

FOR SALE

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# 10500

Richmond Avenue  
HOUSTON | TX 77042

## Westchase District Atrium Style Office Building

Up to ± 95,170 Sq. Ft. Office  
Space Available on 5.09 Acres

Located at Richmond Ave. at Beltway 8  
Redevelopment opportunity



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## BUILDING HIGHLIGHTS

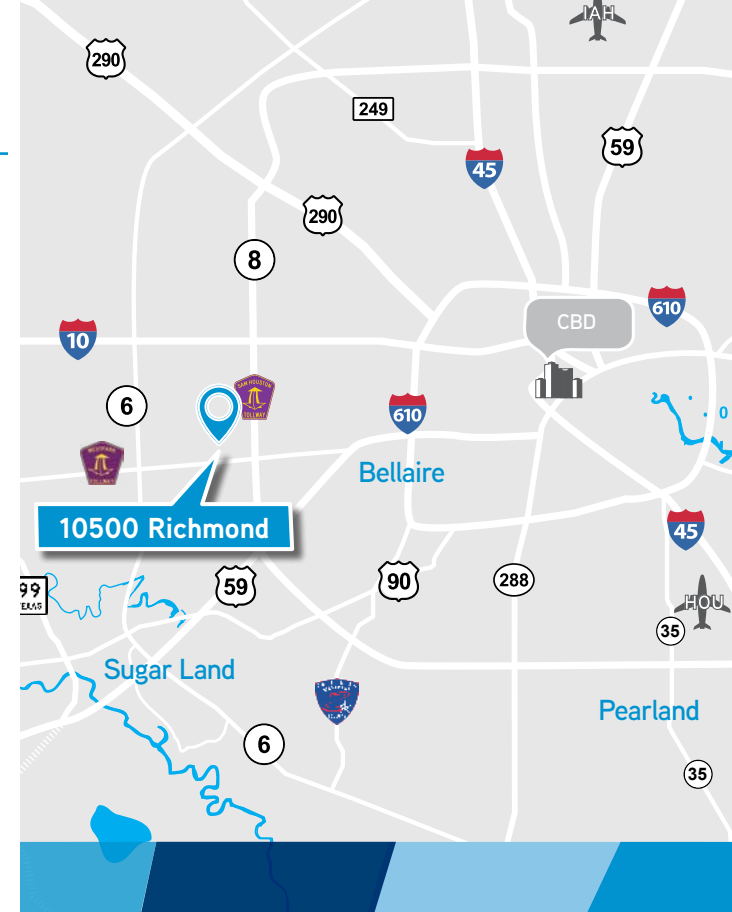
- Up to ± 95,170 SF Available
- Class B office building
- Year Built: 1979
- Two-story atrium-style office building
- Site: 5.09 acres
- Strategically located on Richmond Ave. at W. Sam Houston Parkway
- Highly desirable location
- Well maintained, highly improved office building
- Two sets of restrooms per floor
- Redevelopment opportunity

## PROPERTY OVERVIEW

10500 Richmond is an atrium-style office building located at a premier intersection in the Westchase submarket of Houston. The property features large floor plates, ample surface and covered parking and secured 24/7 card key access.

## THE AREA

10500 Richmond is situated on 5 acres at the corner of Richmond Avenue and Rogerdale Rd., just one block west of Beltway 8. Its prominent location provides easy access to Beltway 8, Westpark Tollway and the Southwest Freeway.



- Excellent future redevelopment site
- Current deed-restricted use permitted: Office, commercial processing, research, servicing and services ancillary to such uses. No restaurants, gasoline, service station, motor hotel, financial institution, or retailing use
- Survey 4.860 acres. Deed restriction 5.0887 AC (Parcel A - 4.4166 acres) (Parcel B - .6721 acres which includes 65' Harris County Flood Control District Drainage Easement)



### PARKING:

Parking Ratio: 3.0/1,000

185 Surface Spaces, 100 Covered Spaces







Facing North



Facing North



Facing West



Facing Northeast



Facing Northwest



Facing East

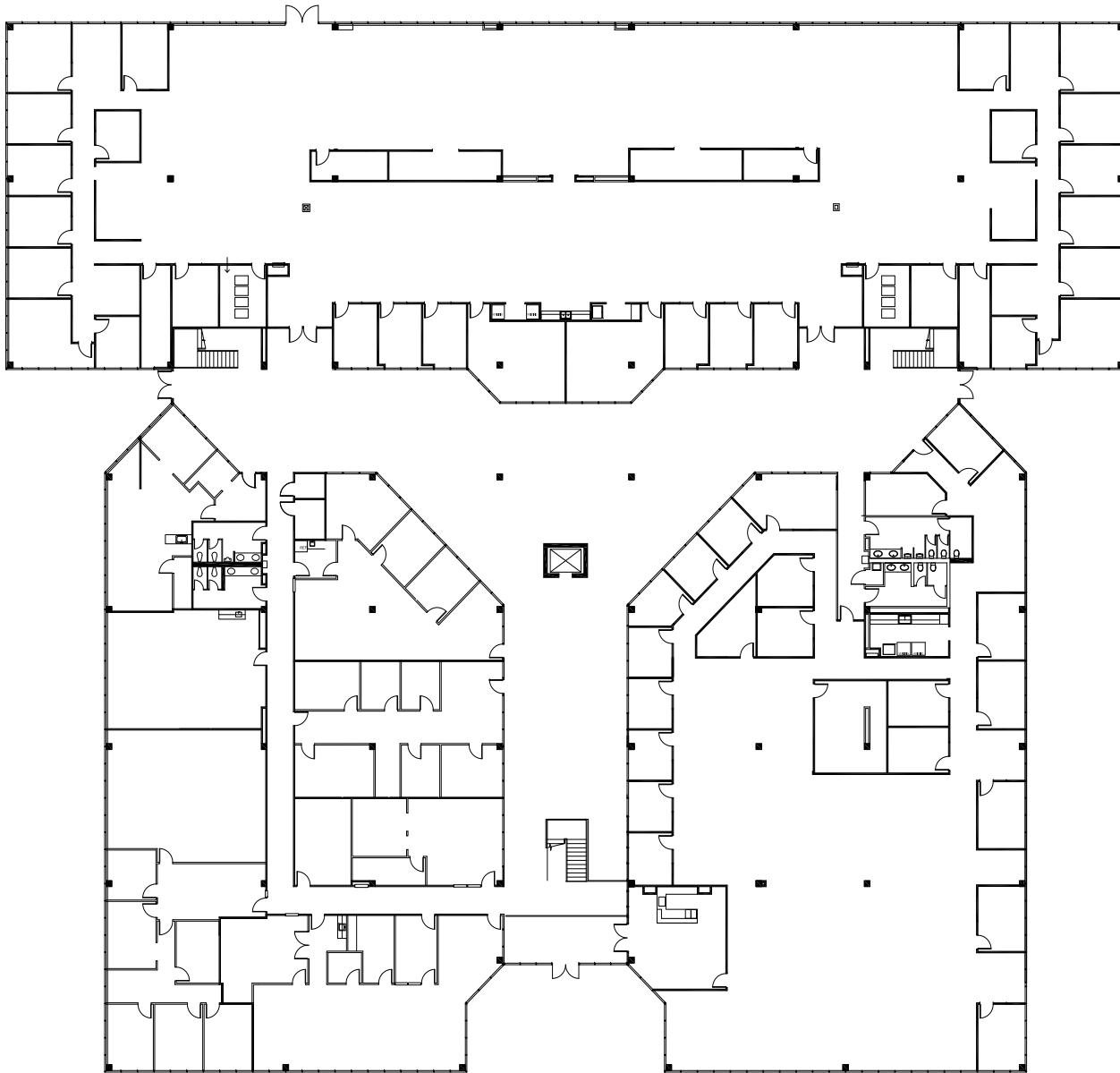




CLOCKWISE FROM TOP LEFT: Main Entrance Doors // Lobby // Covered Parking and Building Exterior // Lobby // Main Building Entrance

## FLOOR PLANS

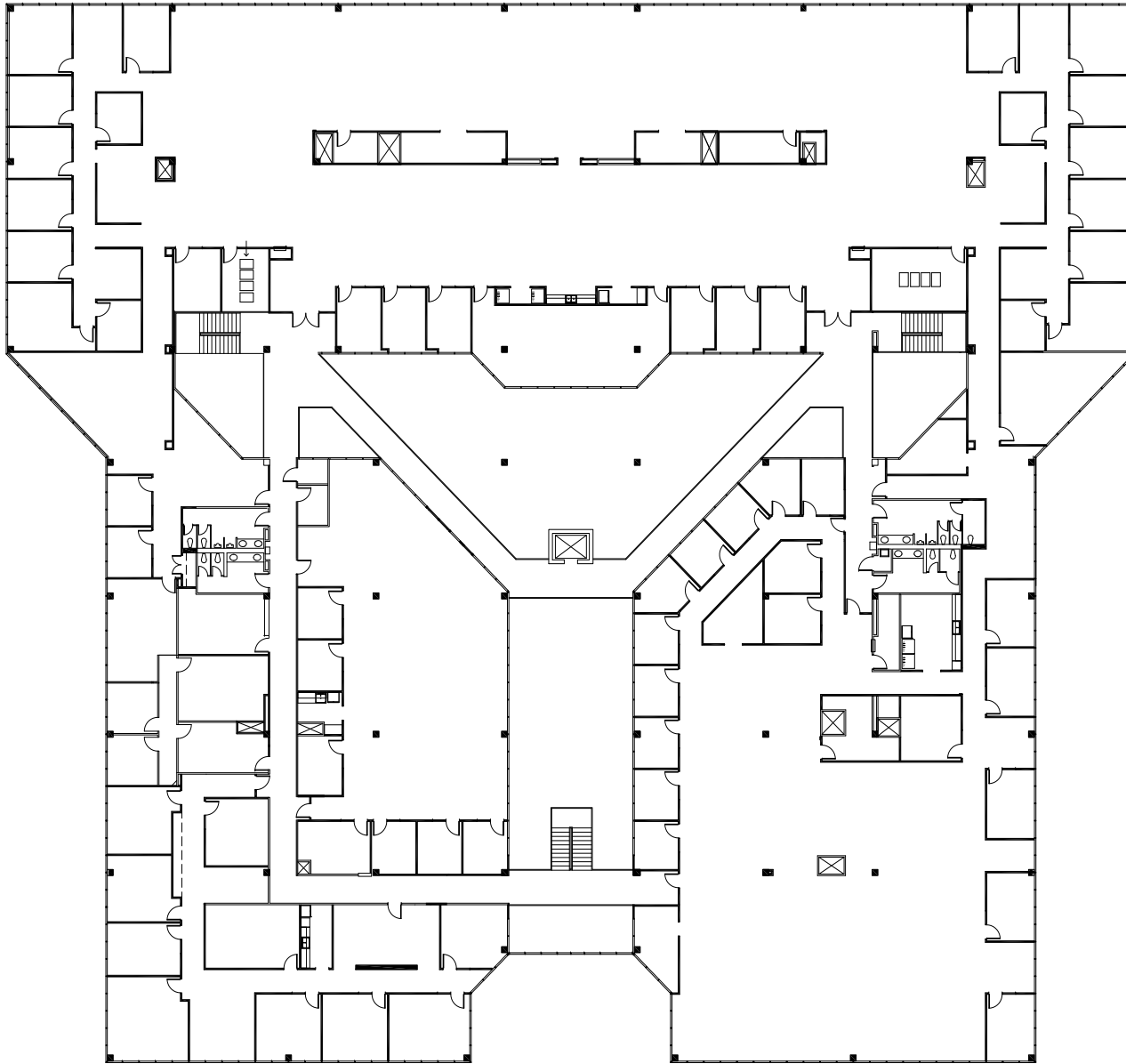
First Floor





## FLOOR PLANS

### Second Floor





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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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Buyer/Tenant/Seller/Landlord Initials

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Date