

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

West Oaks Plaza

2703 South Highway 6

Houston, Texas 77082

For Lease



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WEST OAKS PLAZA

2703 South Highway 6, Houston, Texas 77045

Property Information

Space For Lease	1,082 SF - 24,826 SF
Rental Rate	\$12.00-\$18.00 PSF
NNN	\$2.75 PSF

Property Highlights

- Newly Renovated
- Locate Directly across West Oaks Mall
- Frontage on SH-6
- High Traffic Counts

Area Retailers



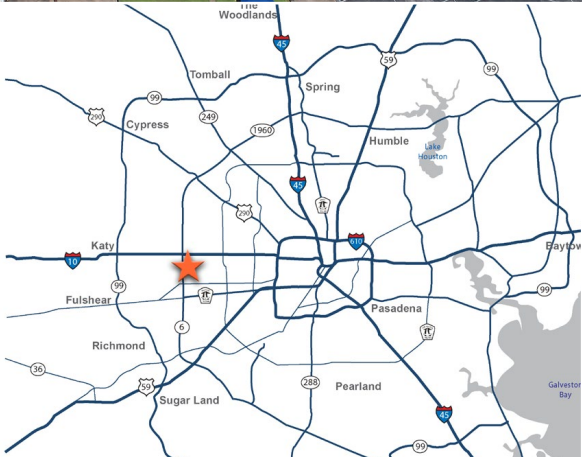
Demographics

Population	2 mi. - 62,903
	3 mi. - 138,847
	5 mi. - 357,335
Average Household Income	2 mi. - \$84,673
	3 mi. - \$85,193
	5 mi. - \$90,213

For More Information

Rafael Melara
 Director | Leasing
 | Investment Sales
 rafa@hpiproperties.com

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AVAILABLE

100-A	12,200 SF	193	1,320 SF
100-B	12,200 SF	200-A	7,467 SF
123	2,519 SF	200-B	5,657 SF
125	2,495 SF	230	1,082 SF
135	2,400 SF		
140	2,280 SF		
143	1,187 SF		
157	2,394 SF		
159	2,083 SF		
175	24,816 SF		
178	4,841 SF		

CURRENT TENANTS

127	Baran Cafe & Catering	1,570 SF	155	Tender Care Ministry	1,440 SF	240	Metarock Laboratory	4,797 SF
129	Nikki's Beauty Salon	1,412 SF	173	Iglesia de Cristo Ministries	6,020 SF	265	Sherwin Williams	4,650 SF
138	Optum Lab Test, LLC	954 SF	180	haven of Rest Int. Ministries	2,400 SF	270	H-C-C Construction	1,169 SF
145	Agcy Throne Worship	2,812 SF	189	Cloud 9 Cuties	1,600 SF	275	Metarock Laboratory	3,495 SF
147	West Oaks Dental	2,400 SF	195	Transformation	4,340 SF	280	Laboratory	47,715 SF
149	Elegant Nails	1,450 SF	210	Acapella Dance Fitness	2,000 SF	300	A-1 Southern Floors	5,500 SF
150	Bam Bam Banquet Hall	7,835 SF	220	RaviSkin Care	1,279 SF	350	Sky Hookah Lounge	6,922 SF

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HobbyTown USA five BEL'W
ROSS BED BATH & BEYOND
BARNES & NOBLE Academy
BEST BUY
WING STICKS

DISCOUNT TIRE
Bank of America

TACO BELL McDonald's Jack in the Box

Conn's 99¢ ONLY STORES

POPEYES STARBUCKS

West Oaks Mall
Dillard's
EDWARDS THEATRES
the outlet Sears

Westheimer Pkwy

55,585 VPD

6 TEXAS

9 yendamall

MATTRESS FIRM BURGER KING
Party City TACO CABANA

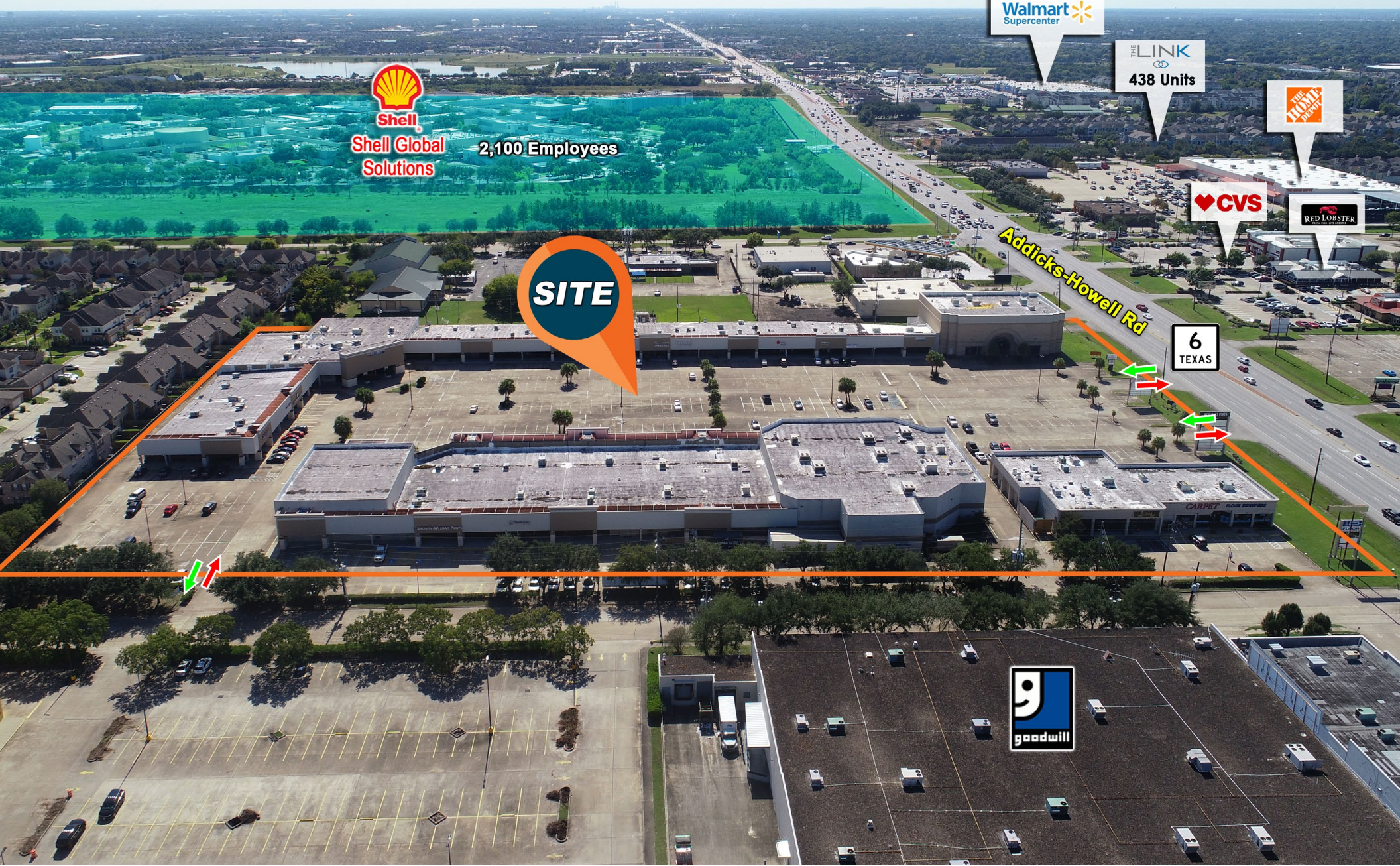
FLOOR DECOR

SITE

For Lease



Hunington




Shell Global Solutions
2,100 Employees

SITE


Walmart Supercenter


438 Units


THE HOME DEPOT


CVS


RED LOBSTER

Addicks-Howell Rd

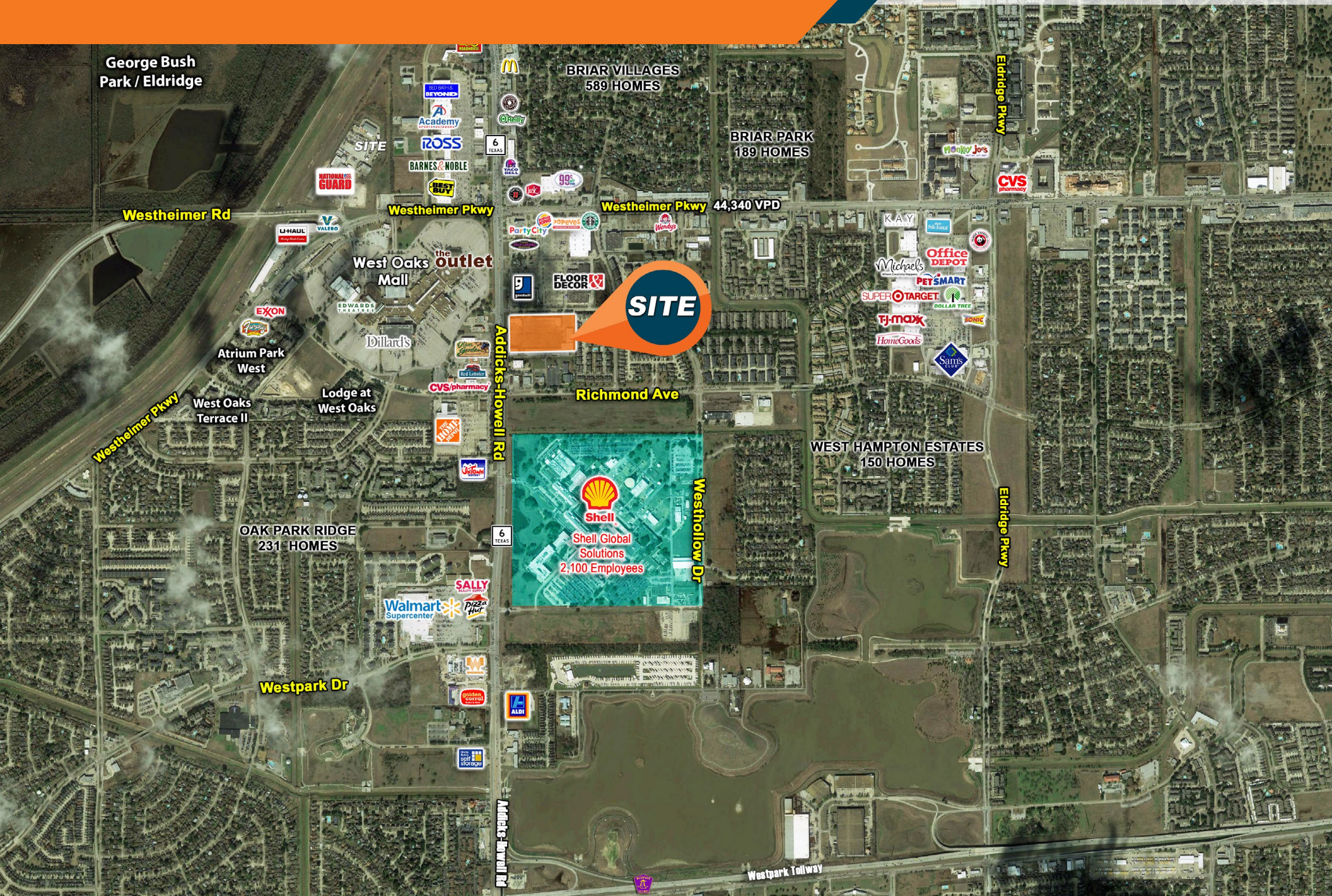
6
TEXAS


goodwill

For Lease



Hunington



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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.

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
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date