

FOR LEASE

# 2855 Mangum Road

Houston, Texas 77092



**NAI**Partners

HOUSTON | AUSTIN | SAN ANTONIO

**FOR LEASE** | 2855 MANGUM ROAD | HOUSTON, TEXAS 77092

# Two Large Blocks Available! 273 - 7,044 RSF

## PROPERTY HIGHLIGHTS

- Class B Office Campus
- Built in 1980
- Renovated in 2014
- Building Size: 72,059 SF
- Garage elevator renovations
- Enhanced & improved landscaping
- Move-In Ready Suites
- Unique Campus Feel

## LEASE RATE

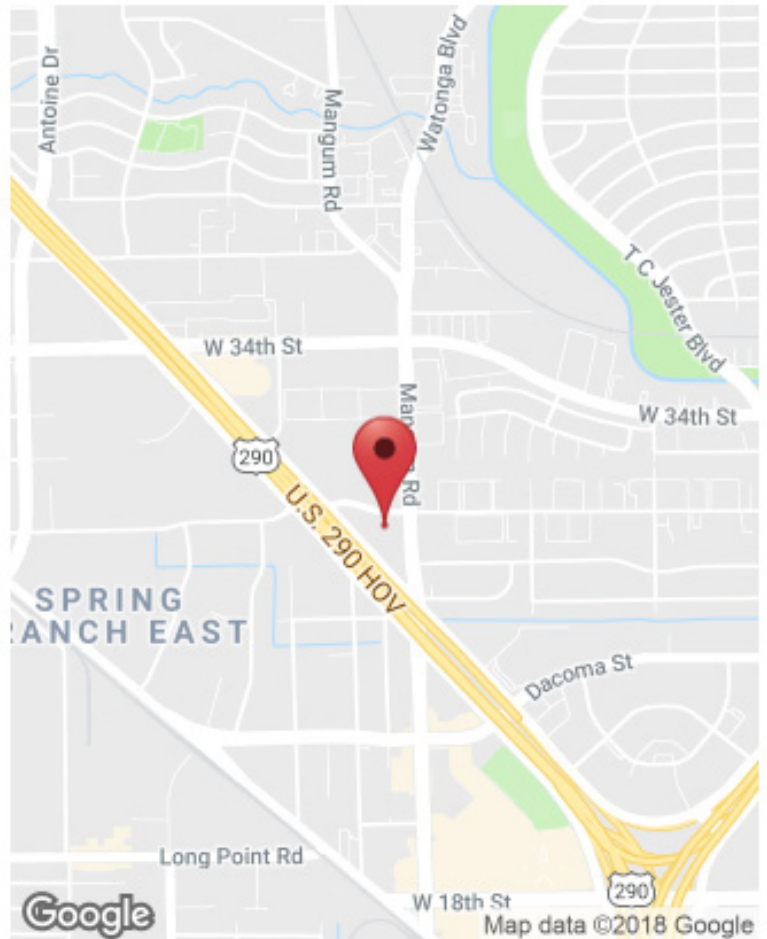
\$16.00-\$18.00 Full Service

## LOCATION

- Easy Access to Loop 610 and Highway 290
- Nearby Retail Amenities

## AMENITIES

- Covered Parking
- On-Site Management
- Monument Signage Available



### Jacob Aldridge

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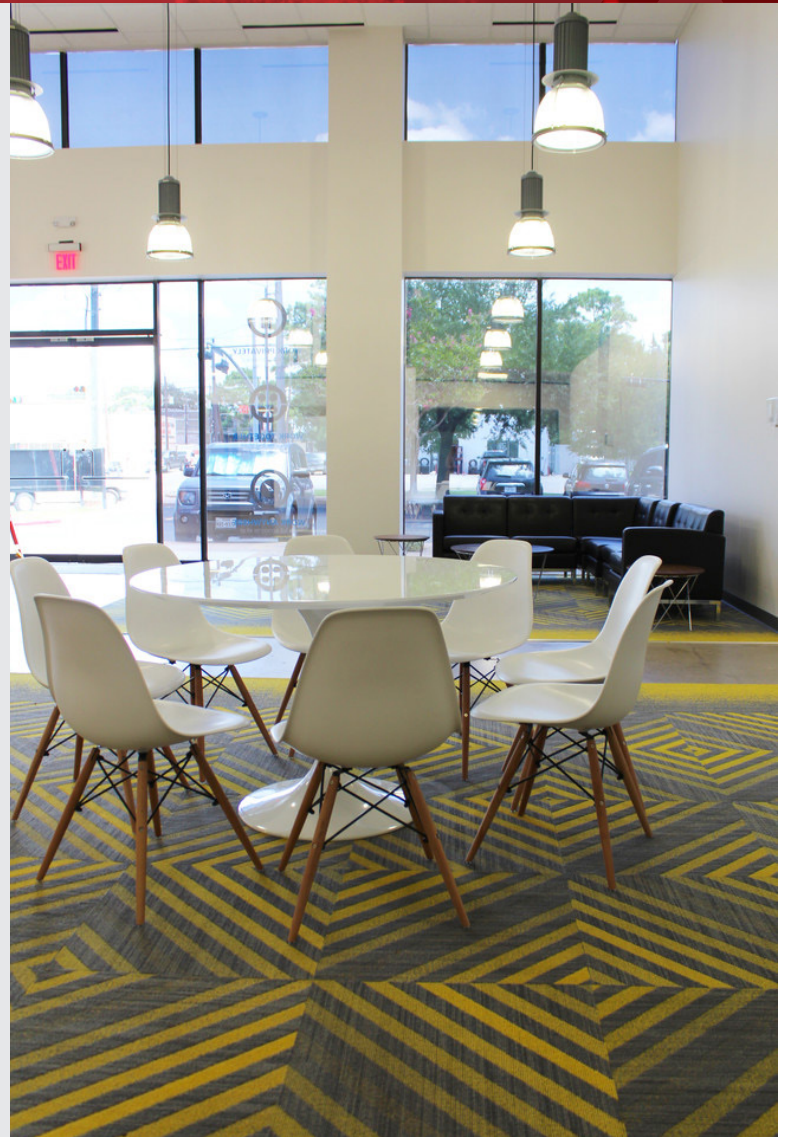
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## PROPERTY HIGHLIGHTS

- Suite A355 - 273 SF
- Suite A403 - 233 SF
- Suite A413 - 2,364 SF
- Suite A417 - 687 SF
- Suite A450 - 581 SF
- Suite A457 - 306 SF
- Suite A459 - 3,349 SF
- Suite A500 - 746 SF
- Suite A522 - 1,146 SF
- Suite A530 - 734 SF
- Suite A540 - 367 SF
- Suite A554 - 753 SF
- Suite A561 - 941 SF
- Suite A566 - 455 SF
- Suite B101 - 692 SF
- Suite B107 - 394 SF
- Suite B112 - 378 SF
- Suite B115 - 399 SF
- Suite B116 - 330 SF
- Suite B117 - 330 SF
- Suite B118 - 330 SF
- Suite B119 - 518 SF
- Suite B122 - 616 SF
- Suite B123 - 351 SF
- Suite B201A - 335 SF
- Suite B206 - 364 SF
- Suite B209 - 321 SF
- Suite B210 - 267 SF



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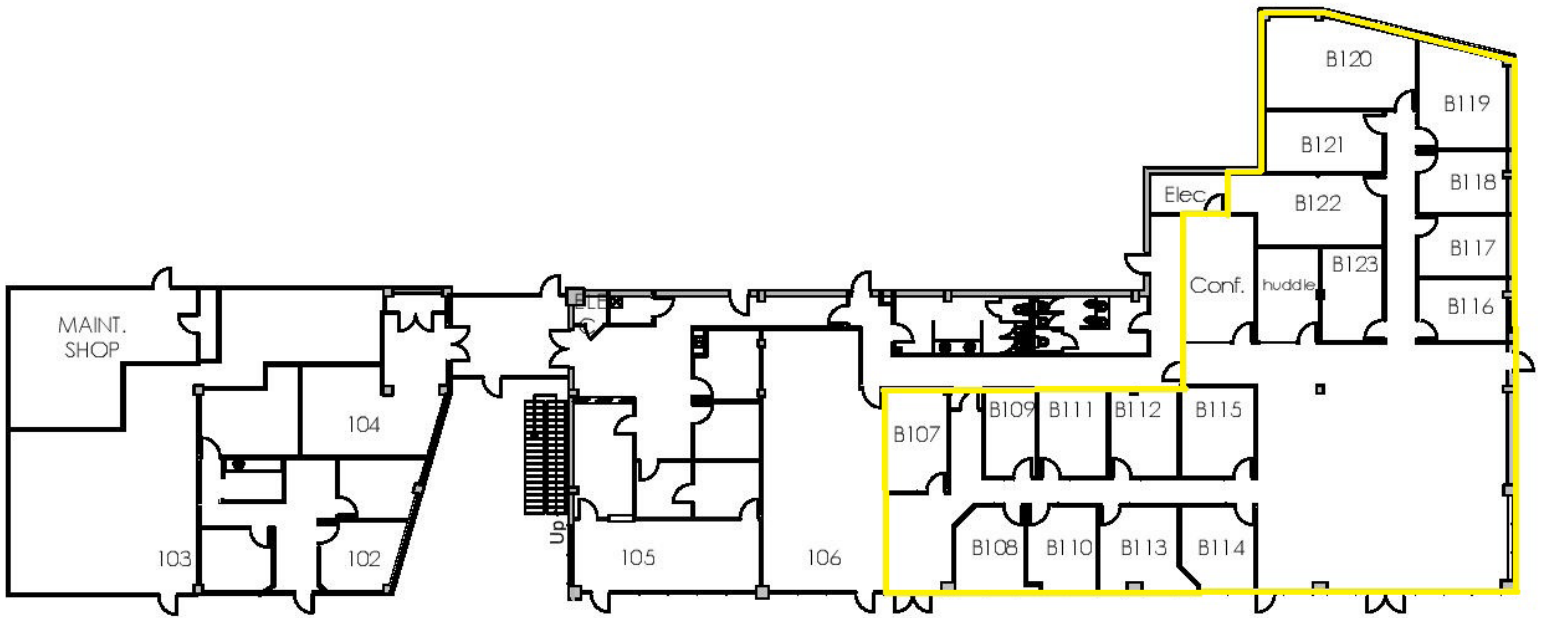
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2855 MANGUM RD  
HOUSTON, TX  
1<sup>st</sup> FLOOR RETAIL



SCALE: 1" = 30'

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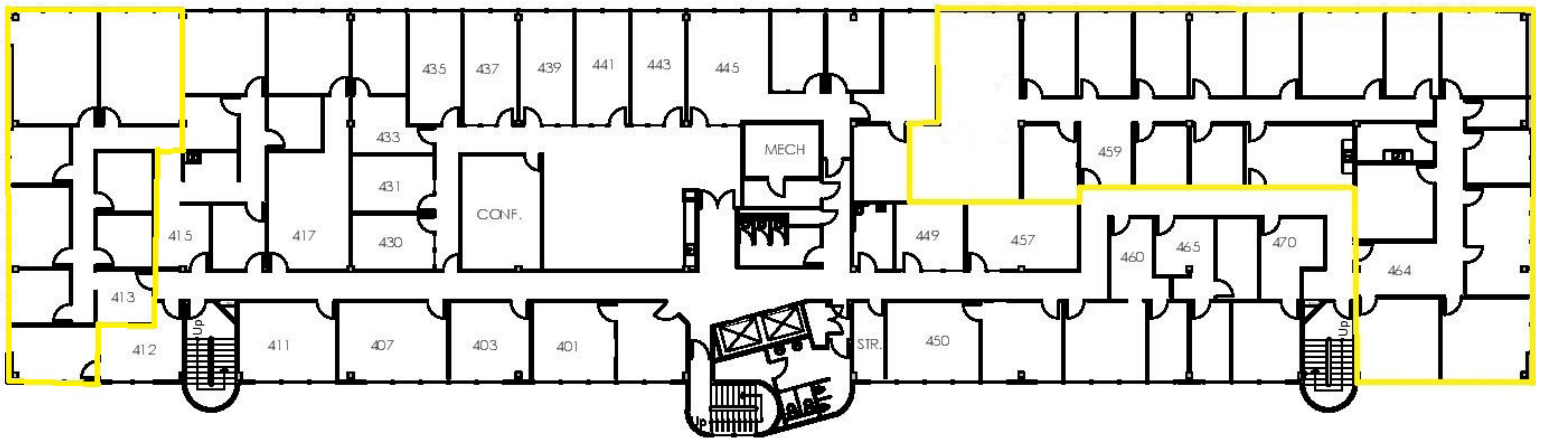
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2855 MANGUM RD  
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4<sup>TH</sup> FLOOR MAIN BLDG



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## About NAI Partners

NAI Partners is the 5th-largest Houston-Area Commercial Real Estate Company, the #1 Mover of Square Feet among leasing and sales brokerages, and the largest independently owned commercial real estate services firm founded and headquartered in Houston, Texas, per The Houston Business Journal. The company has offices in Houston, San Antonio and Austin, offers the geographic expertise to complete real estate transactions throughout the state of Texas and can leverage the power of the NAI Global network to arrange deals in any location throughout the country. NAI Partners employs more than 100 real estate professionals, and arranges more transactions than any of its competitors, annually completing upwards of 800 commercial lease and sale arrangements every year. NAI Partners is a full-service firm offering client leasing and sales solutions in the areas of office tenant representation, office landlord representation, industrial tenant representation, industrial landlord representation, landlord services, retail services, property management, investment sales, an investment fund, and project management, among other services. The company has been named a Best Place to Work by both the Houston Chronicle and Houston Business Journal, and is among the University of Houston's Cougar 100 Fastest-Growing Companies.

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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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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