LEASE

OFFICE SPACE IN ONE WORLD BANK

1520 West Sam Houston Parkway South Houston, TX 77042



LEASE RATE	$18.00 SF/yr
RENTABLE SF	1,369 SF

Michael Dang
(832) 647-6453
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TX #680187

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COLDWELL BANKER COMMERCIAL UNIVERSAL

LEASE

ONE WORLD BANK - OFFICE SPACE FOR LEASE

1520 West Sam Houston Parkway South Houston, TX 77042



PROPERTY DESCRIPTION

Located within the One World Bank building in Houston's Westchase District—at the corner of Beltway 8 and Briar Forest Drive—this high-visibility commercial space offers exceptional exposure to heavy daily traffic. Designed for flexibility, it includes private offices, open work area, and a welcoming reception lobby—ideal for a variety of business uses. Ample on-site parking, on-site security, and direct access enhance convenience and peace of mind for both staff and visitors. Interstate 10/Katy Freeway is two miles away and provides easy accessibility to CityCentre, Memorial City Mall, and International District. This prominent corner location is ready to support your business growth.

OFFERING SUMMARY

Lease Rate:	$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,369 SF

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PROPERTY HIGHLIGHTS

- 1,369 Rentable SF
- Monument sign
- On-Site Security
- On-Site Management
- Air Conditioning
- High Vehicle Traffic Visibility

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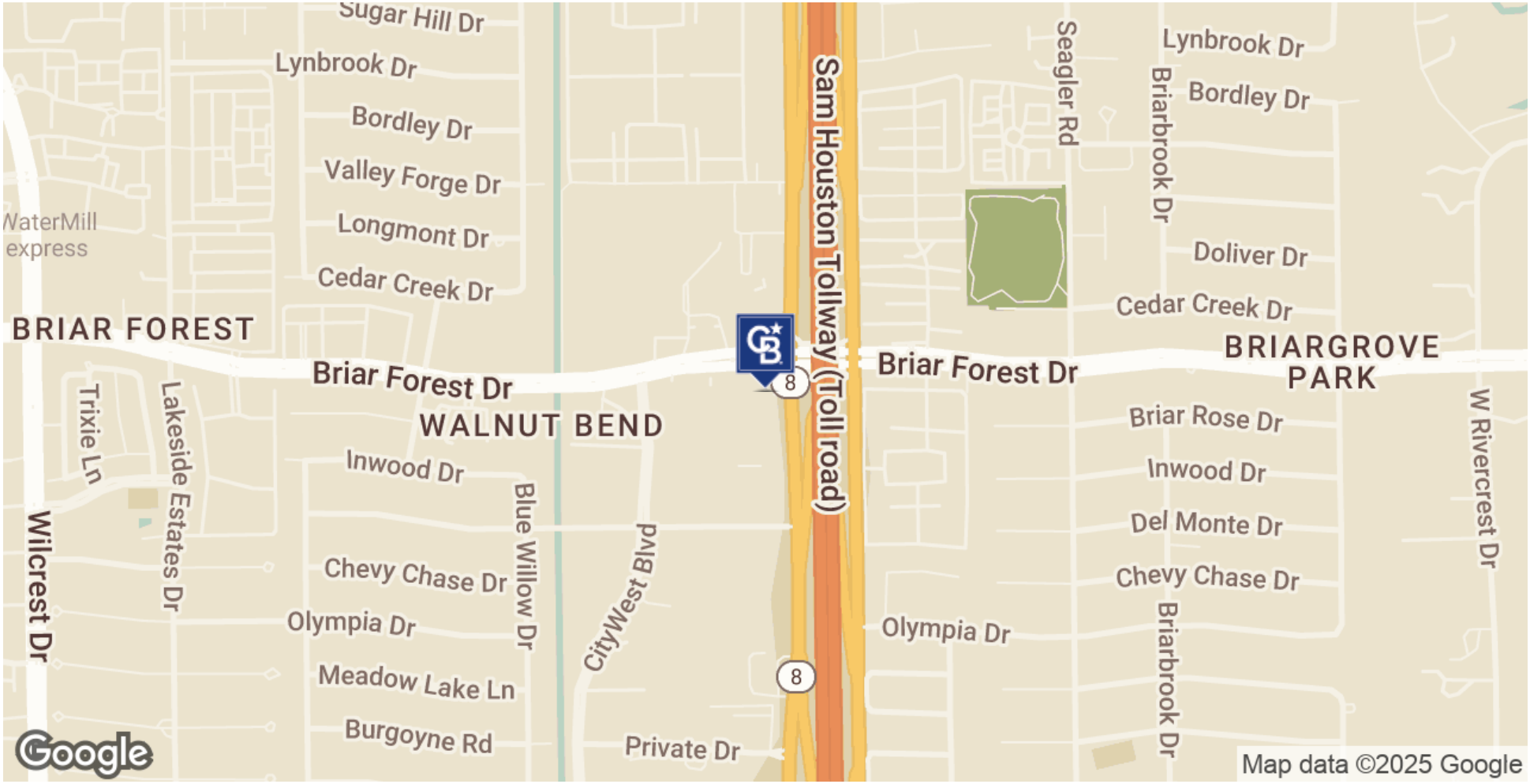
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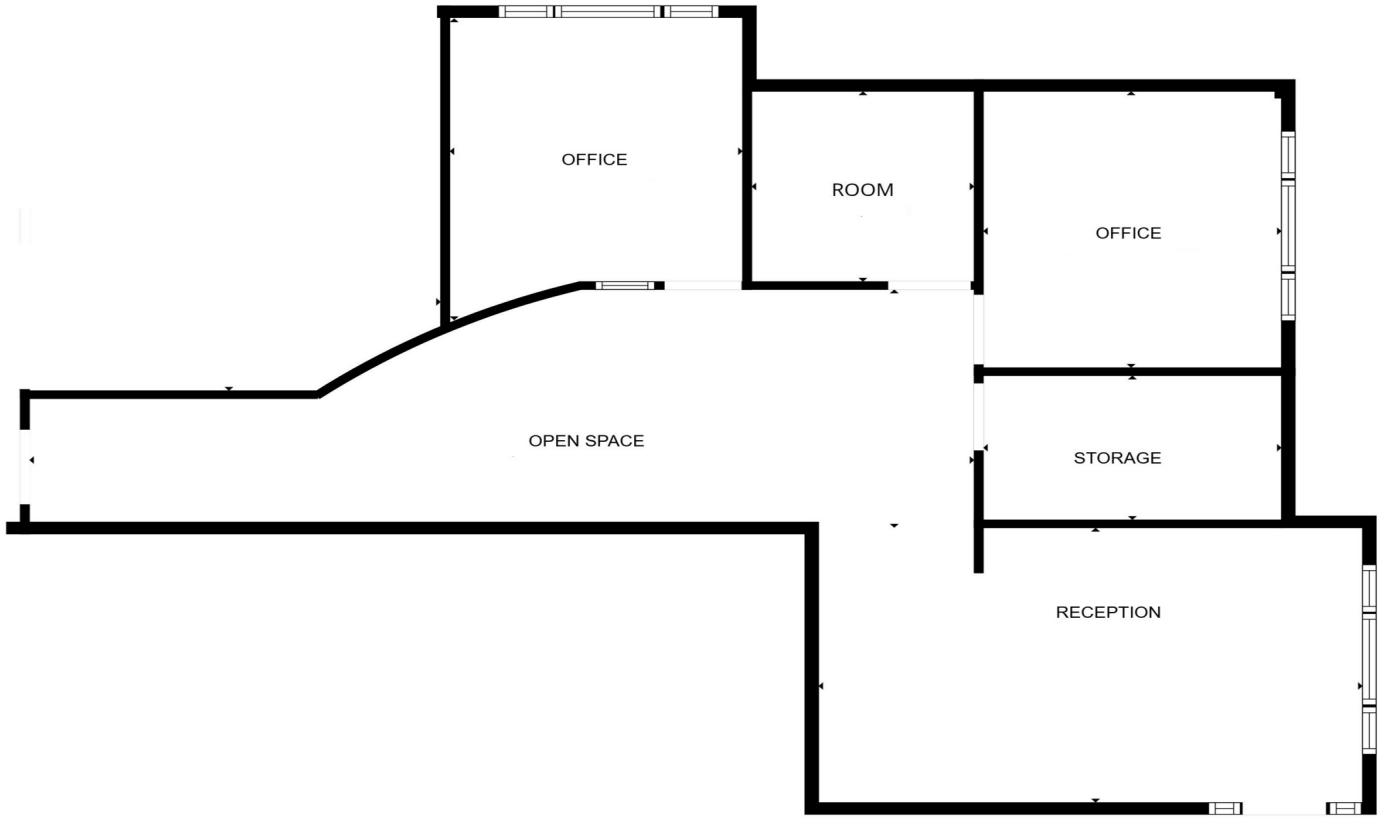
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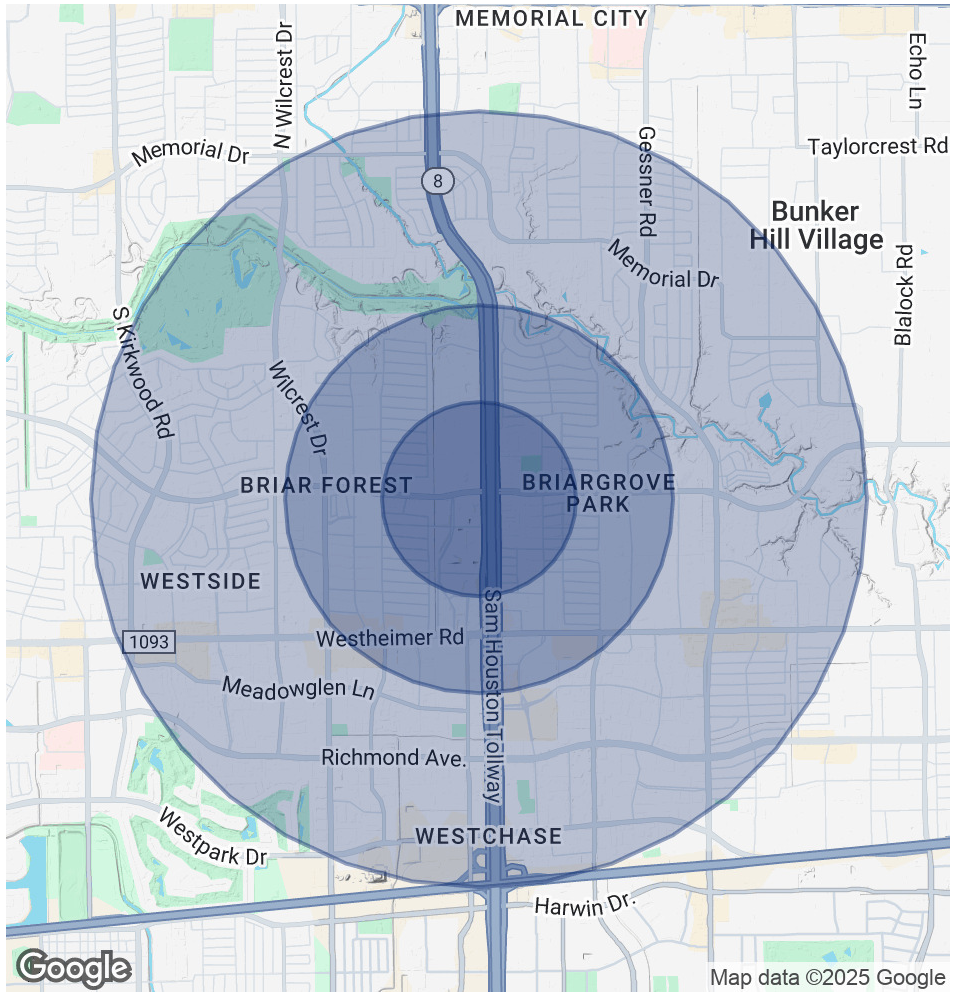
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	5,426	20,116	87,702
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	2,306	8,592	39,556
# of Persons per HH	2.4	2.3	2.2
Average HH Income	$95,761	$101,650	$110,444
Average House Value	$544,065	$501,214	$522,275

Demographics data derived from AlphaMap



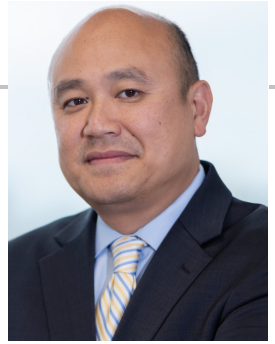
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MICHAEL DANG

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COLDWELL BANKER COMMERCIAL UNIVERSAL

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.

2-10-2025

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Coldwell Banker Universal	0513669	arnold@cbure.com	(832) 760-1733
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arnold Garza	0513669	arnold@cbure.com	(832) 431-0181
Designated Broker of Firm	License No.	Email	Phone
Arnold Garza	0513669	arnold@cbure.com	(832) 431-0181
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Dang	0680187	mndang@gmail.com	(832) 647-6453
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____