



BELVOIR

REAL ESTATE GROUP, LLC

For Lease

**DENMARK HOUSE
OFFICE SPACE AVAILABLE**

12777 Jones Rd
Houston, TX 77070

FOR LEASE | Office Space Available

DENMARK HOUSE

12777 JONES RD HOUSTON, TX 77070



PROPERTY DESCRIPTION:

12777 Jones Road is a 4-story office building located in Houston's high-growth Northwest Corridor. Minutes from some of the area's premier residential neighborhoods, 12777 Jones Road provides city offerings in a neighborhood setting with fine dining and retail nearby at The Vintage and Willowbrook Mall.

PROPERTY HIGHLIGHTS:

- On-site property management and property engineer
- Security system and after-hours controlled access
- Upgraded lobby and common area finishes
- Tenant lounge with fresh market mart
- Updated conference room
- Upgraded elevators
- Move in ready suites available: 700-5,505 SF

PLANNED ENHANCEMENTS:

- Renovated restrooms

OFFERING SUMMARY

Lease Rate:	\$21.50
Currently Available:	700 - 15,000 SF
Building Size:	119,000 SF
Building Hours:	M-F: 7AM-6PM Sat: 8AM-1PM
Lease Terms:	3 - 10+
Parking:	3.75/1000 SF Reserved parking available for an additional monthly fee

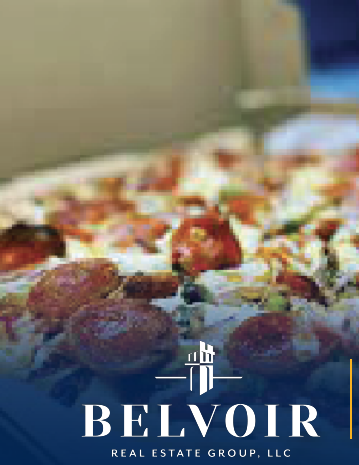
NEARBY AMENITIES

Dining & Grocery:	Luigi's Ristorante Italiano Pearl River Asian Cafe Crescent Moon Coffee Bar & Cafe Kroger
Banking & Business:	Binx Credit Union Wells Fargo Bank Frost ATM Chase Bank
Highways:	99 Tollway, HWY 249, HWY 290, & Beltway 8

DENMARK HOUSE | *Surrounding Retail*



Dining		Banking & Business		Health & Fitness	
1	Viva Jalisco Taqueria	10	Binx Credit Union	14	VidaLoca Fitness
2	Tony's Tavern	11	Wells Fargo Bank	15	IV Mma & Fitness
3	Luigi's Ristorante Italiano	12	Frost ATM	16	The Perfect Workout
4	Firestone Pizza	13	Chase Bank	17	Walgreens
5	El Gallo Mexican			18	CVS
6	Pearl River Asian Cafe			19	Kroger Pharmacy
7	Connie's Frozen Custard				
8	Crescent Moon Cafe				
9	Tiger's				



Belvoir Real Estate Group
15835 Park Ten Place, Suite 150 | Houston, TX 77084



The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

DENMARK HOUSE | Lobby and Restrooms



DENMARK HOUSE | *Tenant Lounge and Conference Room*



DENMARK HOUSE | Location



Belvoir Real Estate Group

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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 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 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.

Belvoir Real Estate Group, LLC	9001128		(713)332-8202
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@belvoir.net	(713)332-8220
Designated Broker of Firm	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@belvoir.net	(713)332-8220
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Renee Kaiser	761992	reneek@belvoir.net	(713)332-8217
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 1-0 Date