

# GREENBERG & COMPANY

# MAJOR INTERSECTION

FOR LEASE

## PROPERTY INFORMATION

**Building Size:** 32,444 SF

**Land Size:** (.87 Acres) 37,778 SF

## LEASE PRICE:

### Call for Details

1st Floor: 1,163 SF (Retail)  
4,759 SF (Retail)  
1,200 SF (Retail)  
2nd Floor: 1,958 SF (Office)

## 5900 MEMORIAL

HOUSTON, TX 77007



This three - story Office/Retail Building was built in 1981 and renovated in 2005. It has a Three level parking garage with building identification and one elevator. This property is located on the Northwest corner of Memorial Drive and Westcott.

## Contact Information:

David Greenberg

David@greenbergcompany.com

- Easily accessed from I-10 via Westcott - 610 West Loop South
- Major East/West thoroughfare with direct access to prestigious neighborhoods, including River Oaks, Memorial and Heights.
- Great access to the Central Business District
- Neighboring Memorial Park Area
- Building is 94% Occupied

## GREENBERG & COMPANY

5959 Richmond Ave.  
Suite 440  
Houston, TX. 77057  
Phone: 713-778-0900  
Fax: 713-782-7445

2015 Demographics	3-Mile	5-Mile
Population Estimate	149,000	444,785
# of Households	80,681	202,378
Average H.H. Income	\$120,891	\$105,367

[www.greenbergcompany.com](http://www.greenbergcompany.com)

**GREENBERG  
& COMPANY**

# 5900 Memorial Drive

*Memorial @ Westcott*

**FOR LEASE**



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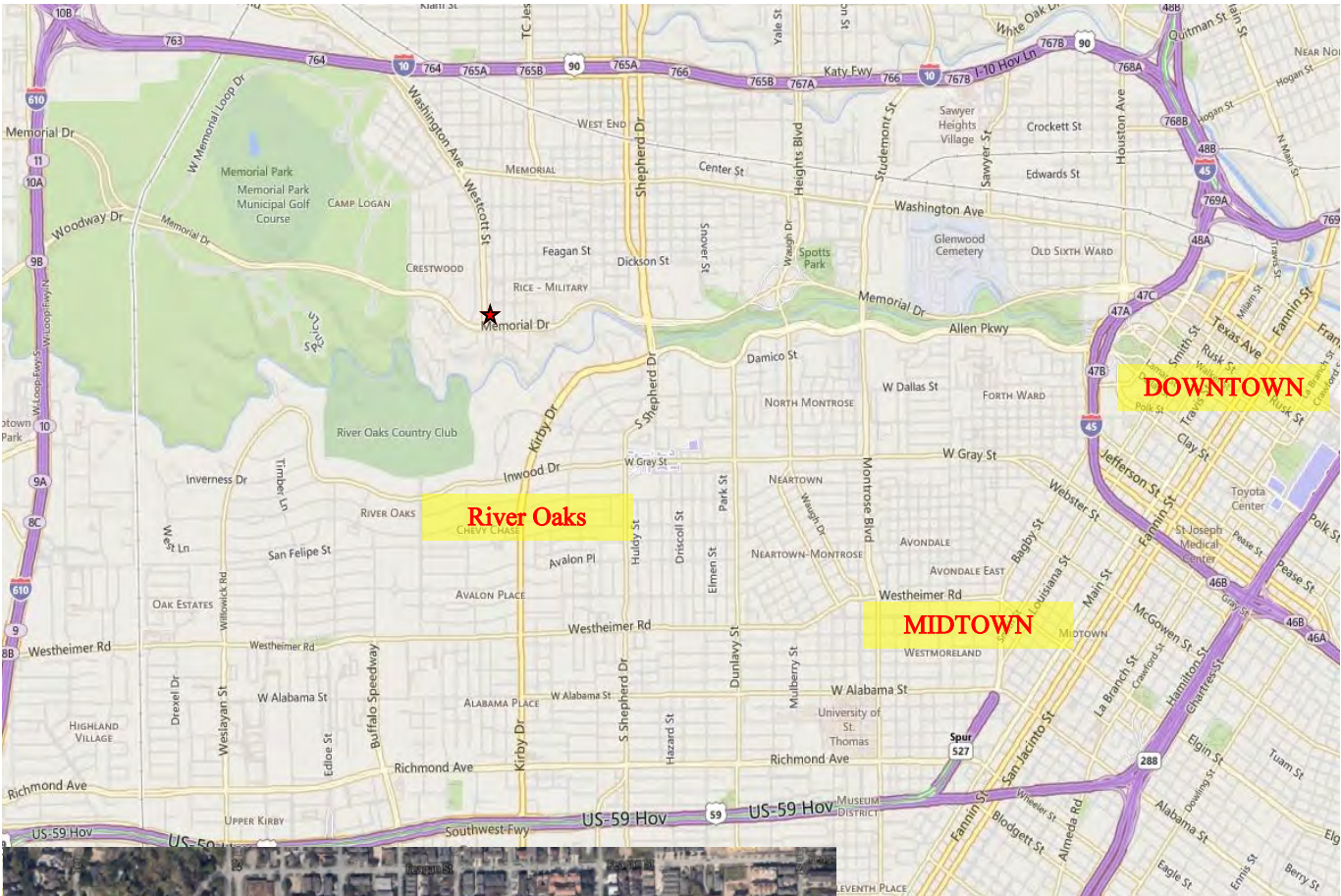
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# 5900 Memorial Drive

*Memorial @ Westcott*

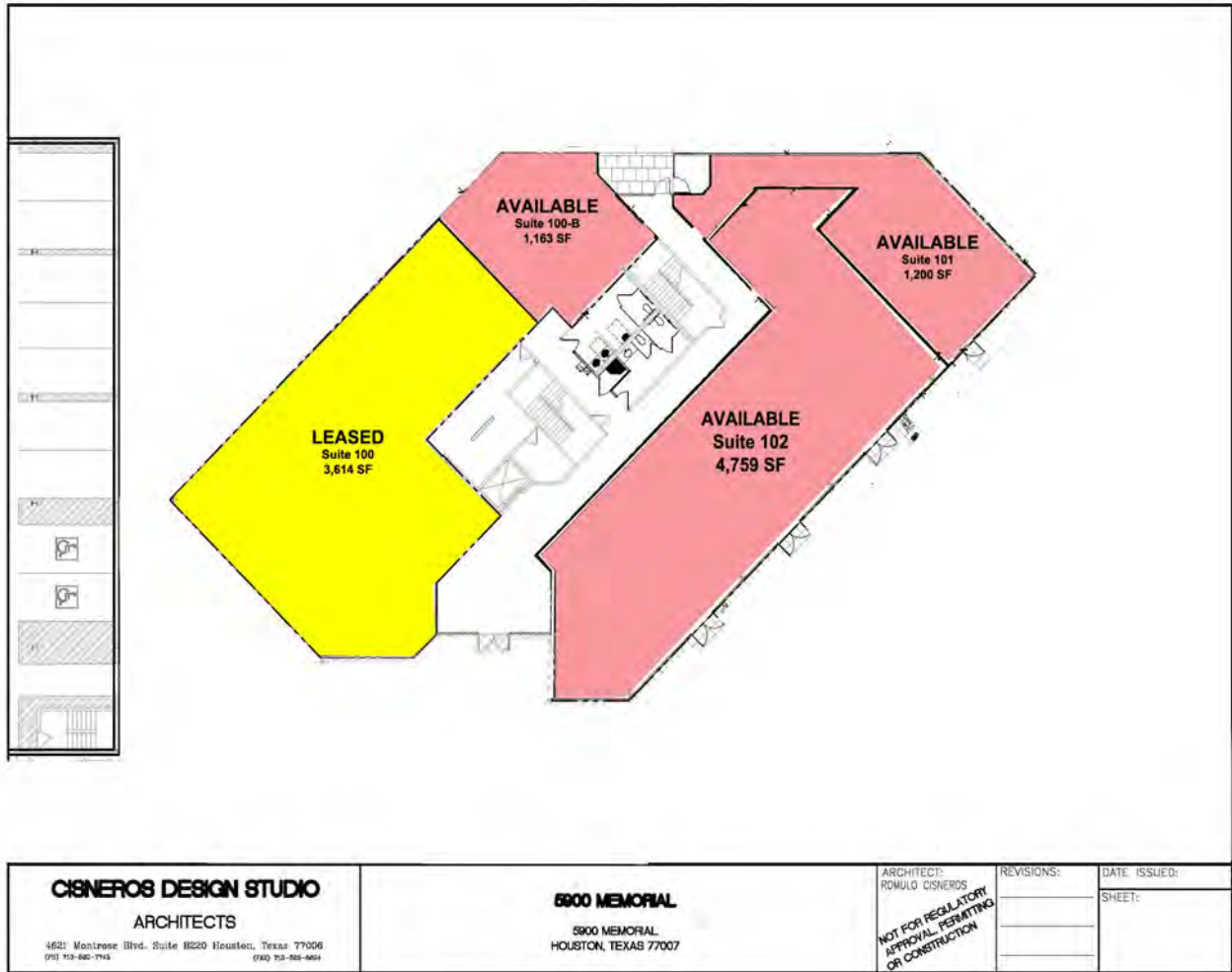
**FOR LEASE**



**5900 Memorial Drive**



# 1st Floor



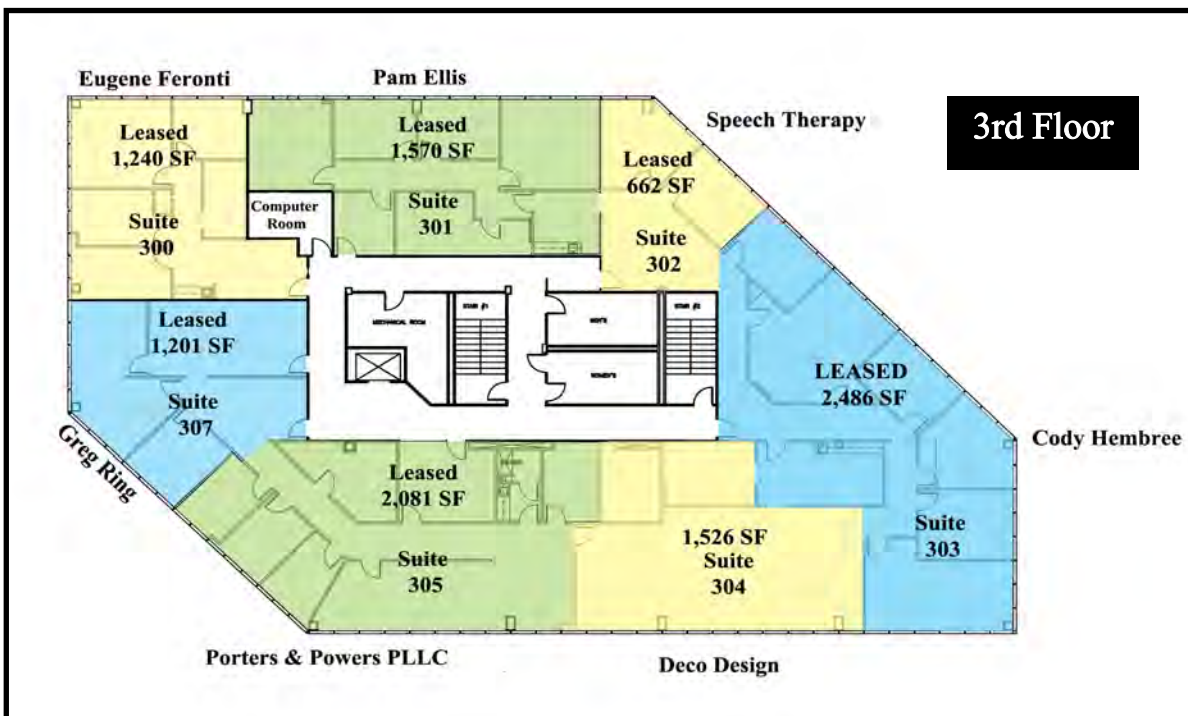
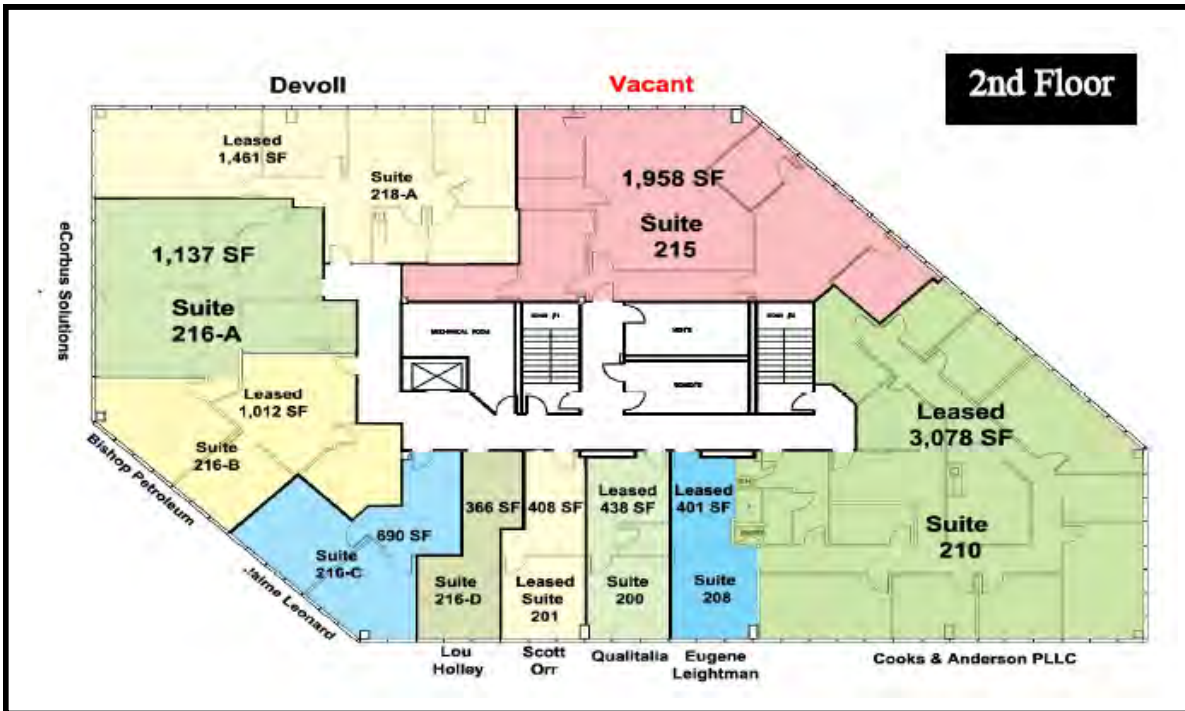
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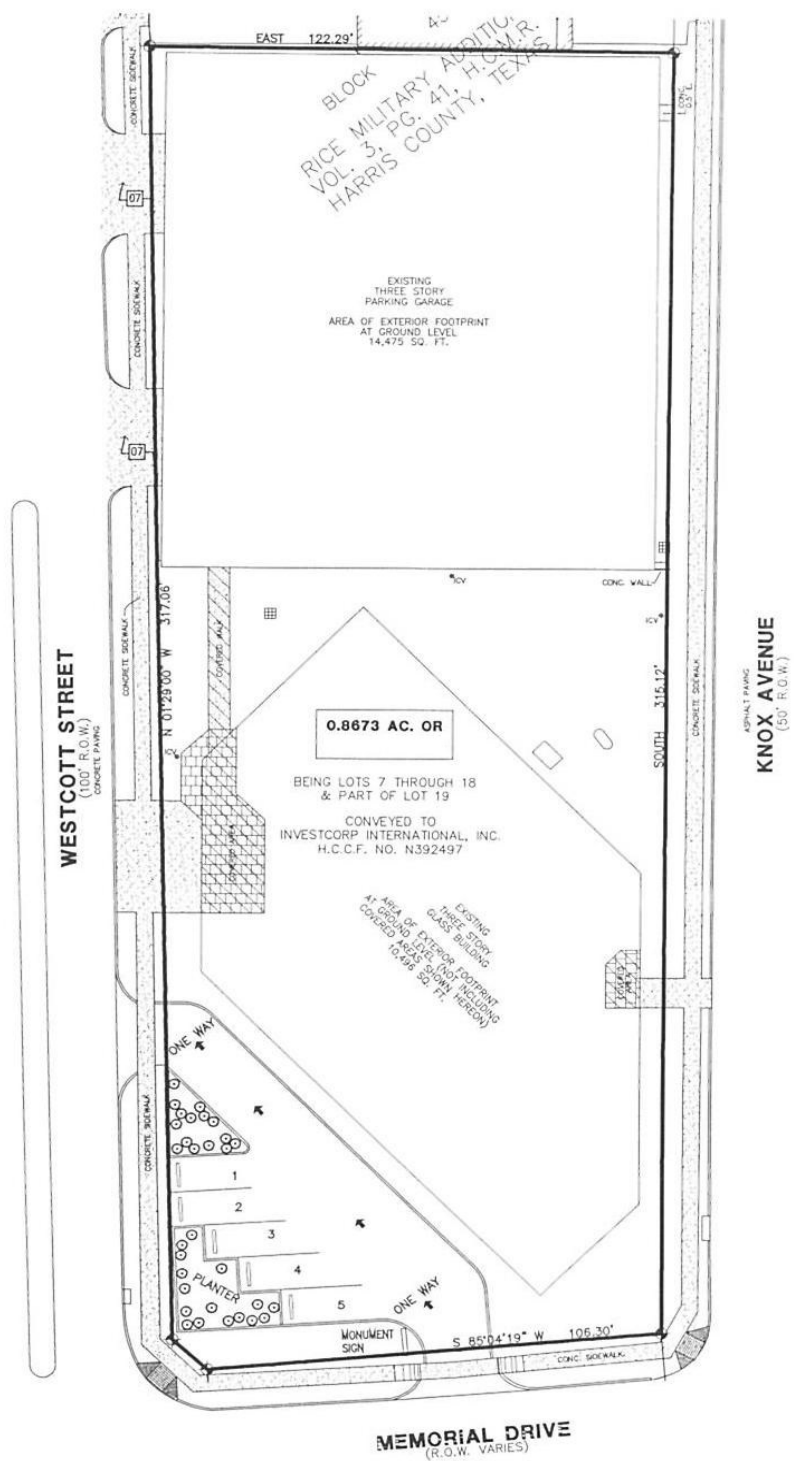
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# 2nd & 3rd Floor



# Survey





## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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