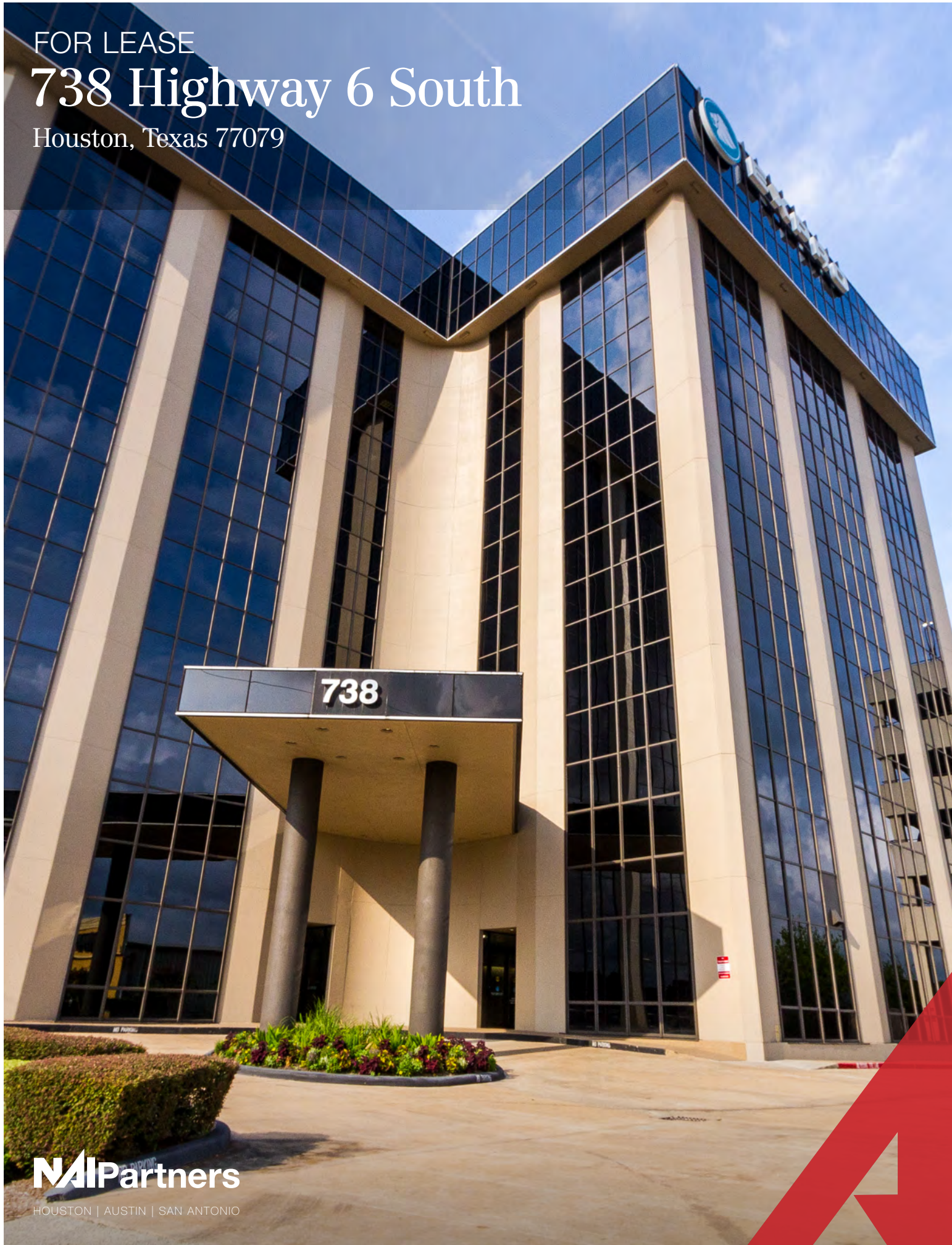


FOR LEASE

738 Highway 6 South

Houston, Texas 77079



NAIPartners

HOUSTON | AUSTIN | SAN ANTONIO

FOR LEASE | 738 HIGHWAY 6 SOUTH | HOUSTON, TEXAS 77079

39,870 RSF Available

PROPERTY HIGHLIGHTS

CAPITAL IMPROVEMENTS INCLUDE:

- Lobby and restroom renovations
- LED fixtures throughout lobby
- Newly constructed 24/7 Micro Market and shaded eating area
- Garage lighting upgraded to LED and motion sensing
- Multi-floor, climate controlled bridge from garage
- Monument sign recently replaced & relocated for ideal visibility
- Monument signage available
- New exterior paint
- Efficient floor plates

LEASE RATE

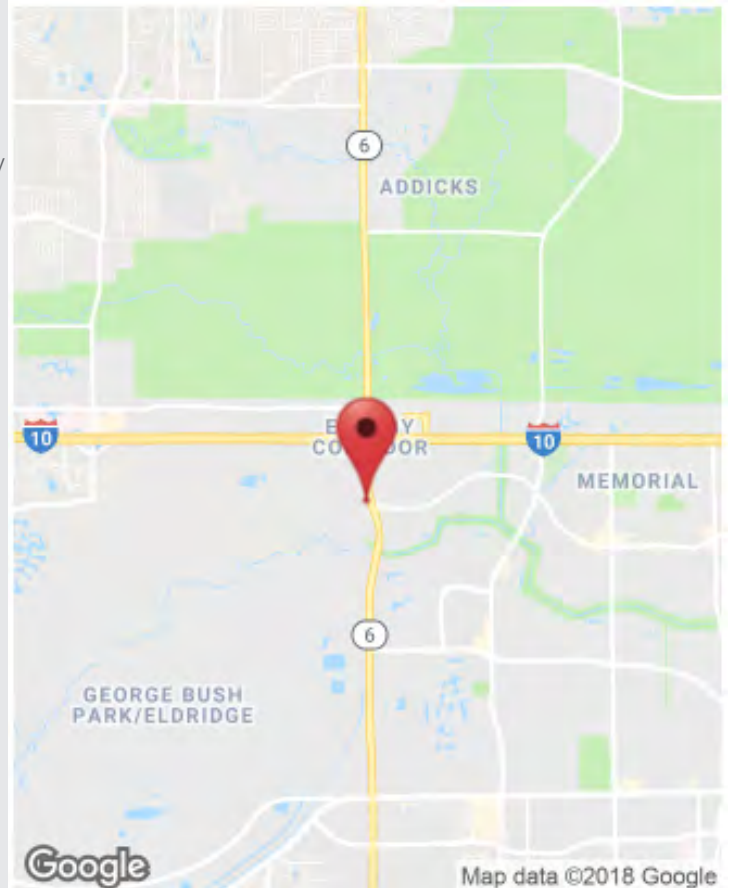
\$17.50/SF Full Service

LOCATION

- Energy Corridor/West Houston
- Close proximity to City Centre & Memorial City area
- Near immediate access to Interstate 10
- Easy access to Grand Parkway and Beltway 8
- Numerous banks, hotels, restaurants, retail, & entertainment (Top Golf) nearby

AMENITIES

- Controlled access (24hrs cardkey access)
- On-site Security -Security system
- On-site building engineer
- Fiber optic lines in place
- High speed connectivity



Jacob Aldridge

Associate
+ 713 275 9654
jacob.aldridge@naipartners.com

Rani Jones

Associate
+ 713 275 9621
rani.jones@naipartners.com

Zach Leger

Associate
+ 713 275 9605
zach.leger@naipartners.com

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+ 713 629 0500
1900 West Loop South, Suite 500
Houston, Texas USA 77027
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39,870 RSF Available

AVAILABILITIES

SUITE 102 - 3,057 SF

SUITE 175 - 862 SF

SUITE 220 - 2,565 SF

SUITE 290 - 1,979 SF

SUITE 615 - 7,922 SF

SUITE 710 - 12,187 SF

SUITE 900 - 3,545 SF

SUITE 920 - 3,524 SF

SUITE 960 - 2,941 SF



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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
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