



FinialGroup

Class A Office Space – For Lease

±4,000 - ±15,275 SF Available

9977 W Sam Houston Parkway N, Houston, TX 77064

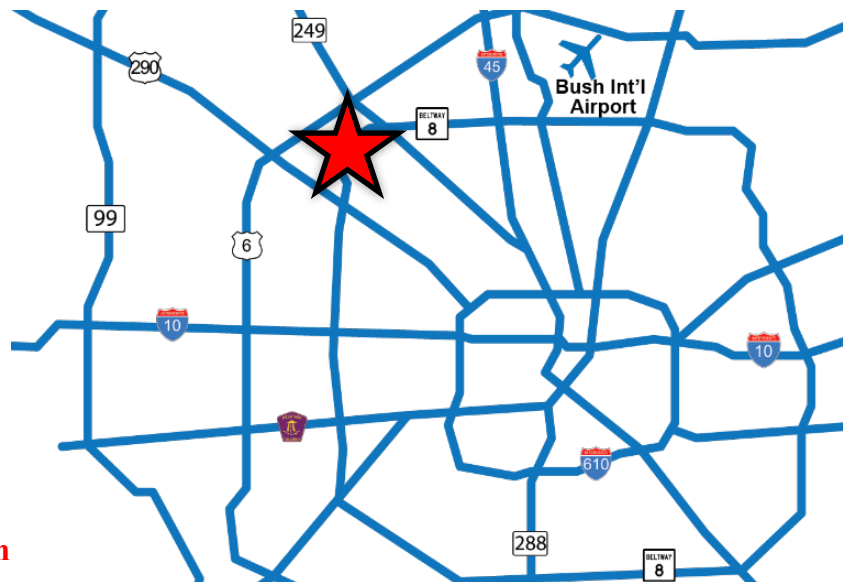


AVAILABLE IMMEDIATELY

Property Features:

- Great Corporate Multi-Tenant Office Building
- ±4,000 SF- ±15,275 SF Available for Lease
- Upgraded Restrooms and Common Areas
- 10' Ceilings
- Updated Lighting Throughout
- Ample Parking and Covered Spaces Available
- Recently Updated Property Security System & Cameras
- Card Key Access
- Direct Access to Beltway 8, only minutes from restaurants, gas, & groceries
- **Contact Broker for Pricing and More Information**

Location:



Contact

Jack Gaffney
713.814.4921
Jack.Gaffney@FinialGroup.com

Stephanie Flores
832.572.3564
Stephanie.Flores@FinialGroup.com

John Buckley
713.422.2084
John.Buckley@FinialGroup.com





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Finial Group | 8381 Westview Drive, Houston, TX 77055 | (713) 422-2100 | www.finialgroup.com

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About the Property:

Ideally positioned in Northwest Houston along Beltway 8, 9977 W Sam Houston Parkway N is a Class A multi-tenant office building. Sitting on meticulously landscaped grounds, 9977 W Sam Houston Parkway N boasts a lush entrance to the light-filled lobby. Take advantage of additional amenities, including top-of-the-line security and updated common areas. 9977 W Sam Houston Parkway N features plentiful parking spaces with some covered spaces. Strategically located on Beltway 8, the property provides easy access to Highway 290, Bush Intercontinental Airport, and the surrounding communities. This convenient location is just a half-mile from West Road with Kroger, Walgreens, Starbucks, Potbelly Sandwich Shop, Chick-fil-A, and LA Fitness. For Class A features, incredible accessibility, look no further than 9977 W Sam Houston Parkway N.



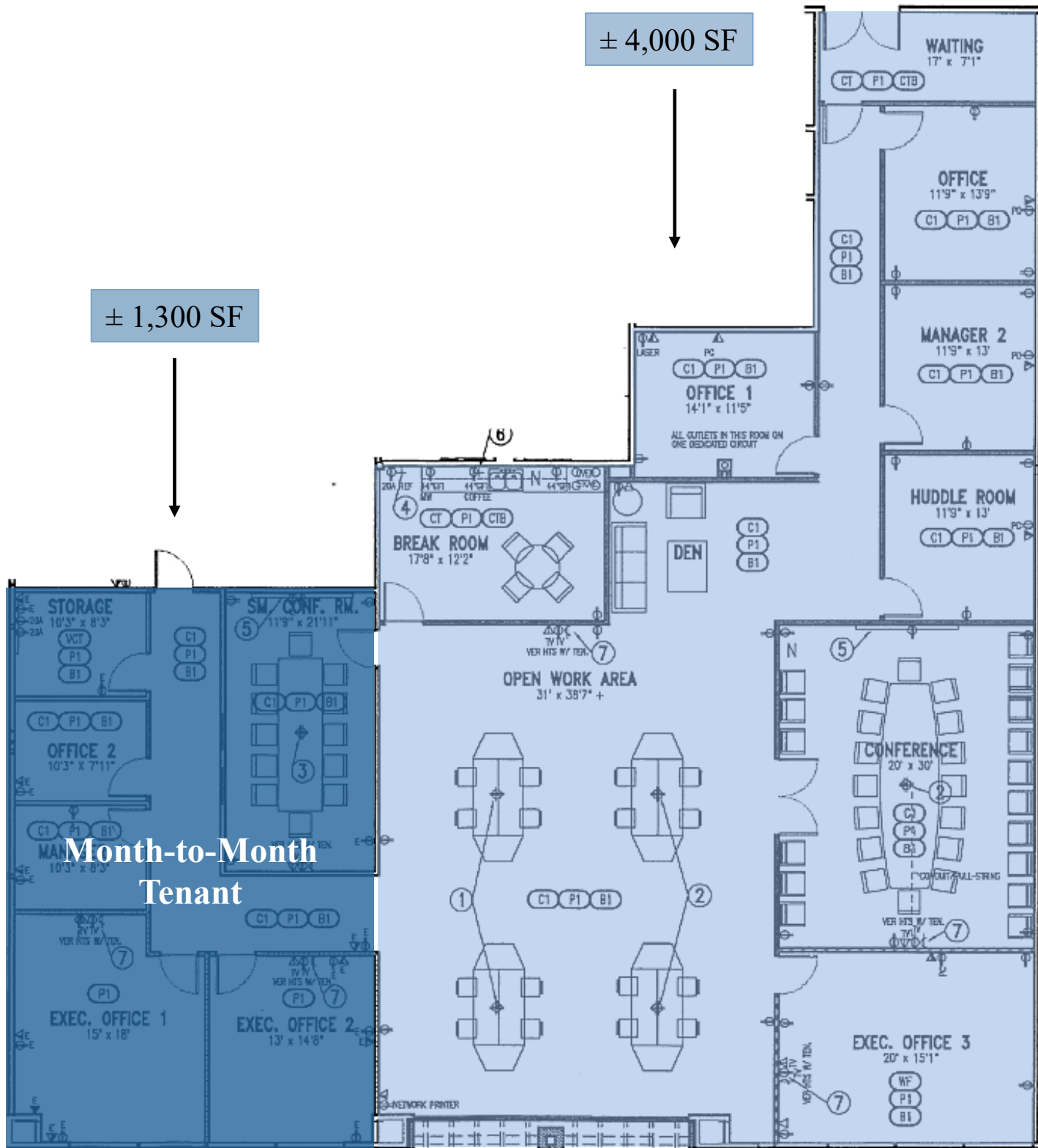


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Suite 120: ±5,300 Total SF



**Month-to-Month
Tenant**





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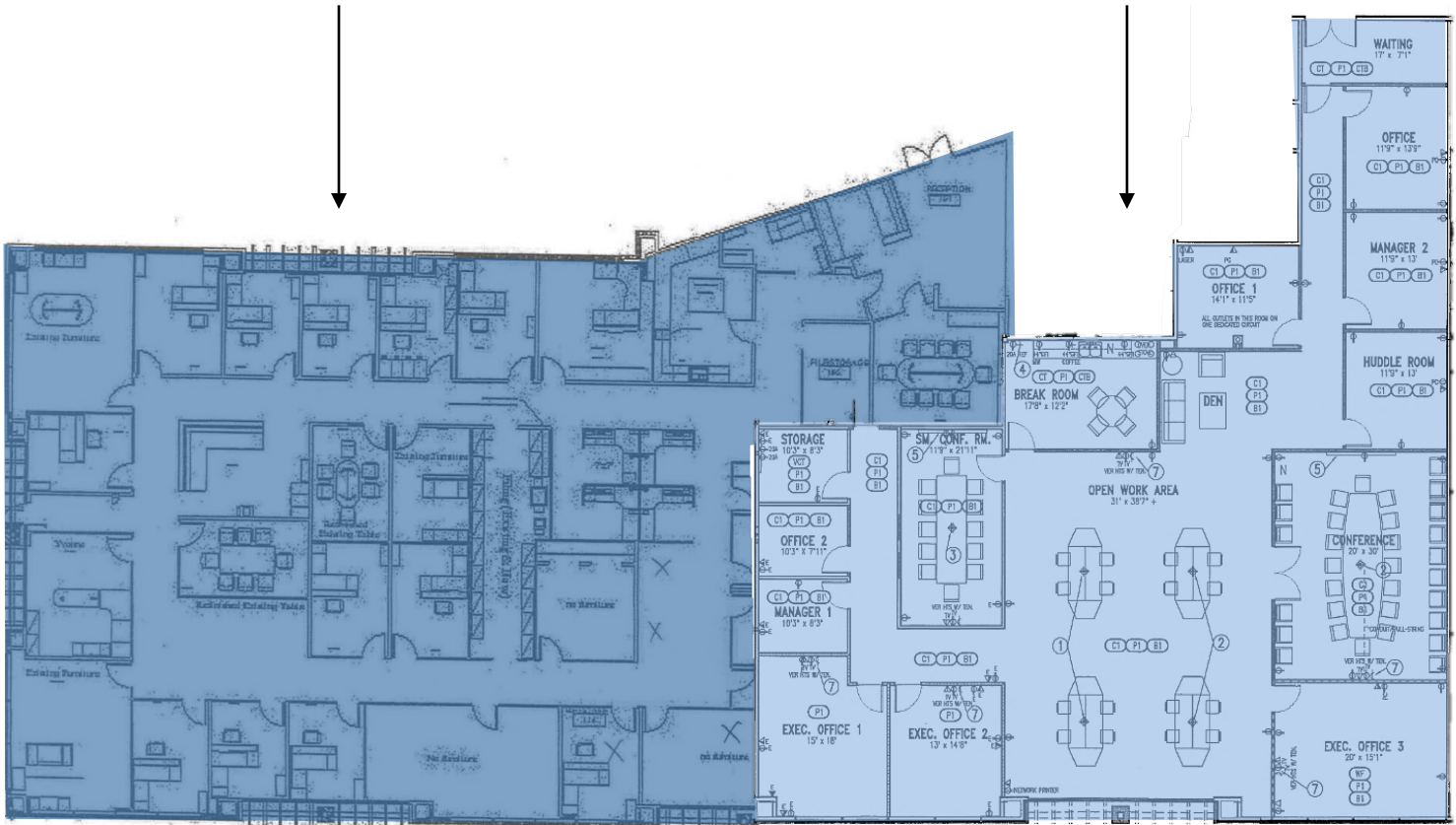
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Suite 150:
± 9,975 SF

Suite 120:
± 5,300 SF



Suite 120 & 150: ±15,275 SF





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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.

Finial Group, LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

