

FOR LEASE



OFFICE SPACE

2500 Wilcrest Drive
Houston, TX 77042

LANDPARK

2550 Gray Falls Drive, Suite 400

Houston, Texas 77077

713.789.2200

www.LandParkCo.com

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PROPERTY DESCRIPTION

Conveniently located on the Westheimer retail corridor of the Westchase District, 2500 Wilcrest Drive is easily accessible and surrounded by plenty of amenities.

Just north of Westheimer, on the west side of Wilcrest, it is only about a 4-minute drive to the on-ramps for Sam Houston Tollway, which connects with I-10 in around 10 minutes, or an 8-minute drive to Westpark Tollway in the opposite direction. These major highways open up access to areas like Missouri City and Jersey Village to commuters within a 15-minute drive. Loop 610, Route 6, and US 59 are also within 15-minute drives from the building.

The Westheimer retail corridor surrounds the building with a plethora of retail options that provide restaurant and shopping options for tenants. Office Depot and a UPS Store make it easy to obtain business supplies, and food options like Bistro Le Cep, Kim's Tea House, and Firehouse Subs are all within walking distance. The Galleria, Texas' largest and most luxurious retail destination and home to many national brands, is within a 20-minute drive. 2500 Wilcrest Drive offers ample surface and covered parking for tenants with 24-hour, 7 days a week security. The building is accessible at all hours with controlled access and has vending machines on-site for tenants. A dedicated leasing and management team is in the building as well, prepared to help meet any tenant's needs.

For More Information

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HIGHLIGHTS

- 24/7 Keycard Access
- On-site Property Management
- On-site Porter
- Security
- Great Visibility off Westheimer Rd
- Flexible Lease Options Are Available
- Located in the Westchase District
- High Speed Internet Available

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Photos

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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____