

WESTHEIMER COURT

RETAIL CENTER FOR LEASE - GALLERIA AREA

FOR LEASE

CONTACT:

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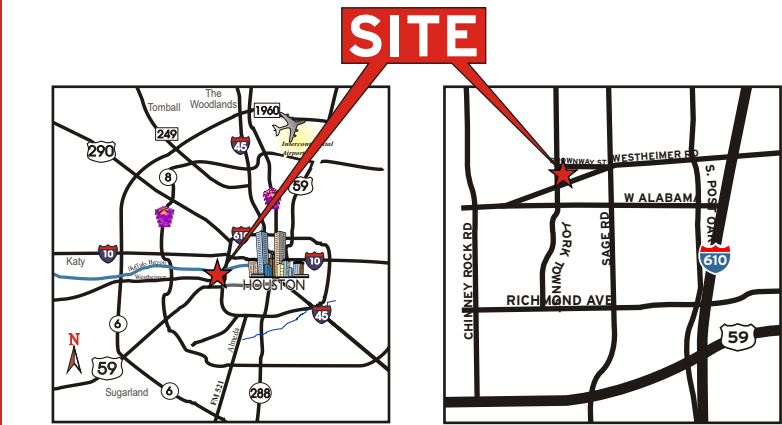
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WESTHEIMER & BROWNWAY | HOUSTON, TX



SIMON®

Harris Co. Key Map Pg. 491

PROPERTY INFORMATION

- Westheimer Court is located in the Uptown District with easy access to multiple major roadways
- The Uptown District represents 12% of Houston's total office space with 23.6 million square feet.
- This area hosts approximately 200,000 office workers and shoppers daily and more than 22 million visitors a year.

ECONOMIC INFORMATION

- Please call 713.595.9500 for price information

EST. POPULATION

2009 Postal Count Data

- 1 mile 22,642
- 3 miles 201,165
- 5 miles 510,742

EST. MEDIAN HH INCOME

2008 AGS Demographic Data

- 1 mile \$84,015
- 3 miles \$86,322
- 5 miles \$76,223

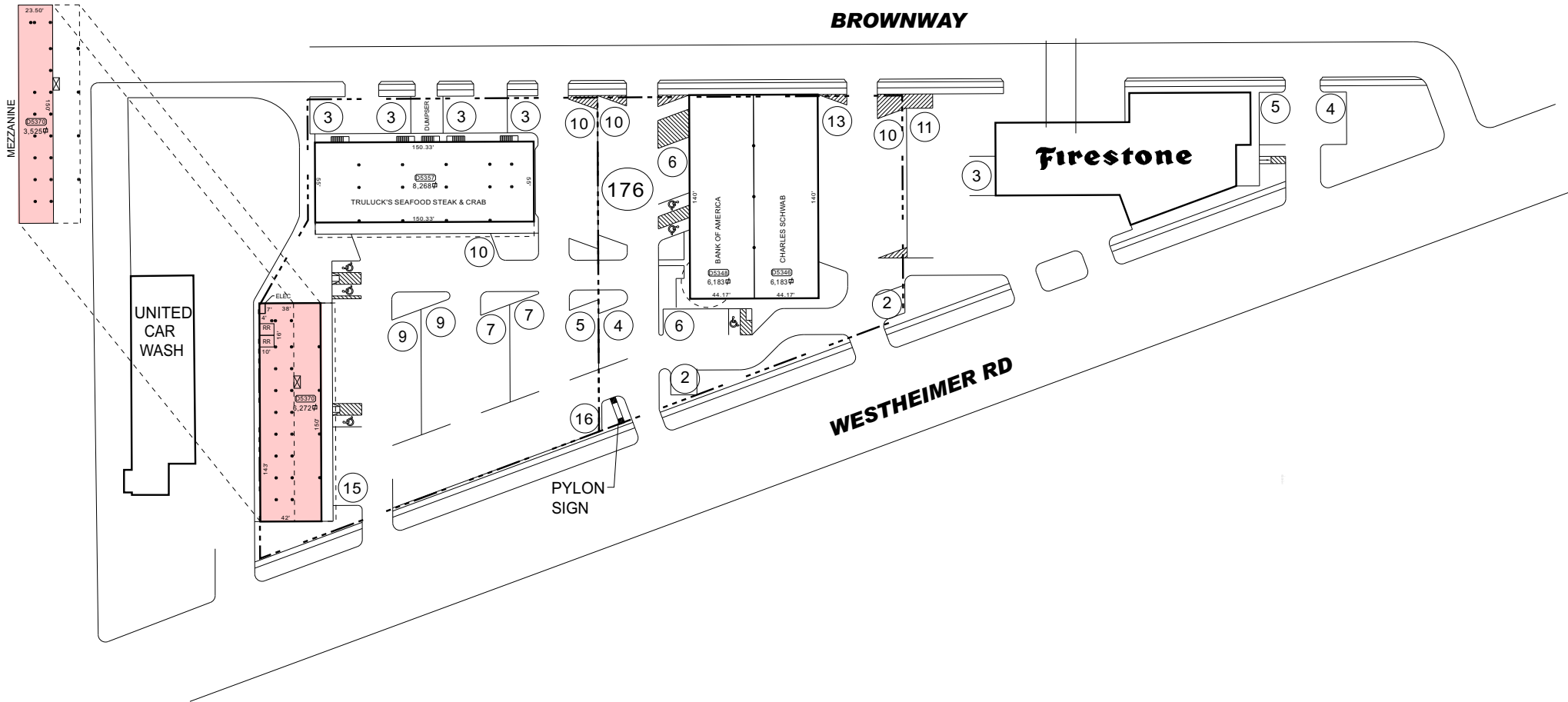
TRAFFIC COUNTS

2004 TxDot ADT

- Westheimer W of Brownway 64,670 cpd
- Westheimer E of Brownway 53,290 cpd

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Tanglewood



Ann Taylor Loft, Basiques, BB1 Classic, Bill Walker, Clothier, Elizabeth Anthony Esther Wolf, Francesca's Collections, High Gloss, Lucho, M Penner Houston, Top Drawer Lingerie, Cigar Vault, Façade, Gittings Portraiture, Paul Carter Jewels, University Co-Op, Bella Rinova Salon & Day Spa, Ceron Salon, Utopia Medspa, Uptown Day Spa, Baker Furniture, Longoria Collection

River Oaks

HIGHLAND VILLAGE

Tootsie's, Ann Taylor, Pottery Barn, Pottery Barn Kids, Restoration Hardware, William Sonoma, Anthropologie, Z Gallerie, Khel's, Jos A Banks, Banana Republic, Victoria's Secret, Lucy, James Avery, Lululemon, Lucky Brand, Coldwater Creek, Chico's, White House Black Market, West Elm, Waterworks, Michael Kemper Salon, Janie and Jack

Randalls

SAN FELIPE RD

The Container Store

Pier 1 imports

BARNES & NOBLE

Marshall's

SPORTS AUTHORITY

Lakeshore

MATTRESS FIRM

ETHAN ALLEN

Walgreens

SITE

CVS/pharmacy

Neiman Marcus

NORDSTROM

SAKS FIFTH AVENUE

macy's

BORDERS

avenue

GALAXY

TJ-MAXX

ULTA

Office DEPOT

FITNESS

CVS/pharmacy

BEST BUY

WORLD MARKET

The Galleria Mall

Williams Tower

Dillard's

Afton Oaks

CVS/pharmacy

OMAHA STEAKS

Central Market

EPICUREAN MARKETS

Lynn Park

Greenway Commons

RICHMOND AVE

Lakewood Church

HWY 59-SOUTHWEST FWY

Kroger

Walgreens

WESTPARK DR

PETSMART

PETCO

Randalls

Walgreens

West U

ROSS

LINENS+THINGS

Michaels

59

St. James Place

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

