to I-10 and Loop-610, providing easy access to all major thoroughfares.

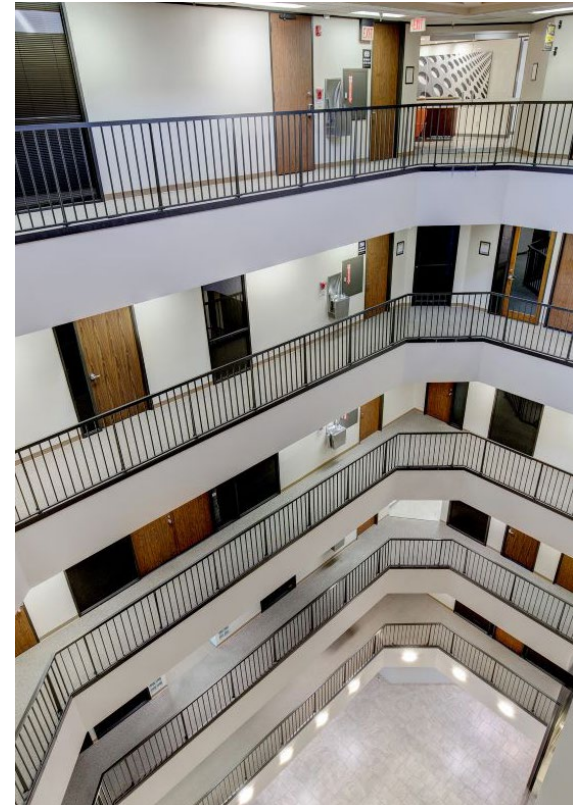
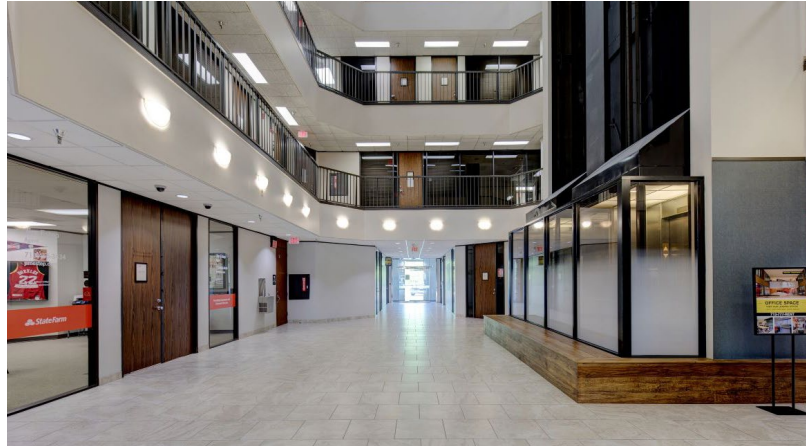
## ASSET PROFILE

Building:	Atrium 10 Tower
Address:	11811 East Freeway
Property Size:	79,956 SF
Year Built:	1980
# of Stories:	6
Property Type:	Multi Tenant Office Building
Property Class:	B
Parking Ratio:	3.9/1,000
Land Area	2.46 Acres
Occupancy	62%
Proforma NOI @ 80%	\$634,442

## INVESTMENT HIGHLIGHTS

- **Timeless Construction:** Built in 1980, Atrium 10 Tower encompass a total of 79,956 square feet
- **Excellent Value-Add Office Opportunity:** Atrium 10 Tower is the premier, class “B” office building in the submarket with a current vacancy below market
- **Exceptional Location and Accessibility:** Atrium 10 Tower is located in the I-10 East office submarket and is highly visible from Interstate-10
- **Class “B” Asset:** The asset has high end finishes and is well-maintained with substantially upgraded base building systems
- **Above Standard Parking Ratio:** Atrium 10 Tower enjoys an overall 3.9:1,000 parking ratio





### AREA RETAIL





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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Date