



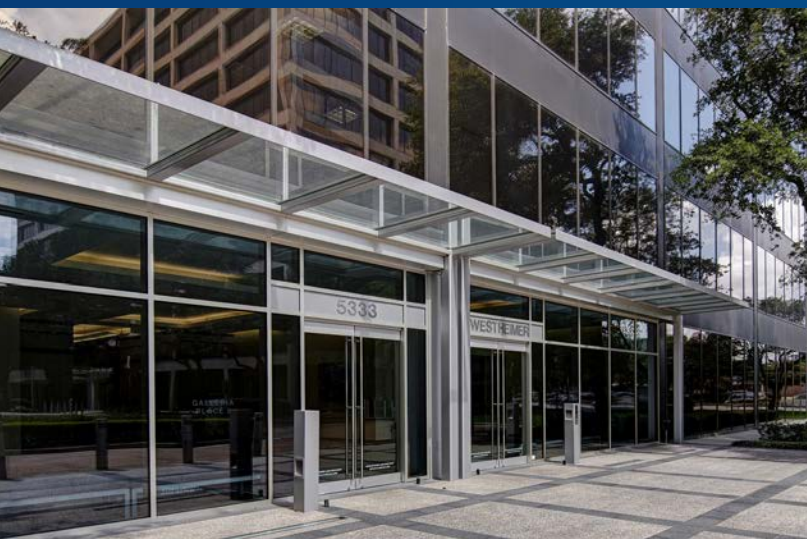
FOR SUBLEASE

GALLERIA PLACE II
57,681 RSF

5333

WESTHEIMER ROAD
HOUSTON, TEXAS



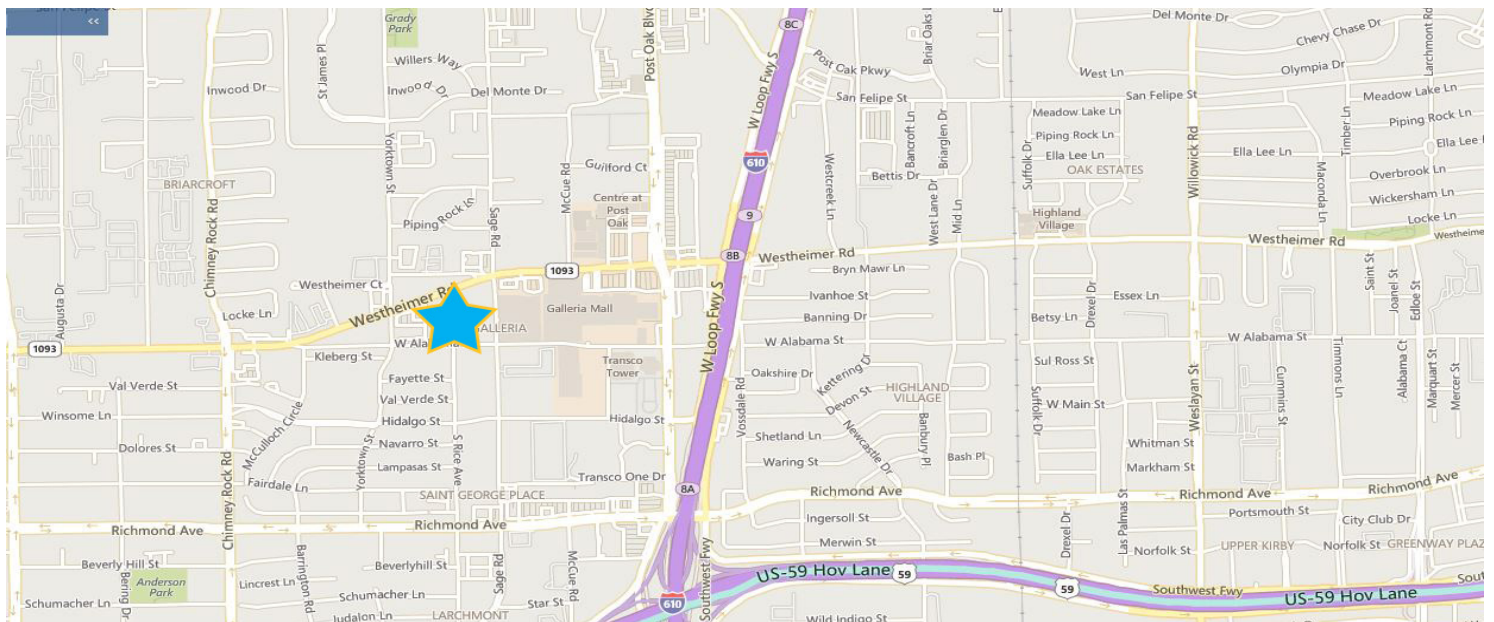


GALLERIA PLAZA

Galleria Plaza is a suburban mixed-use property containing office space, retail space and a Hyatt Regency hotel. An integral part of the complex is its close proximity to the Galleria Mall which offers more than 100 specialty shops, six securities brokerage firms, the University Club with private tennis courts, and the Westin International's luxury hotel, The Houston Oaks. In addition, Galleria Place II has excellent access to a complete system of radial and lateral streets which serve the area. The building is minutes from Loop 610 which encircles the entire city, and has excellent access to the Southwest Freeway (US 59) and the Katy Freeway (I-10).

BUILDING FEATURES

- 10-story Class B office building
- 24/7 on-site building security
- On-site property management
- New ownership
- Renovated in 2013
- Full loading dock capabilities
- Awarded an Energy Star Label in 2015
- Located within walking distance from the Galleria Mall
- Excellent access to Interstate 10, Loop 610, Hobby Airport and Bush Intercontinental Airport (IAH)



For Sublease | Galleria Place II

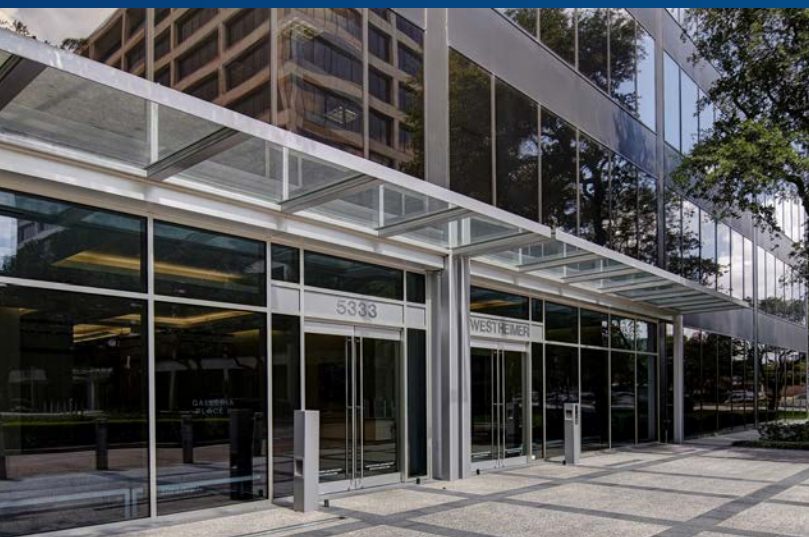
SUBLEASE INFORMATION

- Premises: Approximately 57,681 RSF situated on Floors 1 - 4. See pages 7-10 for available space, as-builts and RSF measurements per floor
- Occupancy: Immediate
- Term expiration: February 28, 2019
- Net rental rate: \$10.00/RSF + \$0.50/RSF/Yr
- 2016 OpEx: \$13.50/RSF/year (estimate)
- Parking: 3.50/1,000 parking ratio
- Will divide in full floor increments
- \$75.00/month for reserved spaces
- \$45.00/month for unreserved spaces
- Furniture, fixtures and equipment is negotiable
- Built in 1969; renovated in 2013

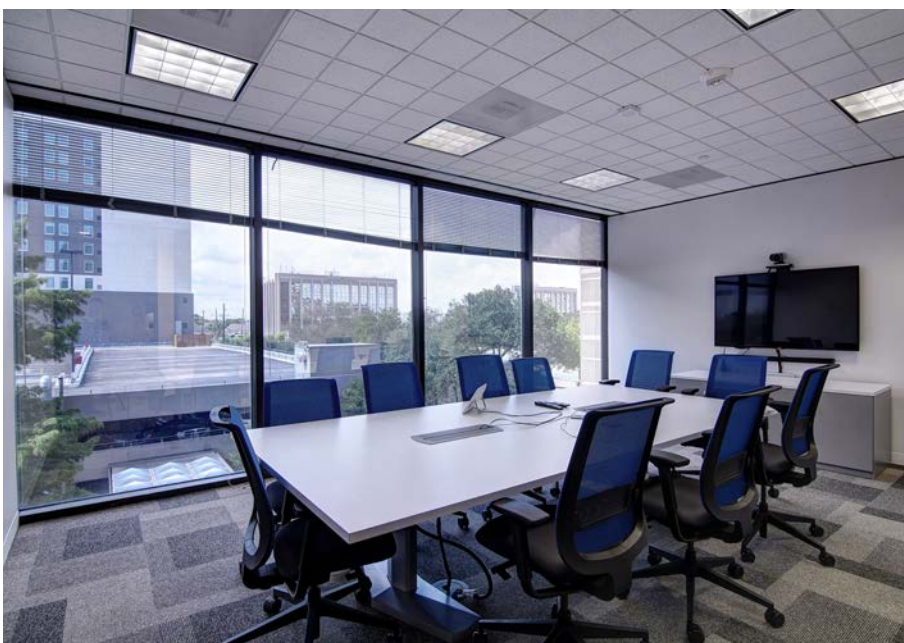
For more information, please visit: www.colliers.com/texas/galleriaplaceii

SPACE PHOTOGRAPHS | LOBBY





SPACE PHOTOGRAPHS | OFFICES & CONFERENCE ROOMS



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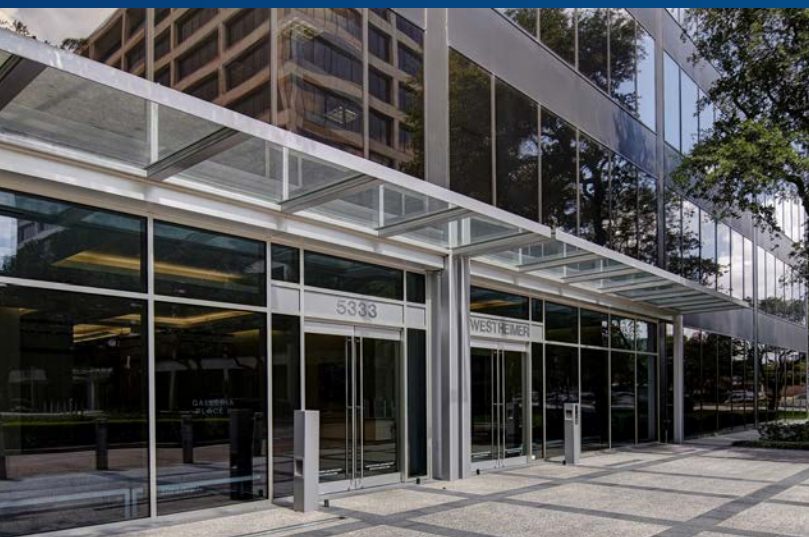
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SPACE PHOTOGRAPHS | OPEN AREAS





SPACE PHOTOGRAPHS | COMMON AREAS

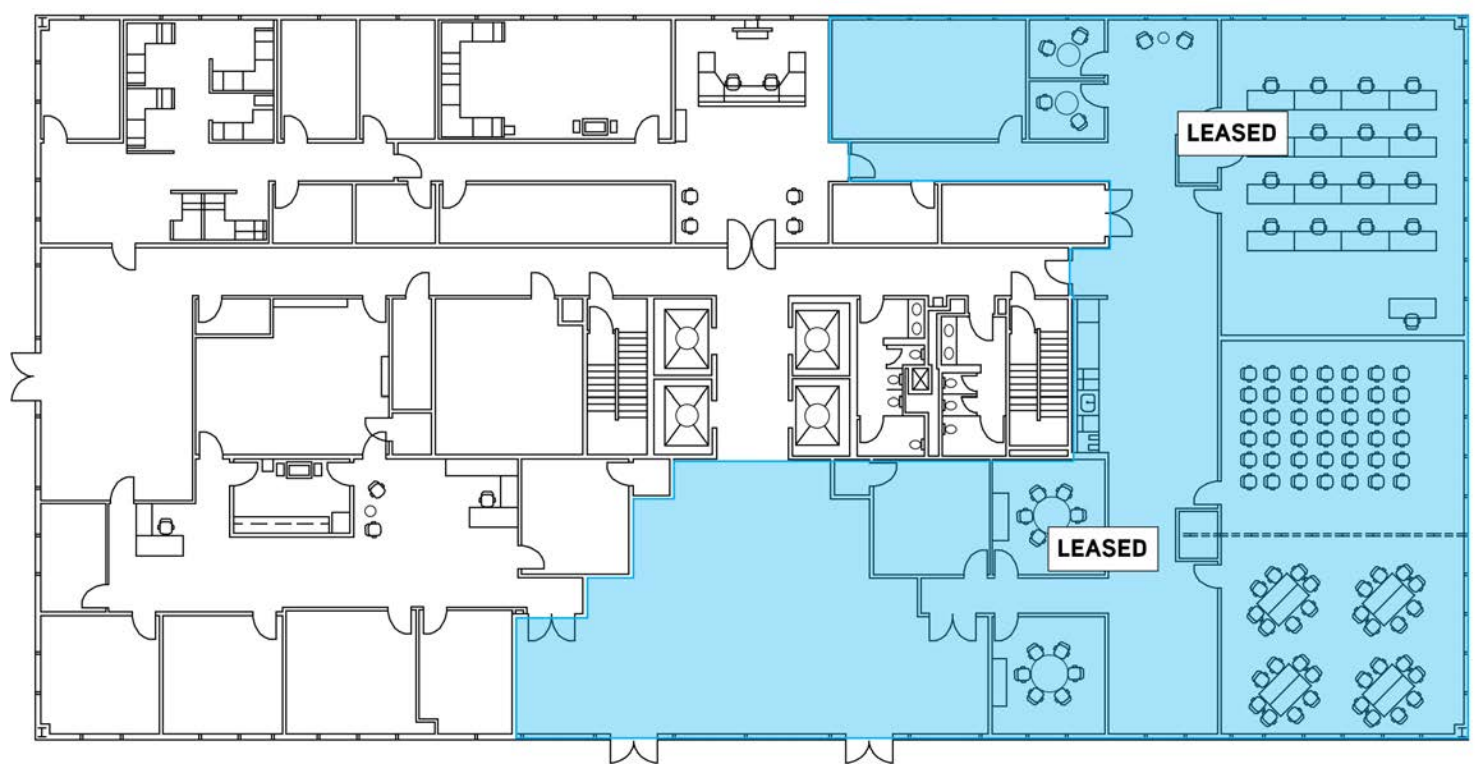


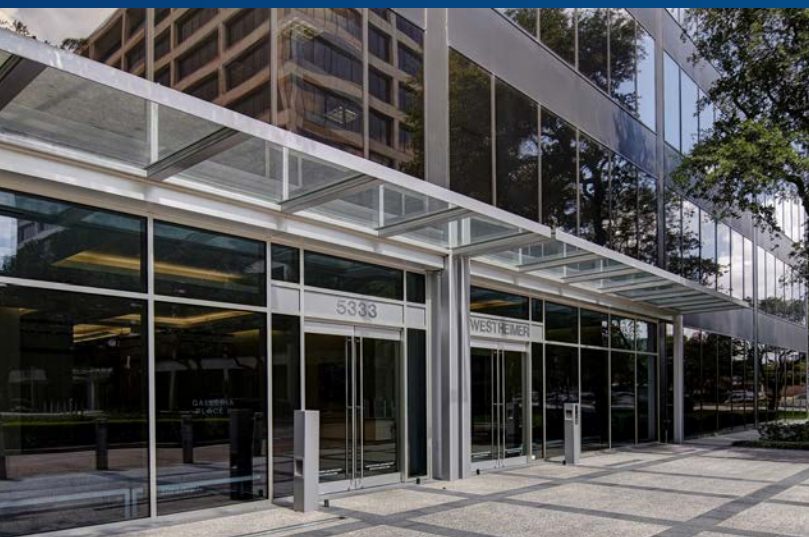
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1ST FLOOR PLAN | APPROXIMATELY 4,000 - 6,990 RSF





2ND FLOOR PLAN | 16,897 RSF



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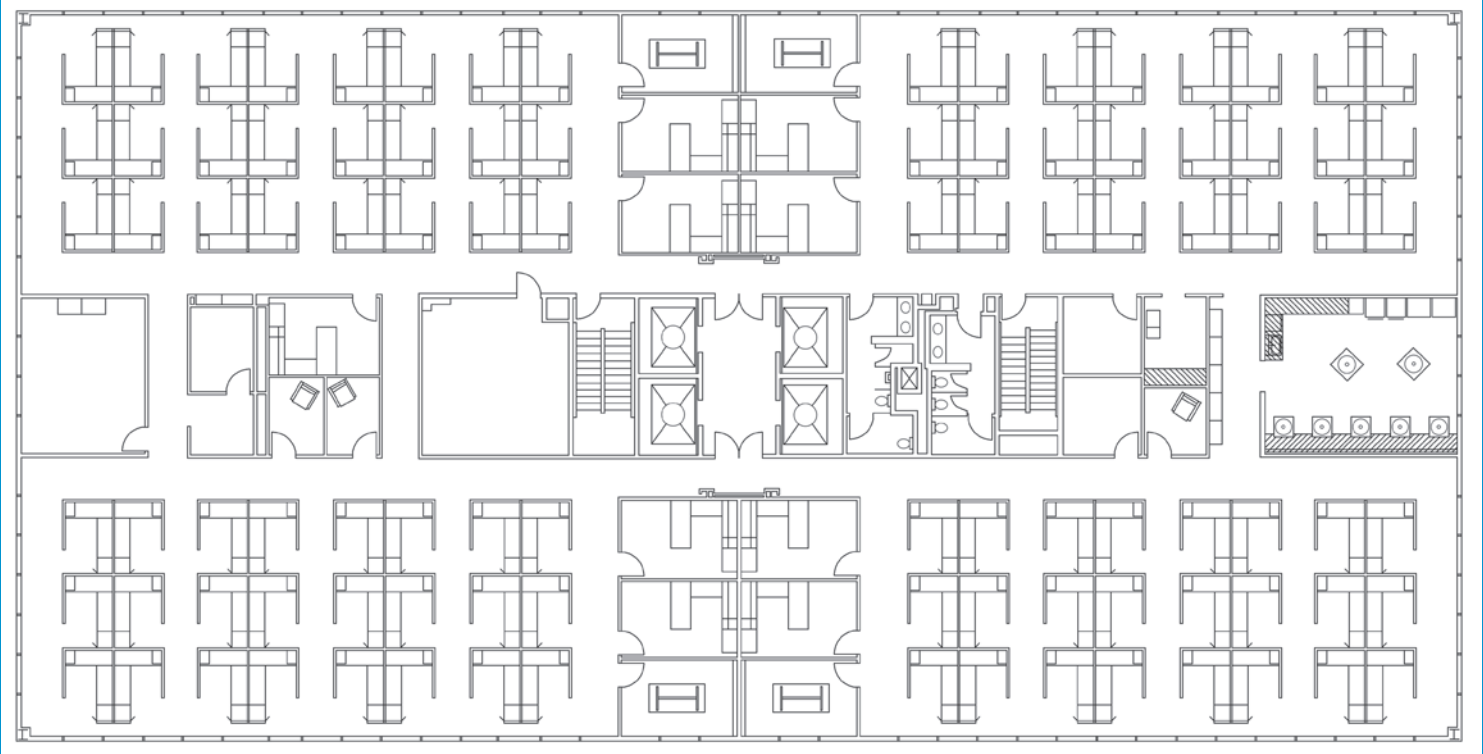
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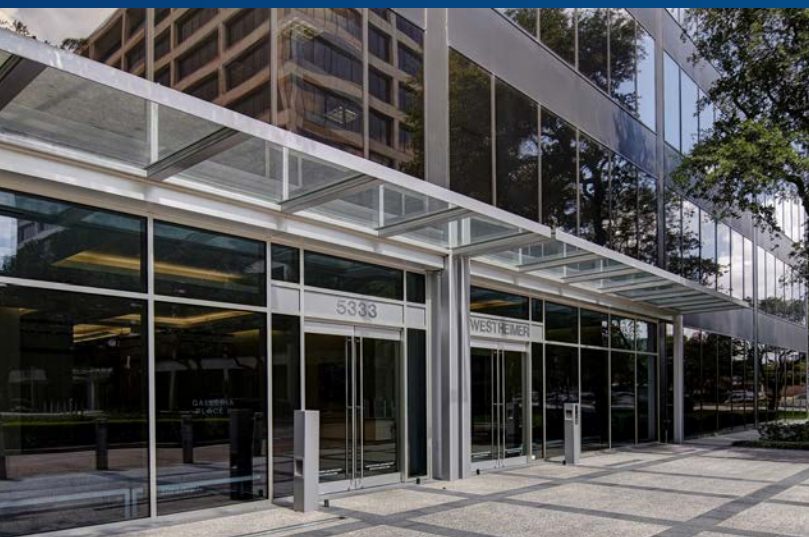
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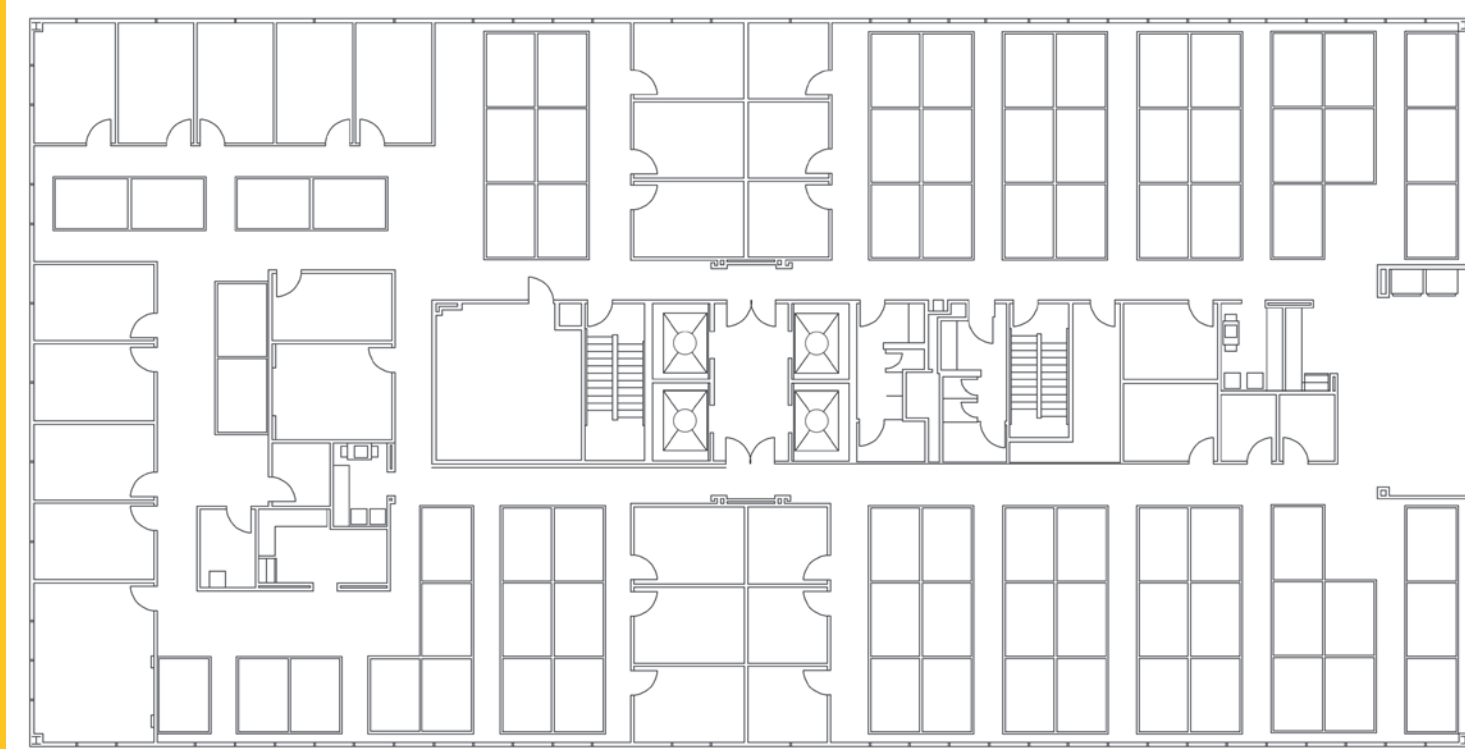
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3RD FLOOR PLAN | 16,897 RSF





4TH FLOOR PLAN | 16,897 RSF



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SPACE PHOTOGRAPHS | BUILDING EXTERIOR





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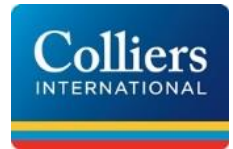


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Information About Brokerage Services

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 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date