

**FOR LEASE**

**STERLING PLAZA**

10101 Southwest Freeway  
Houston, TX 77074

**LANDPARK**

5858 Westheimer, Suite 100  
Houston, Texas 77057

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)

# LANDPARK

## Sterling Plaza

10101 Southwest Freeway • Houston, Texas 77074

### PROPERTY DESCRIPTION

This expansive 102,292 square foot office space in the heart of Houston is the perfect opportunity to grow and expand your business. The building is conveniently situated at 10101 Southwest Freeway, providing easy access for both clients and employees. With spacious and modern architecture, this property boasts an abundance of natural light and open floor plans, providing a pleasant and productive working environment. The building is available for lease and offers an impressive array of amenities, including ample parking for employees and visitors, high-speed internet connectivity, 24-hour security surveillance, and reliable HVAC system.

The surrounding area offers plenty of retail and dining options, as well as convenient access to major highways, public transportation, and nearby neighborhoods. With endless possibilities for customization, this office space is perfect for businesses of any size and in any industry. Don't miss out on the opportunity to elevate your business and take it to the next level with this exceptional property. Schedule a viewing today!

### For More Information

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**LandPark Commercial**  
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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

# FOR LEASE



### PROPERTY HIGHLIGHTS

- 24/7 Keycard Access
- On-site Management
- On-site Parking Garage
- Great Visibility off Southwest Freeway
- Flexible Lease Options Are Available
- strategic location offering direct access to Southwest Fwy and Beltway 8

LANDPARK

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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 100	3,651 SF	\$22.00
Suite 102	563 SF	\$22.00
Suite 305	1,857 SF	\$22.00
Suite 310	821 SF	\$22.00
Suite 370	1,224 SF	\$22.00
4th	5,000 - 7,857 SF	\$22.00
Suite 615	1,022 SF	\$22.00



Availability

# LANDPARK

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## Photos

# LANDPARK

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Energy  
Corridor

Memorial City

Galleria

Chinatown

10101 SOUTHWEST FWY  
HOUSTON TX, 77074



Aerial View

Google

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FOR LEASE



Map



# 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.*



2-10-2025

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_