



## Property Highlights

- 71,014 RSF 4-story office building
- Efficient floor plates offering suites from 2,000 RSF to 19,207 RSF with multiple build out options
- Above standard, Class A finishes throughout
- Highly desirable, irreplaceable Galleria location directly across from the Galleria Mall
- Direct access to building from a 6-level parking garage
- Tenant signage available
- 2,050 SF Spec suite available immediately

Offered in conjunction with:  **BLACK FOREST  
VENTURES**

### Bryan / College Station

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

### Houston

5050 Westheimer Road, Suite 300  
Houston, Texas 77056  
O: 281.256.2300

### San Antonio / South Texas

200 East Grayson Street, Suite 102  
San Antonio, Texas 78215  
O: 210.404.4600

**PROPERTY ATTRIBUTES**

Rentable SF	71,014
Year Built	1965
Renovated	2018
Parking Garage	3/1000
Base Rent	\$18/SF/YR NNN

**TRAFFIC COUNTS**

Westheimer Road	58,880 VPD
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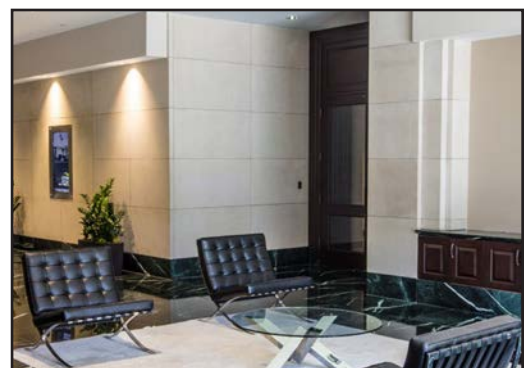
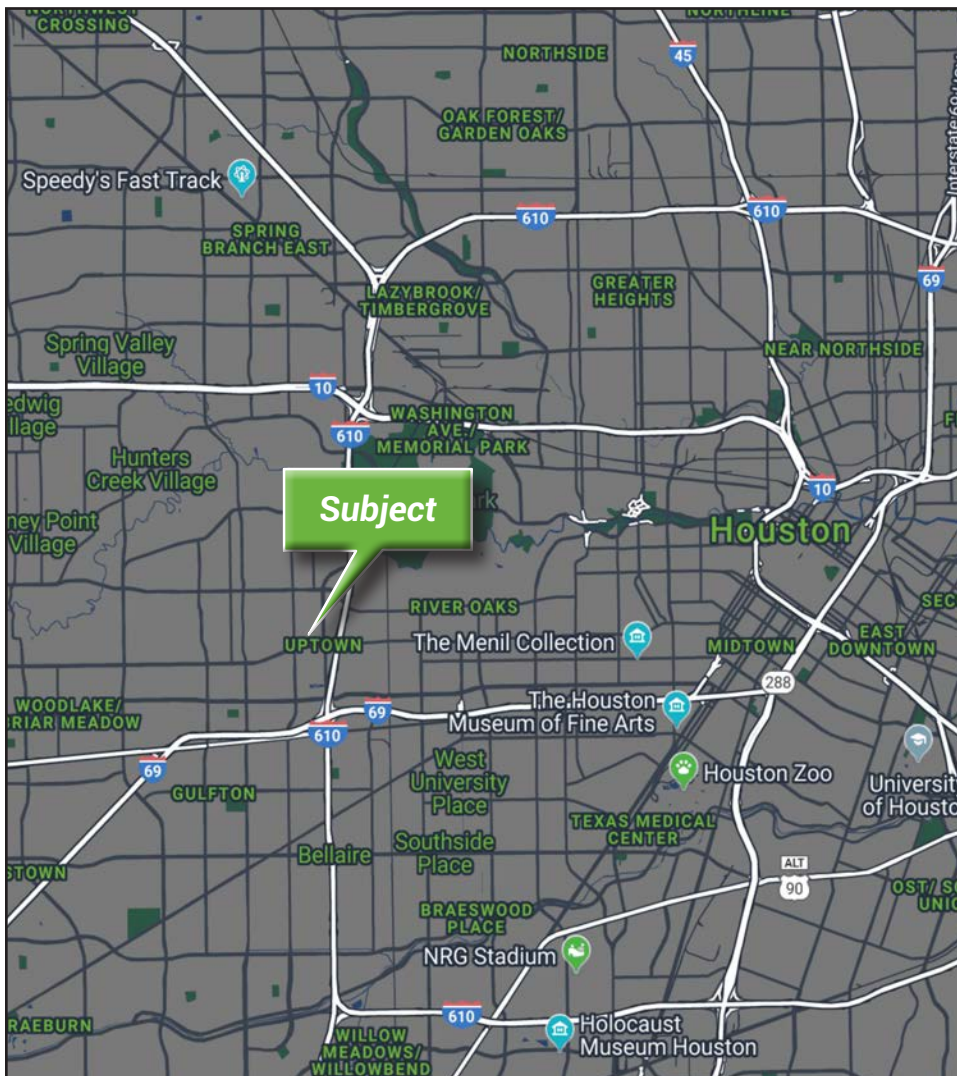


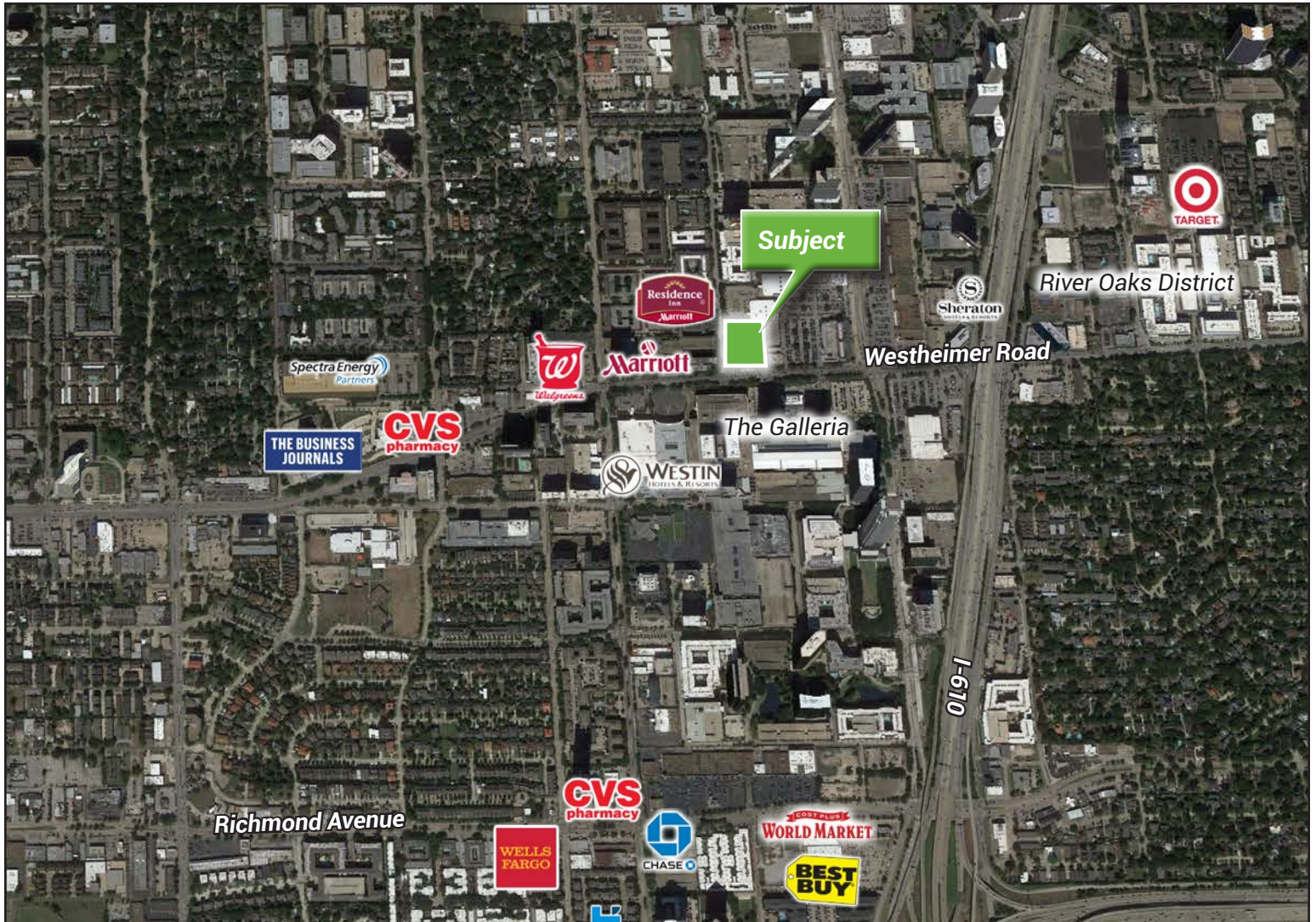
Photo Credit: www.5050westheimer.com

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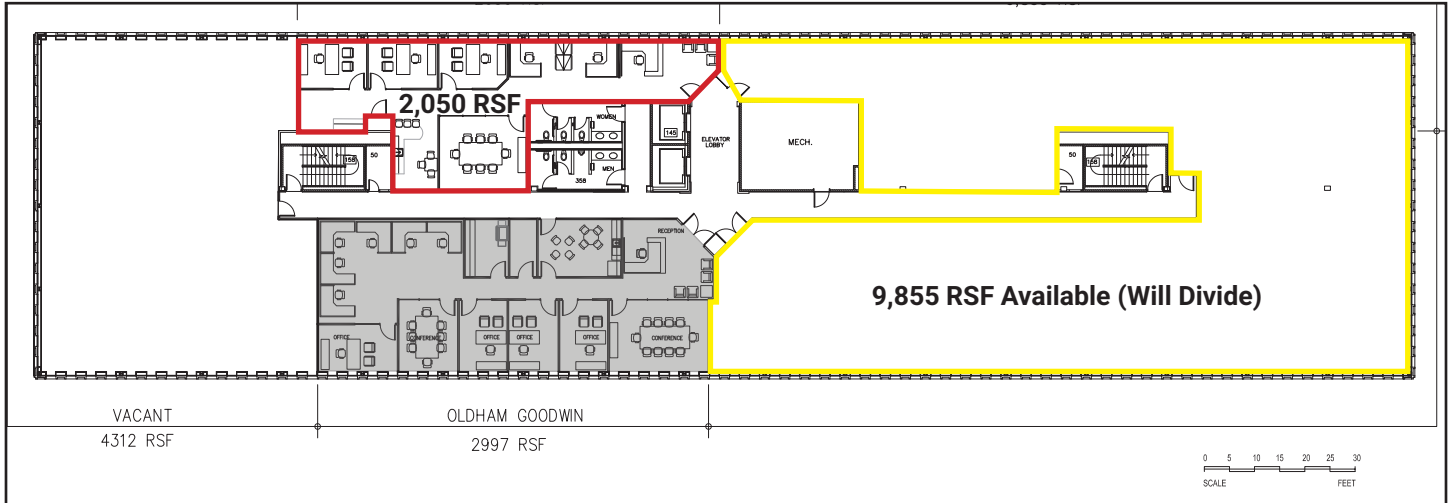
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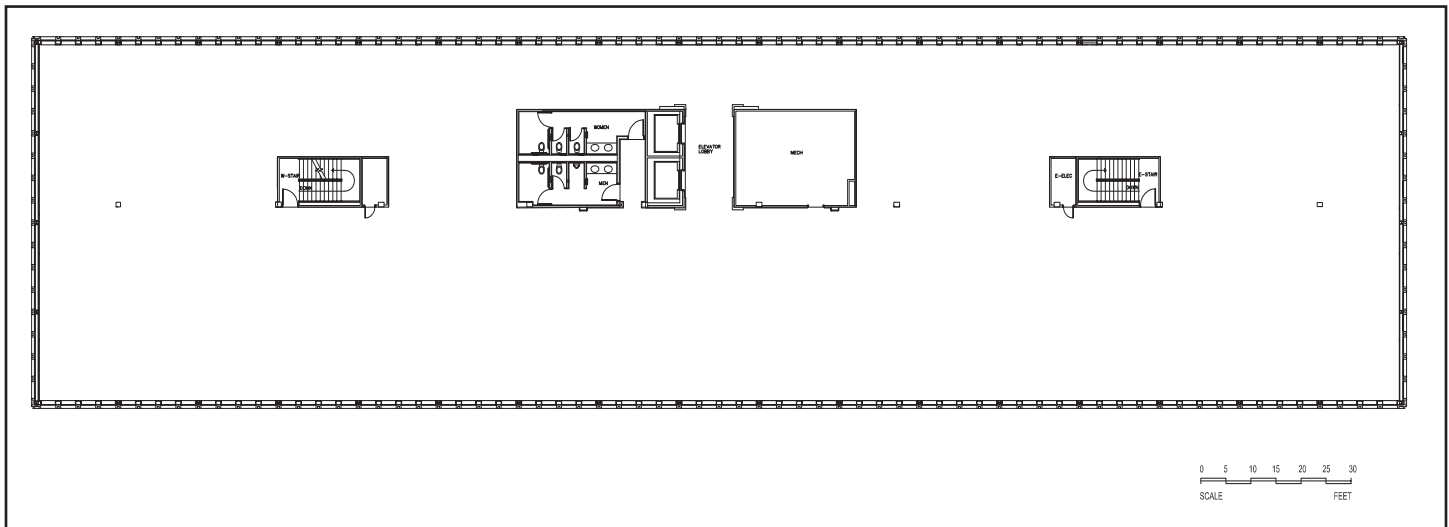
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### 3rd Floor Plan



\*Approximately 2,050 RSF available February 1, 2019

### 4th Floor Plan



\*Full floor (19,207 RSF) available for lease. Will divide

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## Demographic Profile



WESTHEIMER ROAD  
**OVER 58,880**  
VEHICLES PER DAY  
(TXDOT AADT 2017)



TOTAL POPULATION OF  
**OVER 529,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



TOTAL HOUSEHOLDS  
**OVER 239,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HH INCOME  
**OVER \$128,000**  
WITHIN THREE MILE RADIUS  
(ESRI 2018)



TOTAL EMPLOYEES  
**OVER 567,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HOME VALUE  
**OVER \$766,000**  
WITHIN THREE MILE RADIUS  
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
<b>2018 Total Population</b>	27,544	207,044	529,720
<b>2023 Total Population</b>	31,312	225,673	579,194
<b>2018-2023 Annual Growth Rate</b>	2.60%	1.74%	1.80%
<b>2018 Households</b>	16,069	95,712	239,748
<b>2023 Households</b>	18,214	104,454	262,612
<b>2018 Average Home Value</b>	\$632,358	\$766,912	\$603,984
<b>2023 Average Home Value</b>	\$650,233	\$809,339	\$637,394
<b>2018 Average HH Income</b>	\$138,676	\$128,894	\$123,388
<b>2023 Average HH Income</b>	\$153,686	\$140,783	\$136,270

Sources: Infogroup, Inc & ESRI

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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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

Sales Agent/Associate's Name

532457

Licensed No.

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Licensed No.

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Casey.Oldham@OldhamGoodwin.com

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(979) 268-2000

Phone

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Phone

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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,  
Please Contact**

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