



For Lease

3501

ALLEN PARKWAY



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OPPORTUNITY

3501 Allen Parkway is a two-story single tenant building in Midtown. It is located at the corner of Allen Parkway and D'Amico Street across from the Buffalo Bayou Park. The building is walking distance to public transportation options.



FACTS & FIGURES

4,100 SF
Office Space

2
Floors

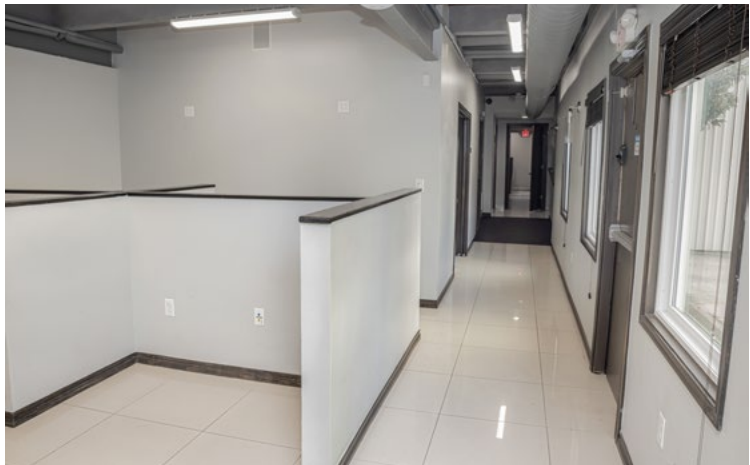
\$19.95/SF
NNN

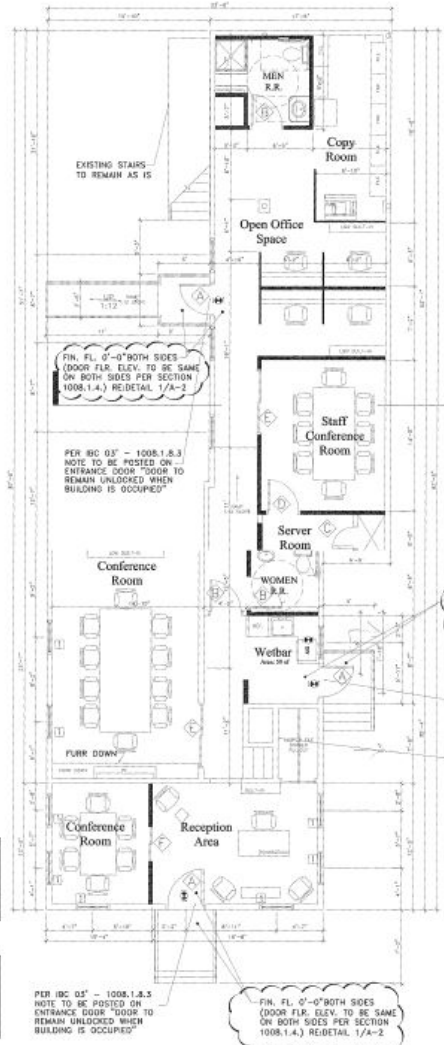
FEATURES & AMENITIES

Located near the intersection of Dunlavy and Allen Parkway, 3501 Allen Pkwy offers tenants a unique opportunity to occupy a single tenant building in Midtown.



- Hardwood and marble flooring throughout the building
- Exposed, loft ceilings
- Interior and exterior staircases
- Reception area with attached small conference room
- Large conference room with built-in cabinets
- Wet bar on first floor; kitchen on second floor
- Two (2) executive offices with marble flooring
- Six (6) private offices
- Two (2) bullpen areas
- Three (3) private restrooms; shower
- IT room
- Energy efficient windows
- Former law firm space





SQUARE FOOTAGE

EXISTING 1ST FLOOR-	1,886
EXISTING 2ND FLOOR-	2,133
TOTAL-	4,019

WALL LEGEND

EXISTING WALLS	
PROPOSED WALLS	



FIN. FL. 0'-0" BOTH SIDES (DOOR FLR. ELEV. TO BE SAME ON BOTH SIDES PER SECTION 1008.1.4.) RE:DETAIL 1/A-2

PER IRC 03' - 1008.1.8.3 NOTE TO BE POSTED ON ENTRANCE DOOR "DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"

NOTE: CLOSET UNDER STAIRS ARE REQUIRED TO HAVE 1 HOUR RATING PER SECTION 1009.5.3 HOUSTON AMENDMENTS. (U333)

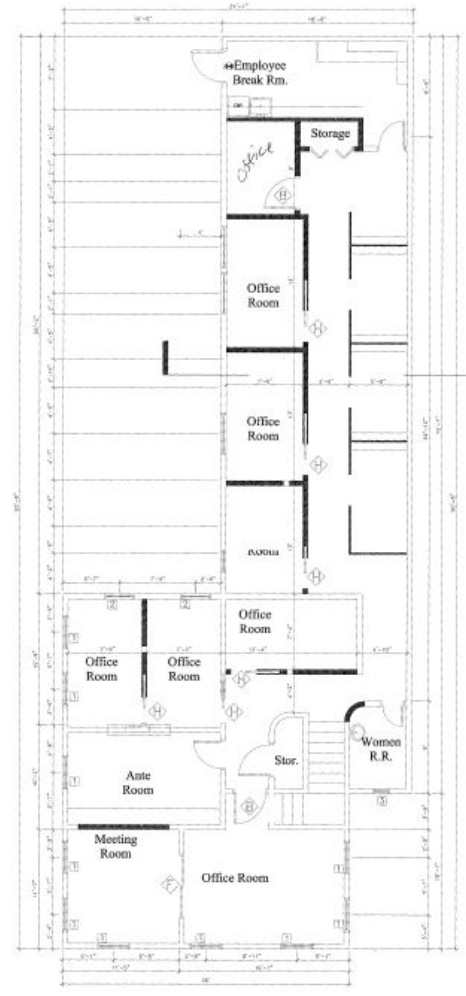
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PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0" 02



PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0" 01

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SEE DRAWING IN REFERENCE TO WORK FOR ALL INFORMATION. THE WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL CODES AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

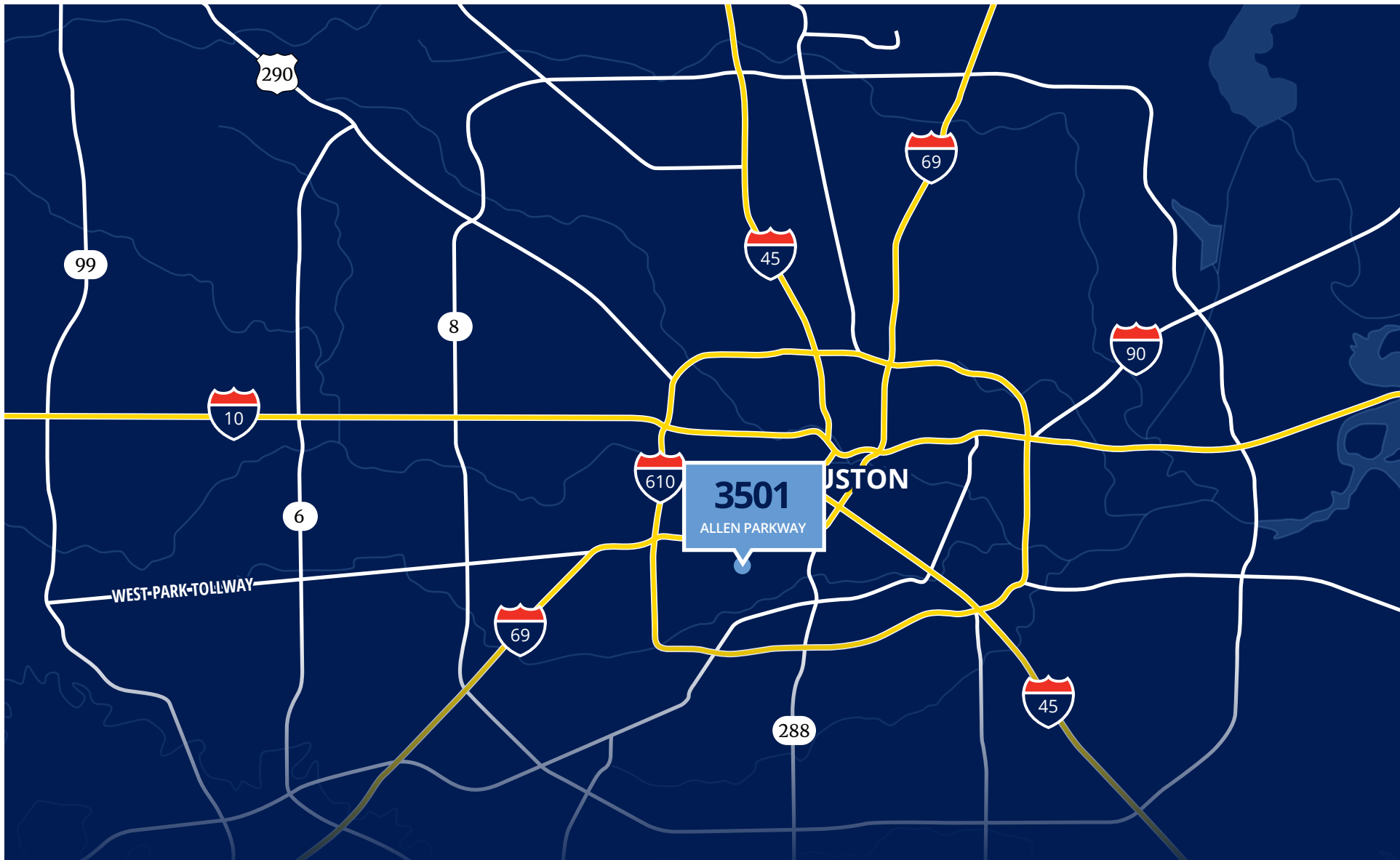


WVCA
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 DESIGN CONSULTANTS
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FLOOR PLAN FOR A OFFICE REMODEL
 VETHAN'S LAW OFFICE FIRM
 LOCATED AT
 3301 ALLEN PKWY
 HOUSTON, TEXAS 77019

DATE: JUNE 22, 2019
 CHECKED BY: IVAN
 DRAWN BY: MARIO
 SCALE: 3/16"=1'-0"
 JOB NO.: 10085
 FILE: 2019CAMBEN/10085/A-1

SHEET
A-1
 OF 0



DRIVE TIMES

CITY CENTRE
20 Minutes (11.6 Miles)

KATY
35 Minutes (27.9 Miles)

MEMORIAL CITY MALL
21 Minutes (11.3 Miles)

GALLERIA
17 Minutes (5.4 Miles)

DOWNTOWN
11 Minutes (3.1 Miles)

SUGAR LAND
29 Minutes (19.2 Miles)

BUSH AIRPORT
26 Minutes (20.8 Miles)

HOBBY AIRPORT
32 Minutes (18.6 Miles)

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials	Date
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