

# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092

CLICK HERE TO  
TAKE THE  
VIRTUAL TOUR  
NOW!



## PROPERTY INFORMATION

**Sales Price:** \$1,950,000  
**Total Building SF:** 7,500  
**Floors:** 1  
**Submarket:** Northwest Near

## LOCATION HIGHLIGHTS:

- Quick access to 290, 610, and Galleria
- Gated
- Class A Interior Finishes
- WiFi and Data Cabling Installed
- Excellent Owner/User Building
- Security System with Surveillance Cameras
- Abundant Parking - 5.0 spaces/1,000 SF
- Executive Restroom/Shower
- Outside 500 Year Flood Plain
- Did Not Flood

## FOR MORE INFORMATION:

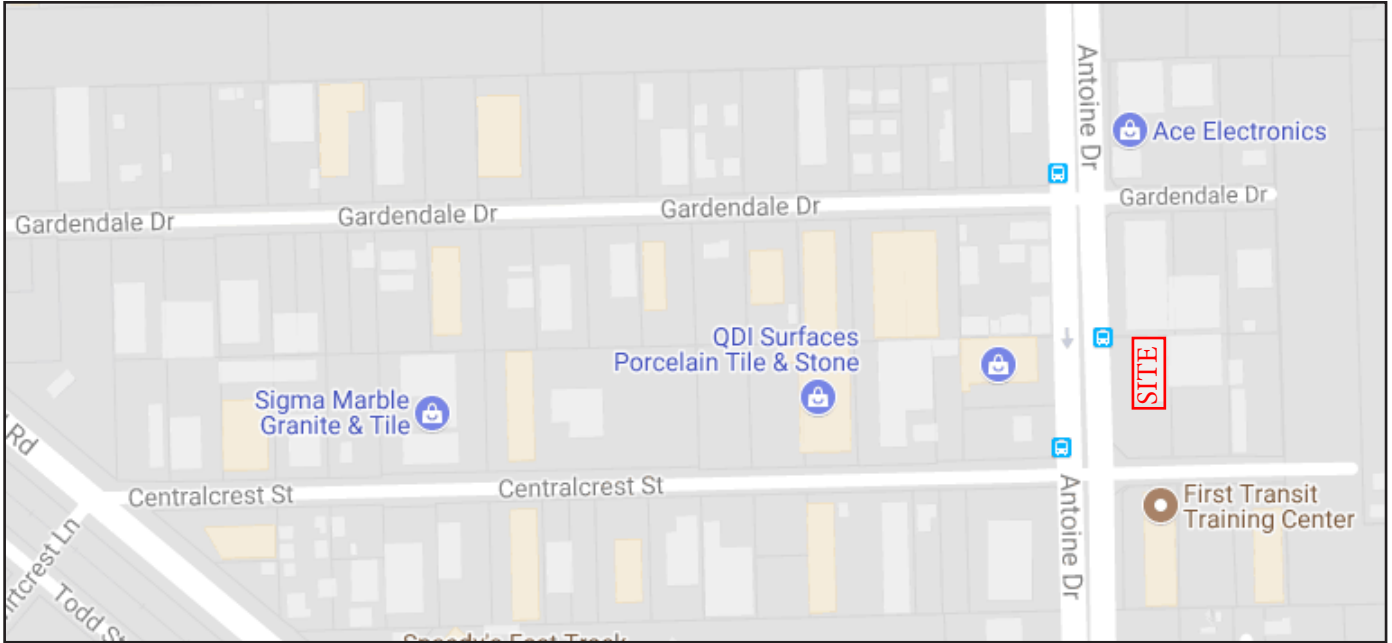
**Ryan King**  
Rking@moodyrambinint.com  
(713) 773-5533





# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092



## FOR MORE INFORMATION:

Ryan King

Rking@moodyrambinint.com

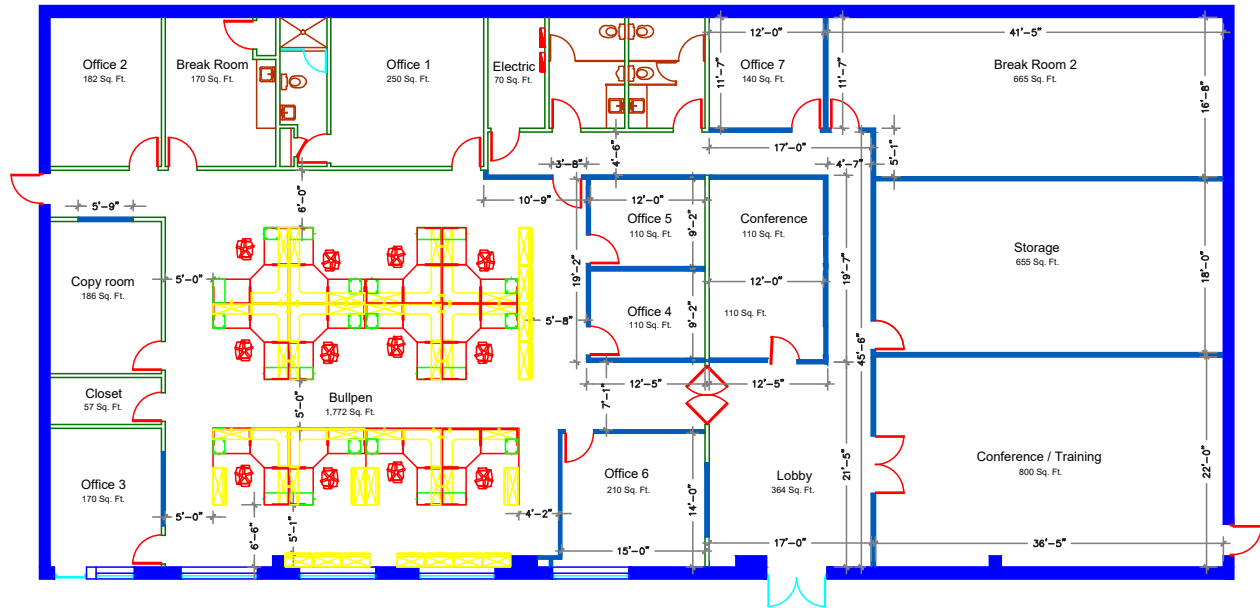
(713) 773-5533



# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092

Virtual Tour Available



Floor Plan - 7,500 Sq. Ft.

3110 Antoine Dr.  
Houston, Texas 77092

FOR MORE INFORMATION:

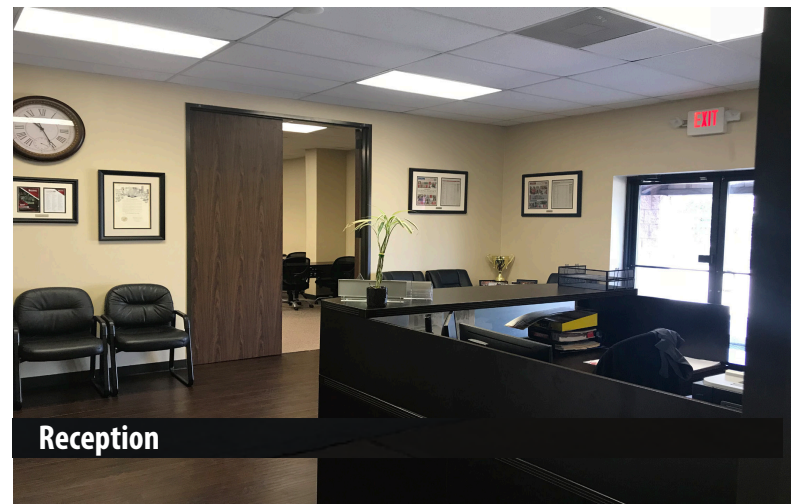
Ryan King  
Rking@moodyrambinint.com  
(713) 773-5533





# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092



Reception



Reception



Conference/Training Room



Conference Room



Bull Pen 1



Bull Pen 2

FOR MORE INFORMATION:

Ryan King

Rking@moodyrambinint.com

(713) 773-5533

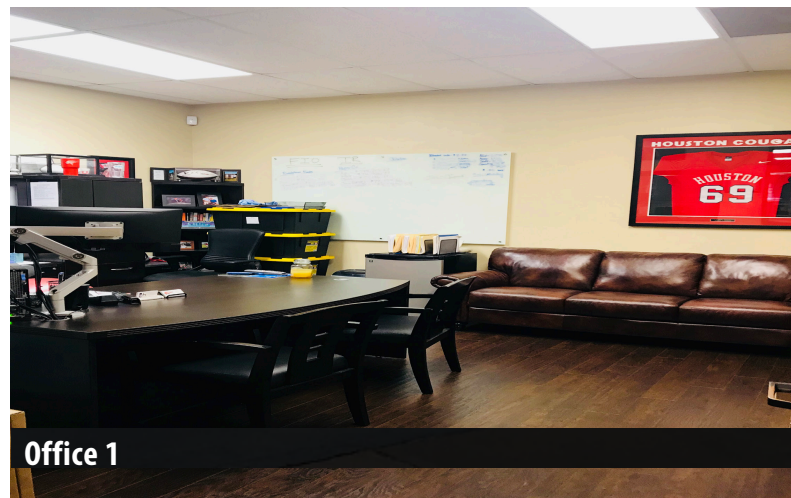


The information contained herein was obtained from sources believed reliable; however, Moody Rabin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions,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



# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092



**FOR MORE INFORMATION:**

**Ryan King**

Rking@moodyrambinint.com

(713) 773-5533



*The information contained herein was obtained from sources believed reliable; however, Moody Ramin 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.*



# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092



Office 7



Copy Room



Kitchen



Break Room 2/Storage



Break Room 2



Executive Shower/Restroom

## FOR MORE INFORMATION:

**Ryan King**

Rking@moodyrambinint.com

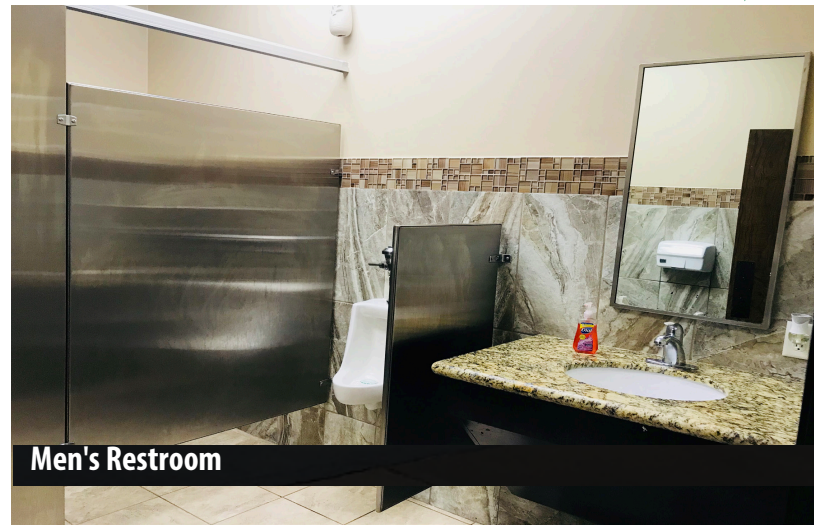
(713) 773-5533





# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092



## FOR MORE INFORMATION:

**Ryan King**

[Rking@moodyrambinint.com](mailto:Rking@moodyrambinint.com)

(713) 773-5533



*The information contained herein was obtained from sources believed reliable; however, Moody Ramin 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.*



# 3110 Antoine Dr. For Sale

3110 Antoine Dr. Houston, TX 77092

OF NO. TH13202389-H STEWART TITLE ADDRESS: 3110 ANTOINE DRIVE HOUSTON, TEXAS 77092 BORROWER: BE A CHAMPION INC.,

25,703 SQUARE FEET 0.17 ACRES TRACT "B" CENTRAL GARDENS

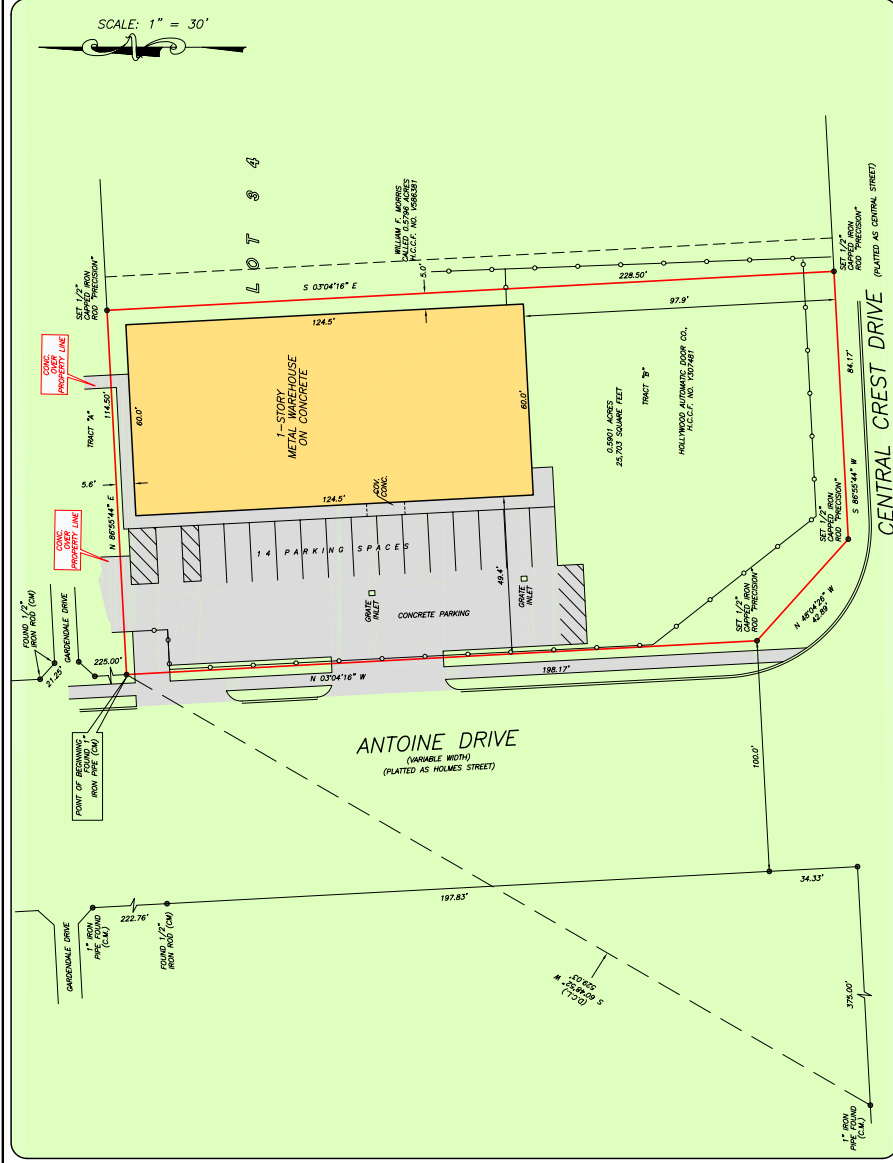
AS RECORDED IN VOLUME 655, PAGE 400 HARRIS COUNTY RECORDS (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



THIS SURVEY DOES NOT, IN WHOLE OR IN PART, AFFECT THE RIGHTS OF ANY PARTY WHO HAS ACQUIRED AN INTEREST IN THIS PROPERTY PRIOR TO THE DATE OF THIS SURVEY. THIS SURVEY IS BASED ON A VISUAL EXAMINATION OF MAPS, RECORDS, AND FIELD SURVEY. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HARRIS COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THIS PROPERTY PRIOR TO THE DATE OF THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL EXAMINATION OF THE PROPERTY AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THIS PROPERTY PRIOR TO THE DATE OF THIS SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HARRIS COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THIS PROPERTY PRIOR TO THE DATE OF THIS SURVEY.

1-800-LANDSURVEY.COM WWW.LANDSURVEY.COM 281-486-1586 FAX 281-426-1882 210-529-4941 210-529-1554 800 INDEPENDENCE STREET SUITE 100 HOUSTON, TEXAS 77059 1777 W LOOP 410 SUITE 400 SAN ANTONIO, TEXAS 78211

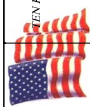


PRECISION surveyors



TITLE HOUSTON DONNA JACKSON 713-552-2022

TEN REPRAMBIN, INC. RYAN KING 713-773-5800



FOR MORE INFORMATION: Ryan King Rking@moodyrambinint.com (713) 773-5533



The information contained herein was obtained from sources believed reliable; however, Moody Rambin 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 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
---------------------------------------	------