

For Lease

Fully Equipped
Restaurant space

AVAILABLE
2,065 SF



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

Park Row Center

14838 Park Row Dr.,
Houston, Texas 77084

For Lease



Hunington

PARK ROW CENTER

14838 Park Row Dr., Houston, Texas 77084

PROPERTY INFORMATION

Space for Lease	2,065 SF
Rental Rate	\$15.00 SF
NNN	\$8.00 SF
Total Sq Ft	9,380 SF

DEMOGRAPHICS

Population (Est. 2019)	1 mi. - 4,347
	3 mi. - 47,378
	5 mi. - 241,419
Average HH Income	1 mi. - \$140,561
	3 mi. - \$125,078
	5 mi. - \$112,148

Traffic Count	Park Row - 13,000 VPD Hwy 6/ Park Row - 54k VDP
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PROPERTY HIGHLIGHTS

• Located within the recognized boundaries of the Energy Corridor a master-planned business district and home to several of the largest international energy companies in the world as well as over 300 multi-national, national and local companies. It is recognized as the largest concentration of energy, engineering and energy service companies in the world.

• It is also located within the Texas Medical Center –West Campus. The Texas Medical Center features 2 major hospitals, Texas Children's and Methodist

• Directly behind the new state of the art multi-million dollar Westside Mercedes-Benz Auto dealership

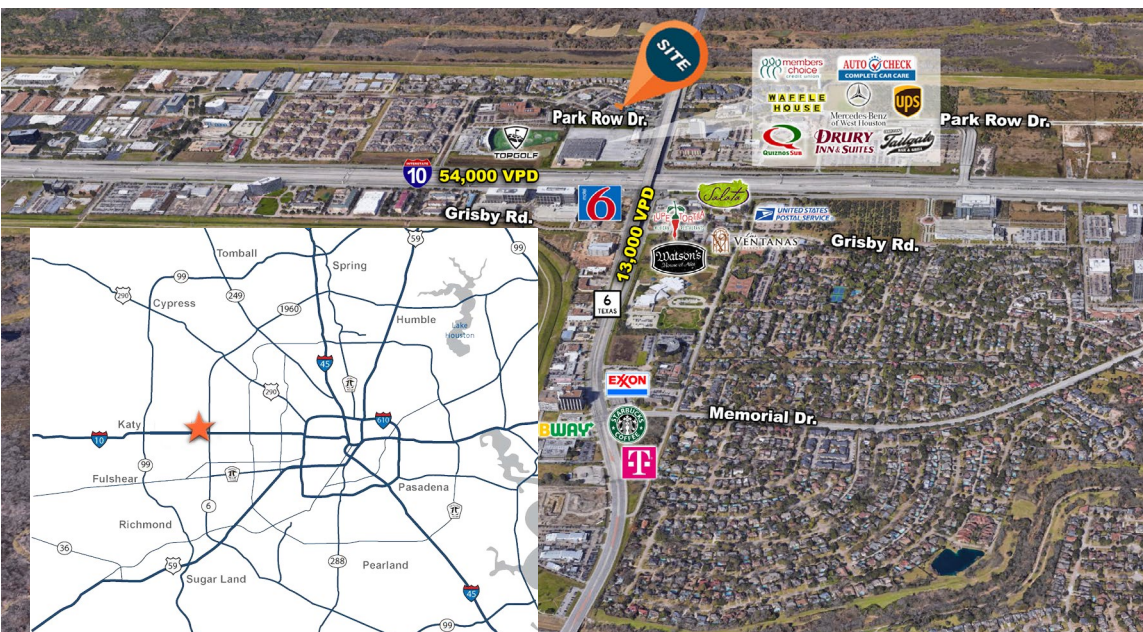
• Easy Access to Highway 6 and I-10 major traffic corridor.

For More Information

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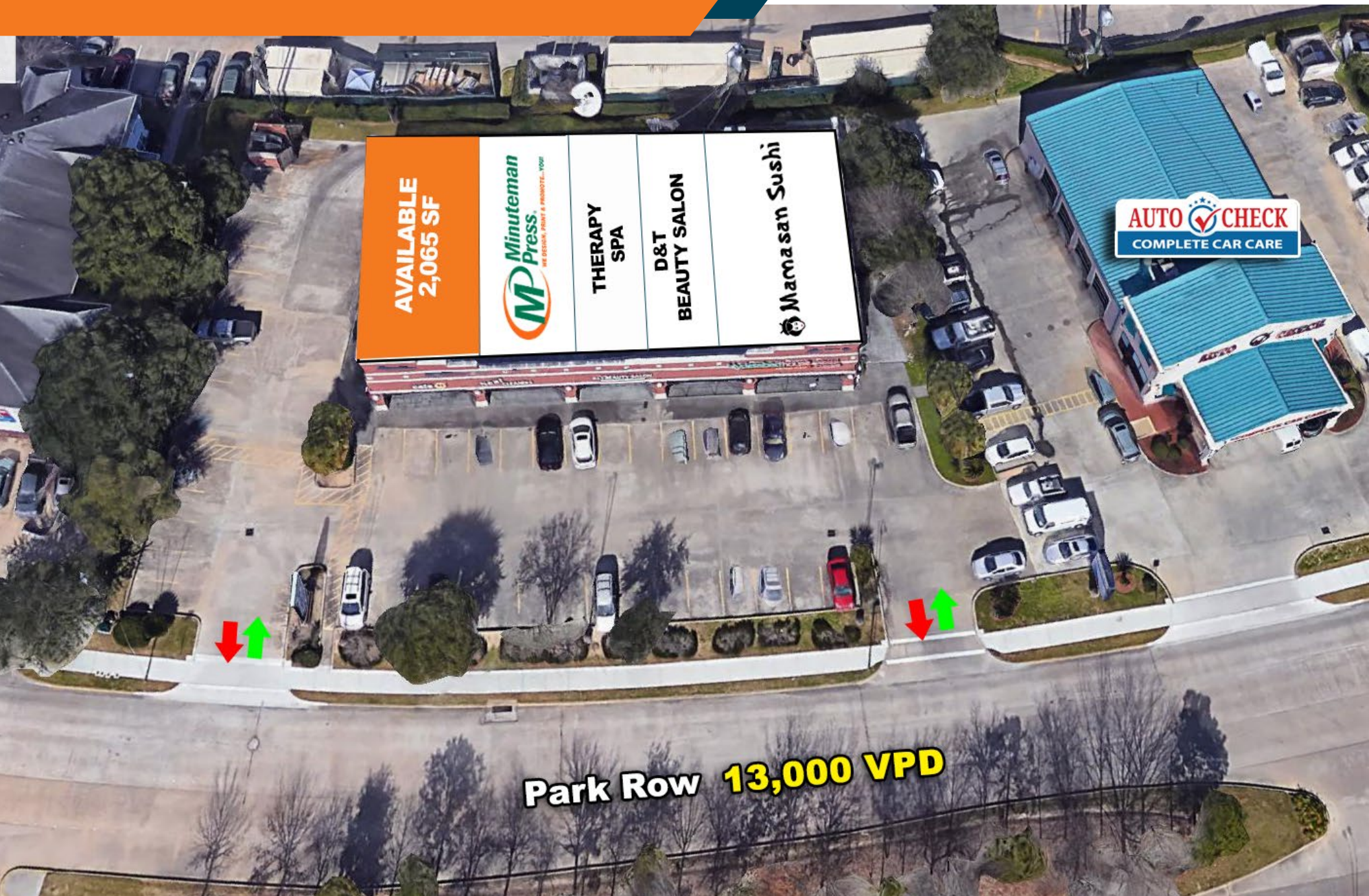
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For Lease



Hunington



AVAILABLE
2,065 SF



THERAPY
SPA

D&T
BEAUTY SALON

Mamasan Sushi

AUTO CHECK
COMPLETE CAR CARE

Park Row **13,000 VPD**

For Lease



Hunington



SITE

Park Row Dr.

13,000 VPD



54,000 VPD

Grisby Rd.



members choice credit union

AUTO CHECK
COMPLETE CAR CARE

Waffle HOUSE

UPS
Tailgate BAR & GRILL

Quiznos SUB

DRURY INN & SUITES

Mercedes-Benz of West Houston

TOPGOLF

Salata

LUPE TORTILLA
MEXICAN RESTAURANTS

UNITED STATES POSTAL SERVICE

Watson's
House of Ales

The VENTANAS
RESTAURANT & BAR

Grisby Rd.

For Lease



Hunington



SITE

members choice
AUTO CHECK COMPLETE CAR CARE
Waffle House Mercedes-Benz of West Houston UPS
Quikens Sub DRURY INN & SUITES Tailgate

54,000 VPD

13,000 VPD

6 TEXAS



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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
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