



# 3733 WESTHEIMER RD.

*Prime River Oaks Office Space - Available For Lease*

SEQ of Westheimer Rd. & Westgrove Ln. | Houston, Texas



Ori Batagower | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

# 3733 Westheimer Rd.

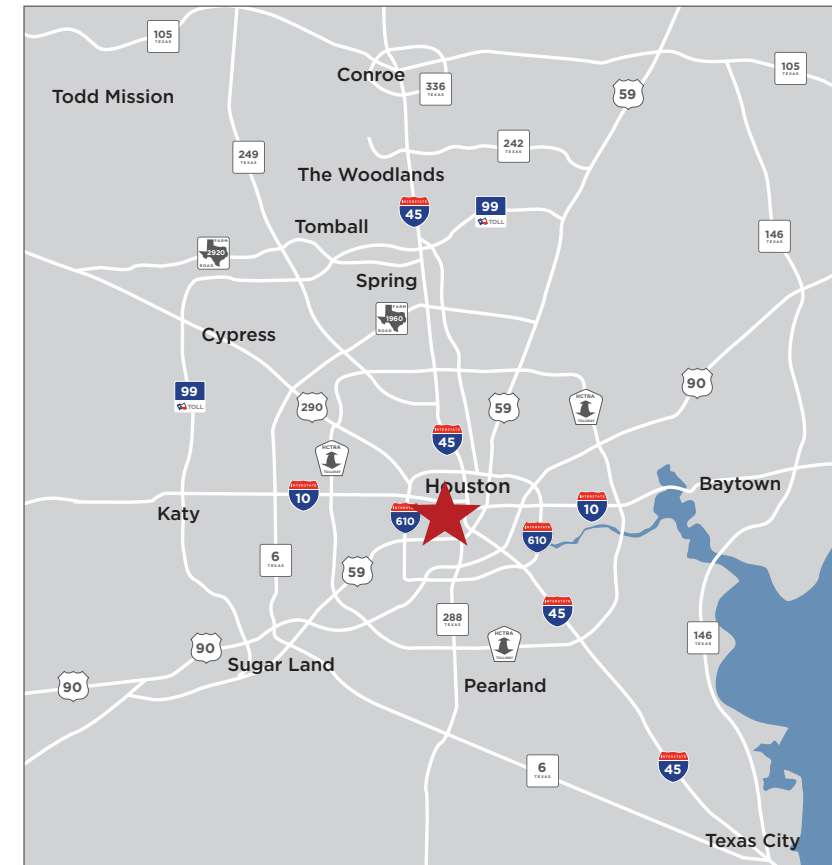
SEQ of Westheimer Rd. & Westgrove Ln. | Houston, Texas



- Fully redeveloped office space above River Oaks retail available for lease
- Abundant surface parking available for quick access for clients and employees
- Prime neighborhood office location, seconds away from Highland Village and River Oaks District, and minutes from Greenway Plaza

Demographics	1 Mile	3 Miles	5 Miles
Current Population	24,874	204,242	542,334
Current Households	14,495	106,469	261,976
Average Household Income	\$166,008	\$172,447	\$137,732
Growth Since 2010 Census	49.08%	31.42%	28.32%

Source: USPS Postal Count, 12/18

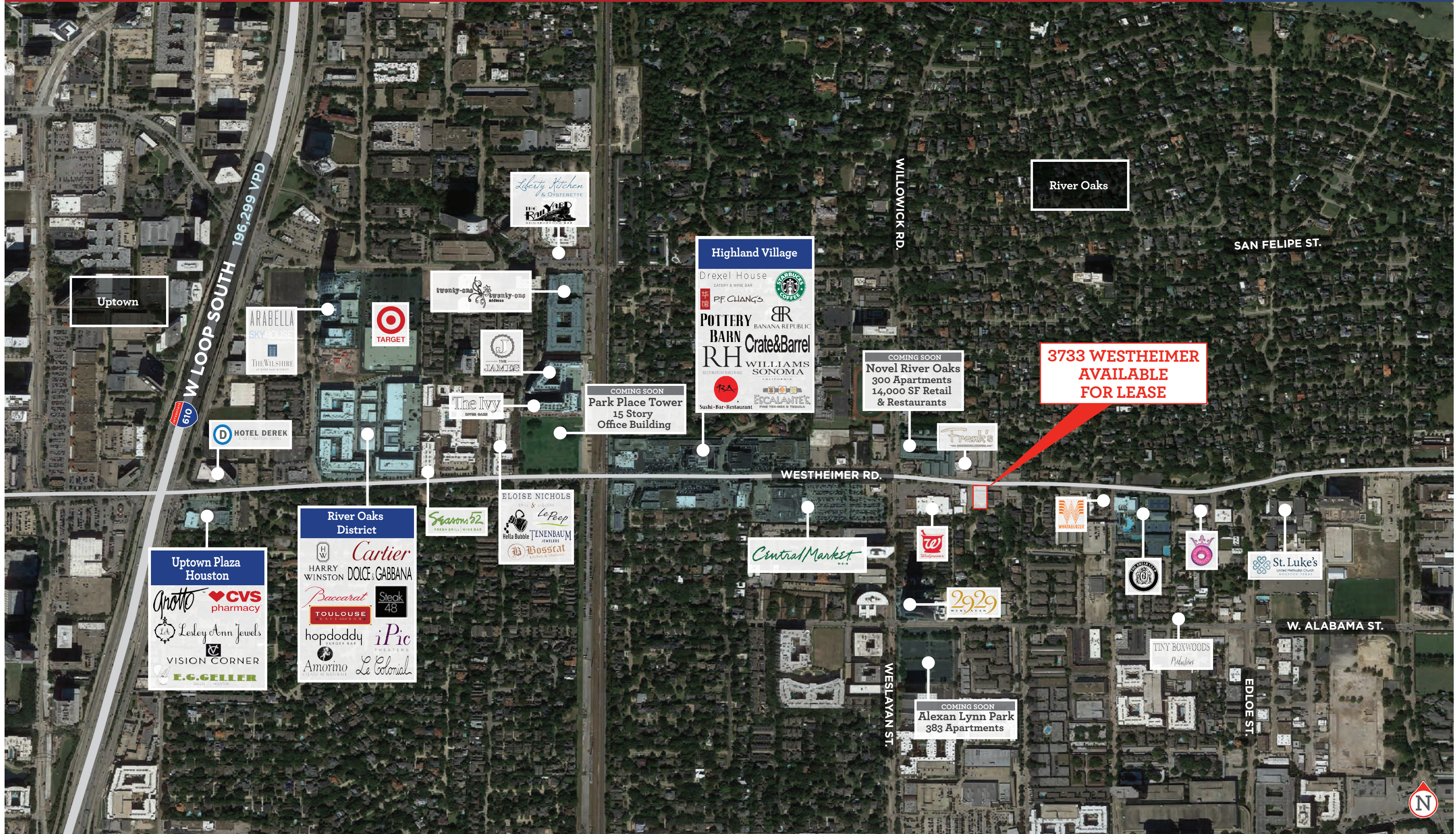


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**3733 WESTHEIMER  
 AVAILABLE  
 FOR LEASE**

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**3733 WESTHEIMER  
AVAILABLE  
FOR LEASE**

Uptown

River Oaks

SAN FELIPE ST.

W LOOP SOUTH  
196,299 VPD  
610

WILLOWICK RD.

**Highland Village**  
Drexel House  
EATERY & WINE BAR  
PF. CHANG'S  
POTTERY BARN  
RH  
Crate&Barrel  
WILLIAMS SONOMA  
Sushi-Bar-Restaurant  
ESCALANTE'S

COMING SOON  
Novel River Oaks  
300 Apartments  
14,000 SF Retail  
& Restaurants

COMING SOON  
Park Place Tower  
15 Story  
Office Building

WESTHEIMER RD.

**Uptown Plaza  
Houston**  
Anotto  
Lesley Ann Jewels  
VISION CORNER  
E.G. GELLER

**River Oaks  
District**  
Cartier  
HARRY WINSTON  
DOLCE & GABBANA  
Baccarat  
TOULOUSE  
hopdoddy  
Amorino  
Steak 48  
iPic  
Le Colonial

ELOISE NICHOLS  
LePeep  
TENENBAUM  
JEWELERS  
Bossrat

CentralMarket

2929  
WESLAYAN

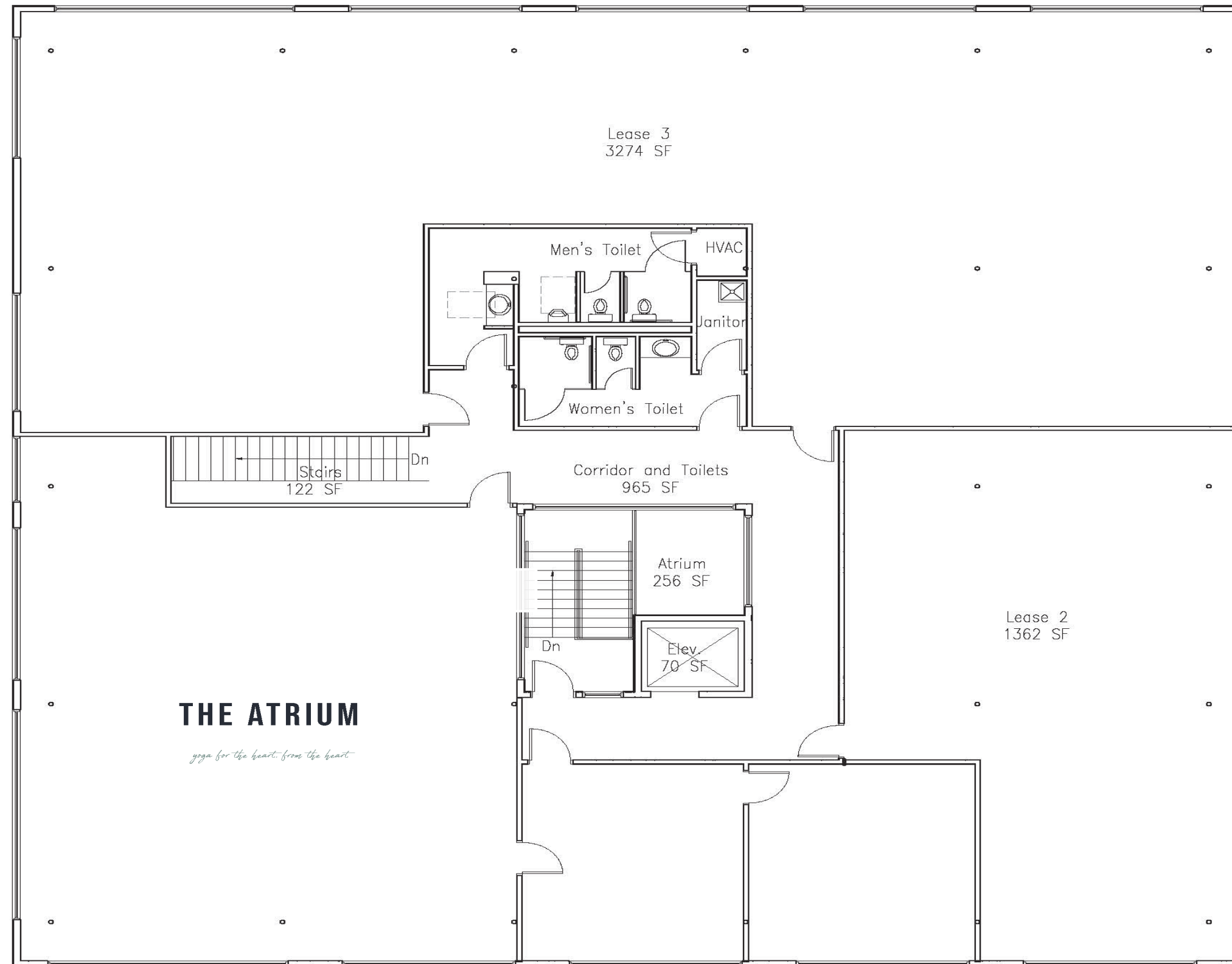
COMING SOON  
Alexan Lynn Park  
383 Apartments

St. Luke's  
United Methodist Church  
HOUSTON, TEXAS

W. ALABAMA ST.

EDLOE ST.







# 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 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>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

