



Class A Office Sublease

7908 N. Sam Houston Pkwy W,
Houston, Texas 77064

JORDAN TROUT
713 830 2149
jordan.trout@colliers.com

JAY KYLE
713 830 2138
jay.kyle@colliers.com



COLLIERS INTERNATIONAL
1233 W. Loop South, Suite 900
Houston, Texas 77027
713 222 2111
www.colliers.com/texas

SUBLEASE INFORMATION

- > ± 4,740 RSF | Level 2 | Suite 200
- > Occupancy: Immediately upon Landlord Written Consent
- > Gross rental rate: \$25.00/RSF
- > Term expiration: February 14, 2021
- > Parking: 4:1000 RSF
- > Brand new build-out
- > Furniture included
- > Move-in ready, plug & play office

FOR SUBLEASE > 7908 N Sam Houston Pkwy W | 4,740 RSF

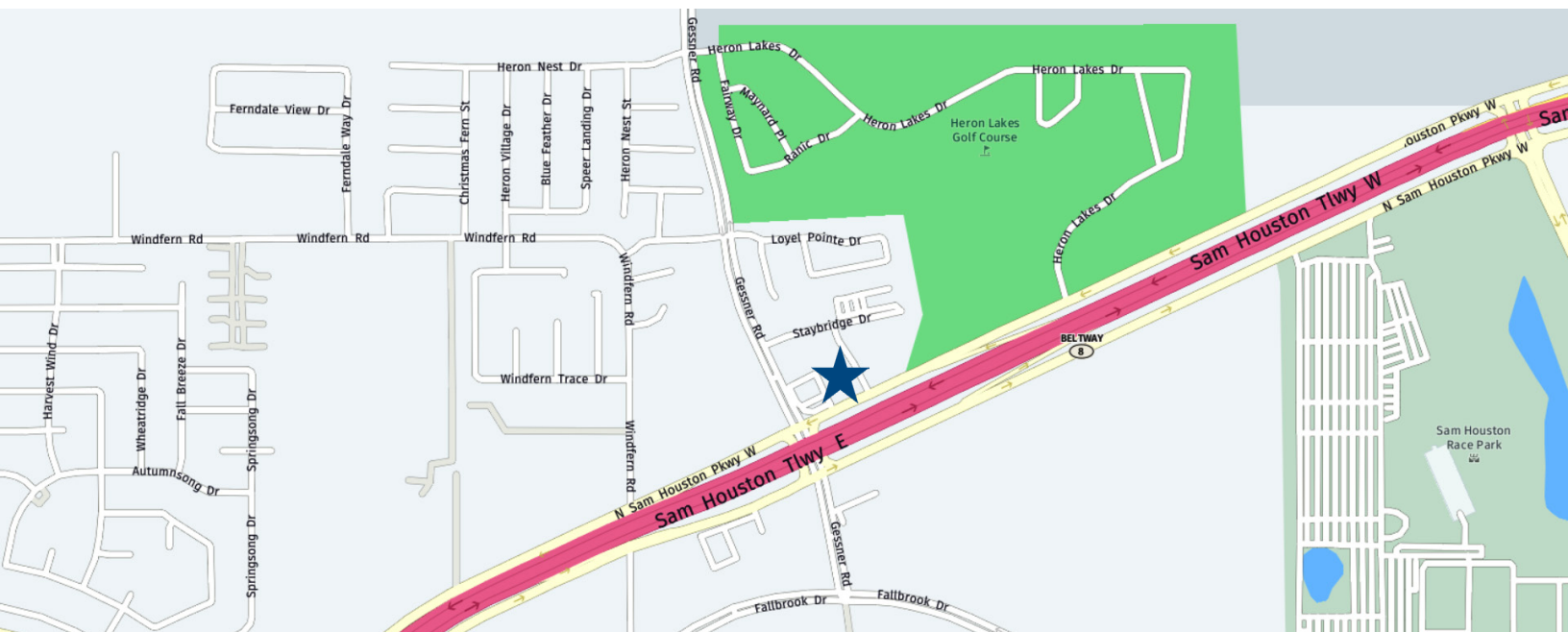
BUILDING AMENITIES

- > Located in the Heron Lakes Office Park, a seven-building office complex in the West Belt submarket
- > Water features and jogging trails
- > On-site security
- > On-site banking
- > On-site restaurant and walkable dining options nearby
- > On-site management
- > Great ingress/egress to Beltway 8
- > Convenient access State Hwy 249 (Tomball Parkway) and US Highway 290 (Northwest Freeway)
- > Offering easy access to Heron Lakes Golf Course and ProShop and Staybridge Suites
- > Restaurants in the immediate area include: Kawa Sushi and Steamboat House with an abundance of restaurants, hotels and shopping within two miles



> Reception area with elevator lobby exposure

MAP



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SUITE FEATURES

- > Modern design
- > Elevator lobby exposure
- > Reception | Waiting area
- > Conference Room (seats 14)
- > 8 Offices | 4 Workstations | 1 Meeting room
- > Open Break area | IT Room (w/cooling unit)
- > Storage room | private restroom in suite
- > FF&E included - new



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> MEETING ROOM



> VIEW OF BREAK AREA



> CONFERENCE ROOM



> CONFERENCE ROOM | ALTERNATE VIEW

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> CONFERENCE ROOM | ALTERNATE VIEW



> OFFICE



> OFFICE



> NATURAL LIGHT THROUGHOUT



> PRIVATE RESTROOM

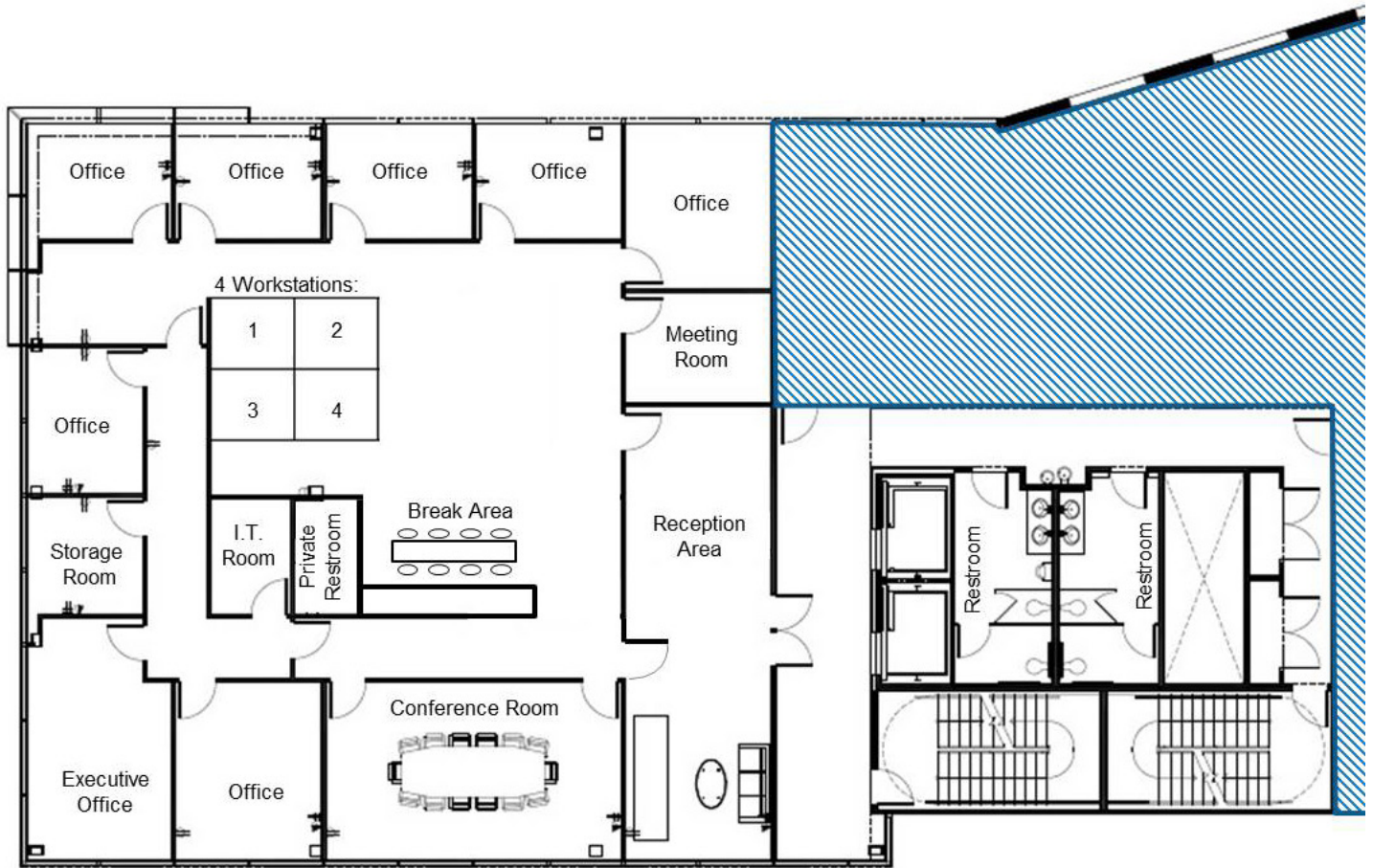


> I.T. ROOM



> WORKSTATIONS

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- > 8 OFFICES ON GLASS
- > 8 WORKSTATIONS
- > I.T. ROOM
- > CONFERENCE ROOM
- > MEETING ROOM
- > BREAK AREA
- > LARGE RECEPTION AREA
- > STORAGE ROOM
- > PRIVATE RESTROOM

CONTACT US

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Information About Brokerage Services

11-2-2015

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.

**Colliers International
Houston, Inc.**

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

Jay Kyle

Sales Agent/Associate's Name

480101

License No.

jay.kyle@colliers.com

Email

(713) 830-2138

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501