



SPACE AVAILABLE FOR LEASE

4950 BISSONNET | BELLAIRE, TX 77401

DAVID GREENBERG

713.778.0900

david@greenbergcompany.com

GREENBERG & COMPANY
Commercial Real Estate Brokerage Firm

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	9,562 SF
Available SF:	1,100 SF
Lot Size:	19,117 SF
Market:	Houston
Submarket:	Bellaire

PROPERTY OVERVIEW

This is a two-story multi-tenant Retail/Office Building situated between South Rice and 610 W. Loop South in Bellaire, TX. The office building consist of 29 parking spaces with 15 additional, adjacent on-street parking. Bellaire, on Interstate Loop 610, is surrounded by Houston, West University Place, and Southside Place in southwest Harris County. Between S. Rice Ave. and 610W. Loop. Just a short distance from the world renowned Texas Medical Center, The Galleria, and various business districts.

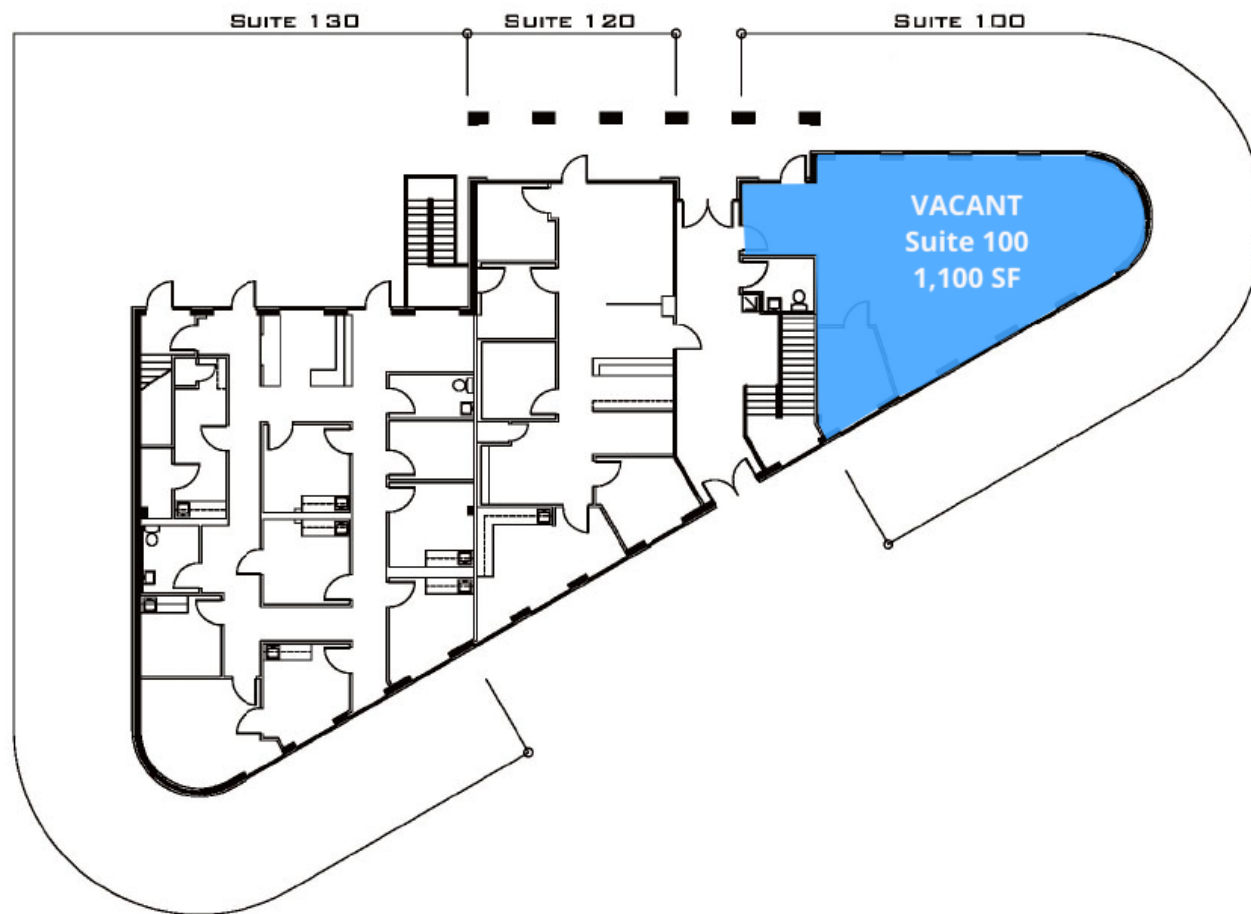
PROPERTY HIGHLIGHTS

- Immediate access to the 610 Loop, the Southwest Freeway, and Westpark Tollway.
- High Traffic Counts.
- Excellent Visibility.
- Prime Location.

GREENBERG & COMPANY
Commercial Real Estate Brokerage Firm

DAVID GREENBERG
713.778.0900
david@greenbergcompany.com

AVAILABLE SPACES



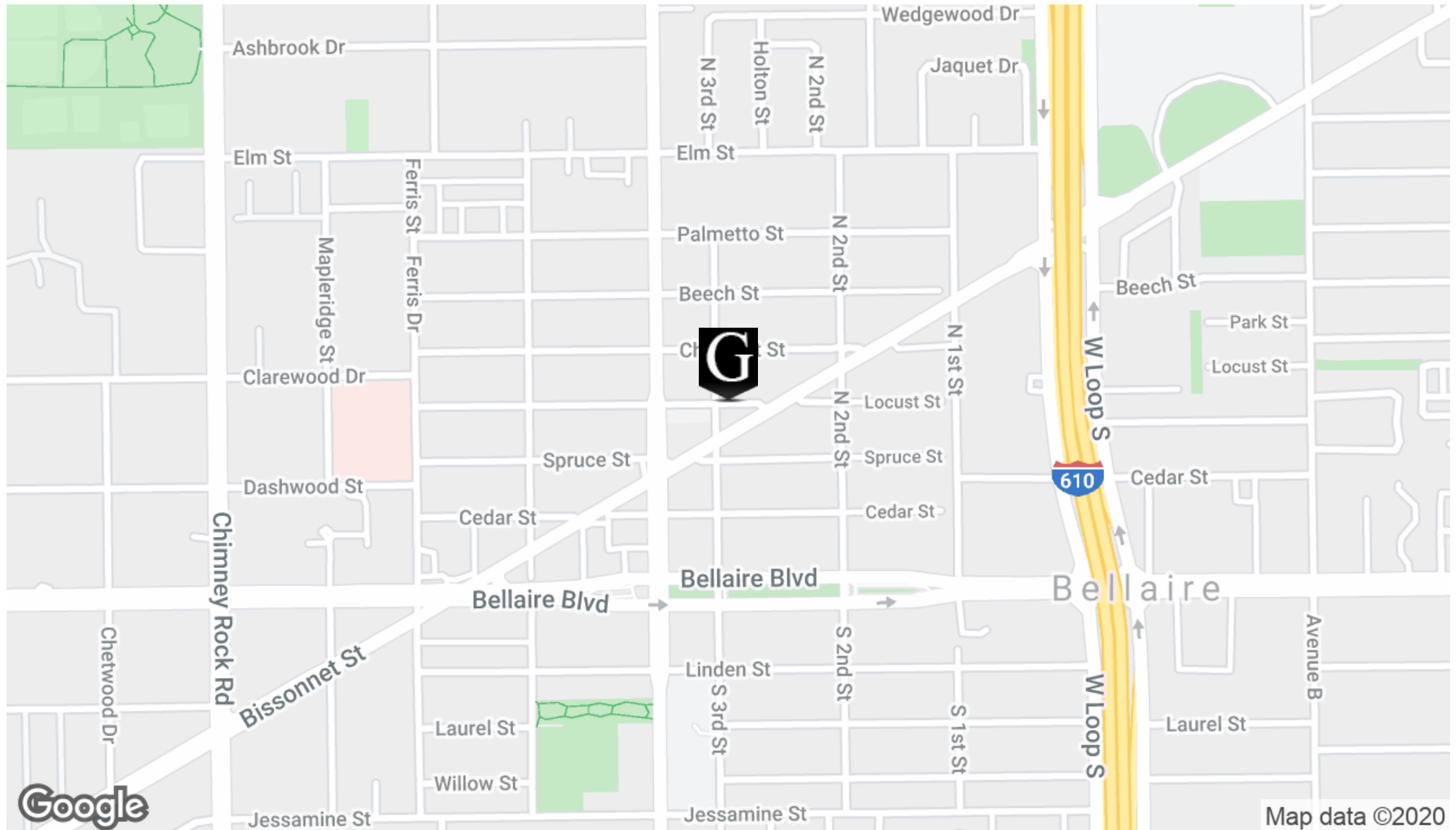
FLOOR PLANS ARE FOR CONCEPTUAL PURPOSES ONLY; THEY ARE NOT TO SCALE AND MAY NOT REFLECT EXISTING CONDITIONS. AS BUILTS MUST BE VERIFIED.

4950 BISSONNET
LEVEL 01

GREENBERG & COMPANY
Commercial Real Estate Brokerage Firm

DAVID GREENBERG
713.778.0900
david@greenbergcompany.com

LOCATION MAPS



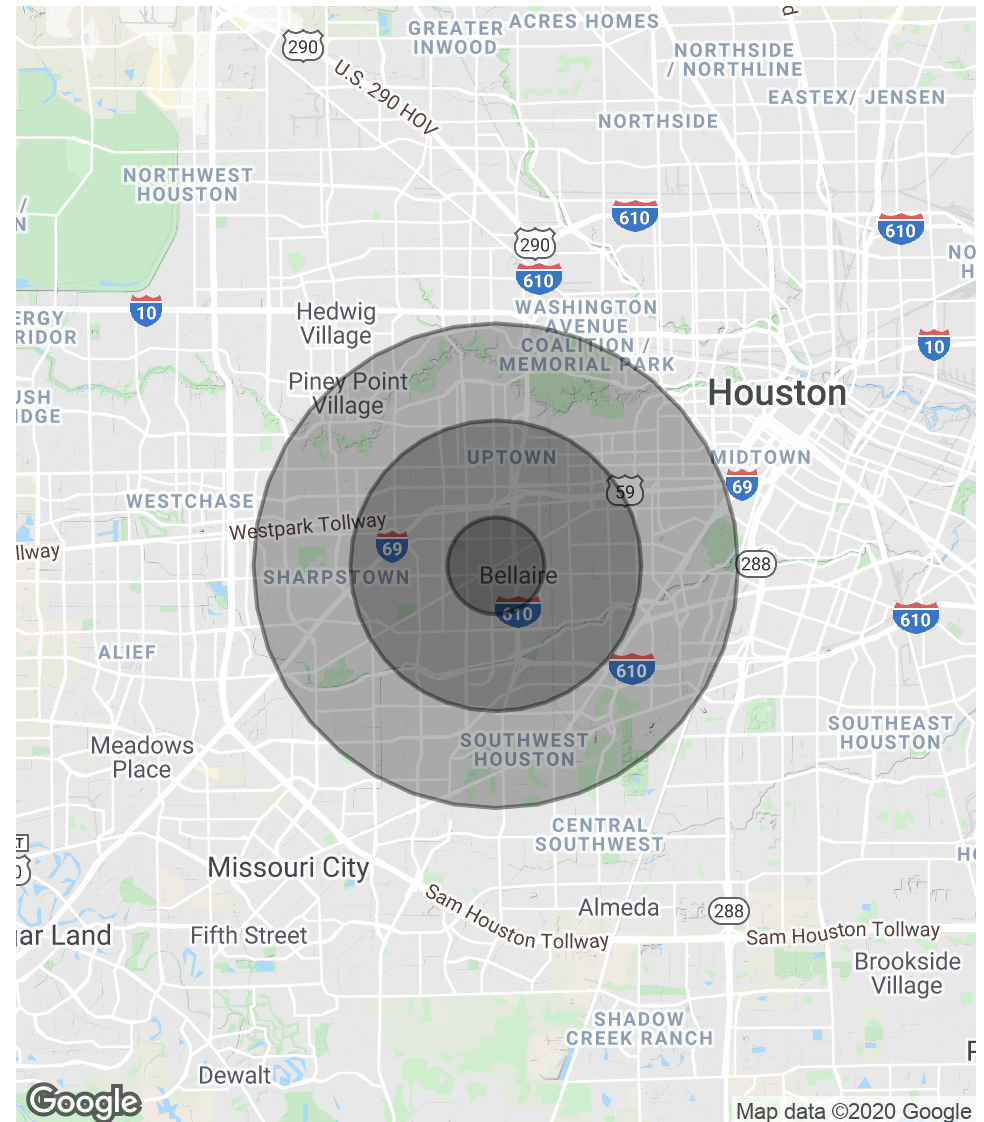
GREENBERG & COMPANY
Commercial Real Estate Brokerage Firm

DAVID GREENBERG
713.778.0900
david@greenbergcompany.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,709	241,430	543,463
Median age	37.9	35.7	35.8
Median age (Male)	37.9	33.7	34.3
Median age (Female)	35.6	36.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,040	101,792	232,270
# of persons per HH	2.6	2.3	2.3
Average HH income	\$93,260	\$63,632	\$56,935
Average house value	\$802,766	\$502,956	\$395,854

* Demographic data derived from 2010 US Census



GREENBERG & COMPANY
Commercial Real Estate Brokerage Firm

DAVID GREENBERG
713.778.0900
david@greenbergcompany.com



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.		
Licensed Supervisor of Sales Agent/Associate		Email	Phone

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

Buyer/Tenant/Seller/Landlord Initials	Date