

# El Camino Office Park

17043 - 17049 El Camino Real  
Houston, Texas 77058



CORPORATE OFFICE  
2333 Town Center Drive, Suite 300  
Sugar Land, Texas 77478

HOUSTON | SUGAR LAND

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# Property Photos



17043 - 17049 El Camino Real  
Houston, Texas 77058



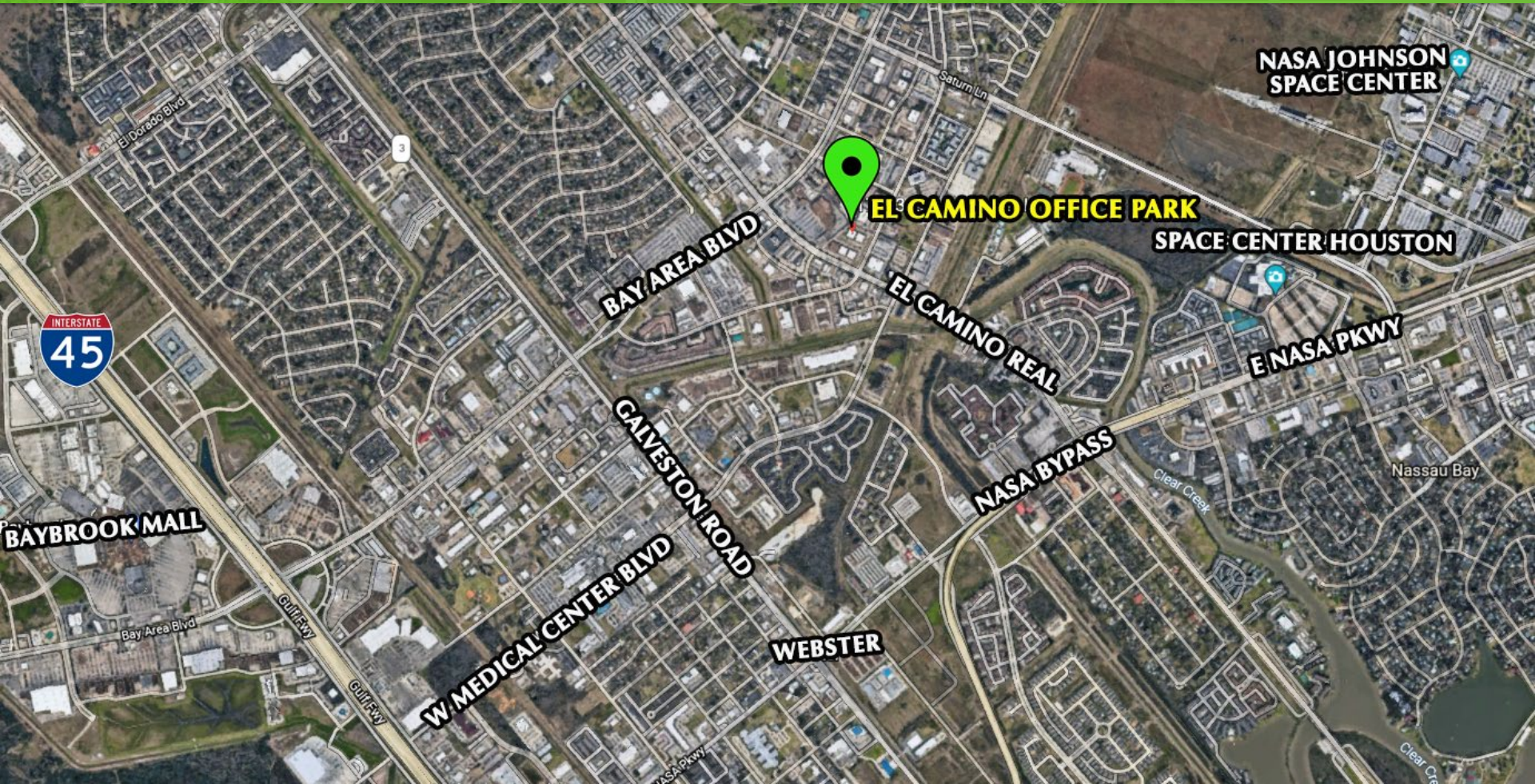
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# Area Map Overview

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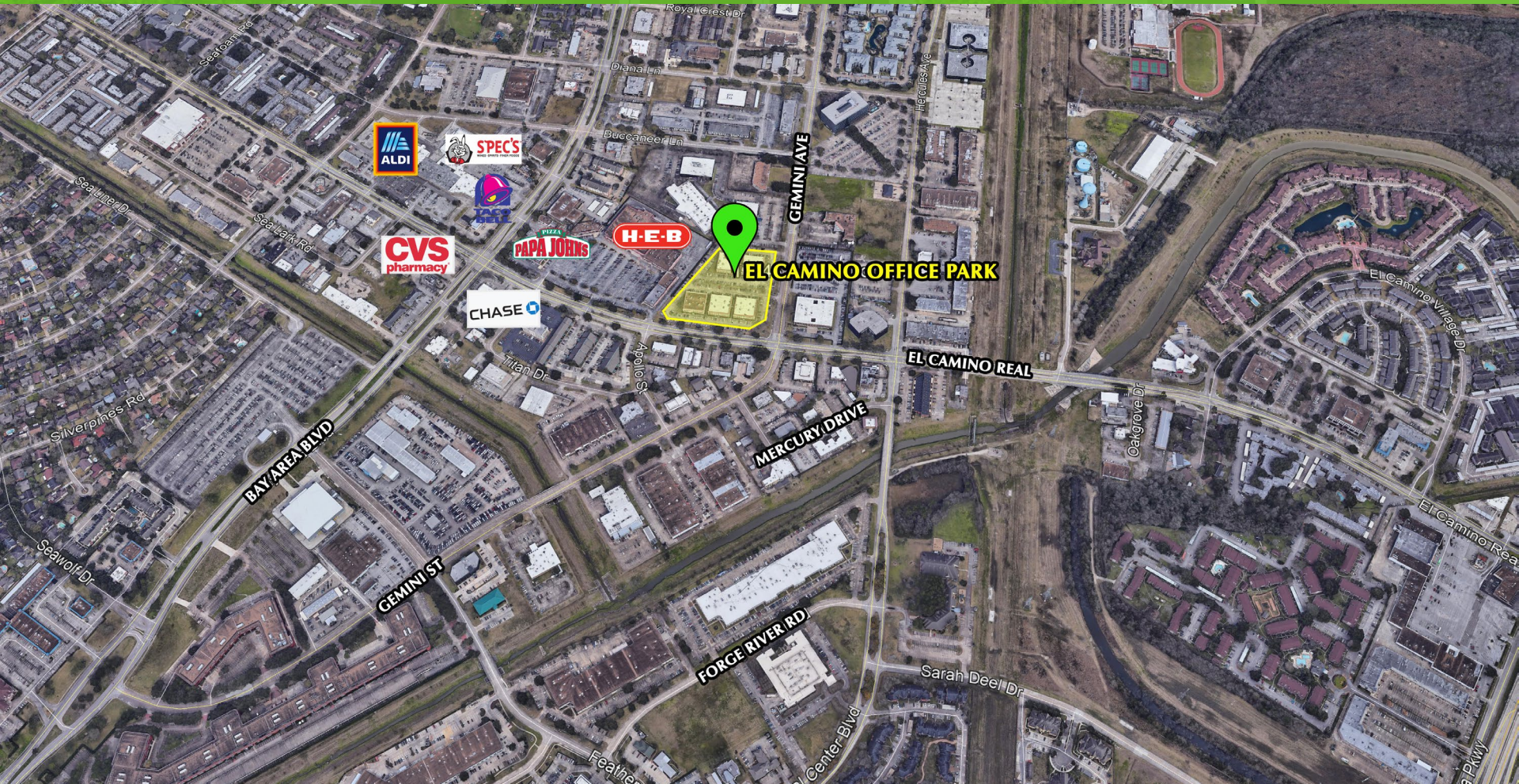
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# Marketplace Position

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# Property Overview

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**El Camino Office Park** is well located off I-45 on El Camino Real, SE of Bay Area Boulevard and NW of NASA Parkway. This unique office community has quick access to Beltway 8.

## PROPERTY

- Well located near I-45 and NASA Space Center
- Many nearby dining options and neighboring HEB

## BUILDING

- Four 22,000 SF office buildings
- Remodeled in 2020 and 2021
- On-site management
- Parking Ratio: 3.5: 1,000
- Electronic key access system
- Flexible leasing terms
- Professional office park environment

## OFFICE

- 245 SF - 7,134 SF Available
- Newly renovated common areas
- Executive suites available: \$575-\$600/month
- Rental Rate: \$13.50 PSF NNN



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# Building Floor Plans

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245 SF to 7,134 SF Available



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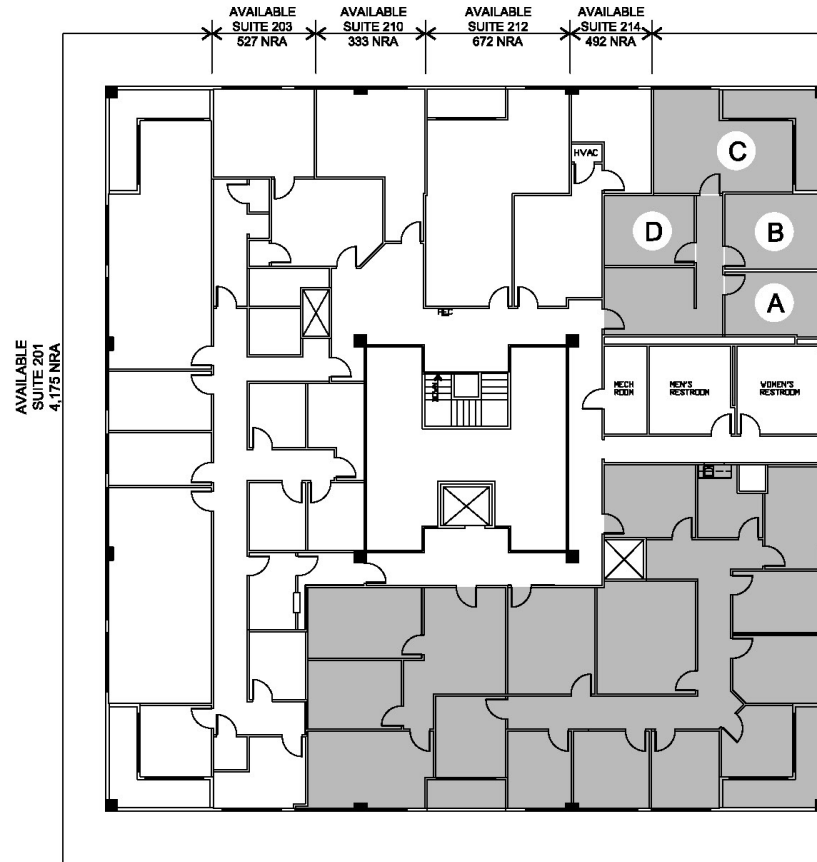
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# 17043 Floor Plans

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## Floor 02



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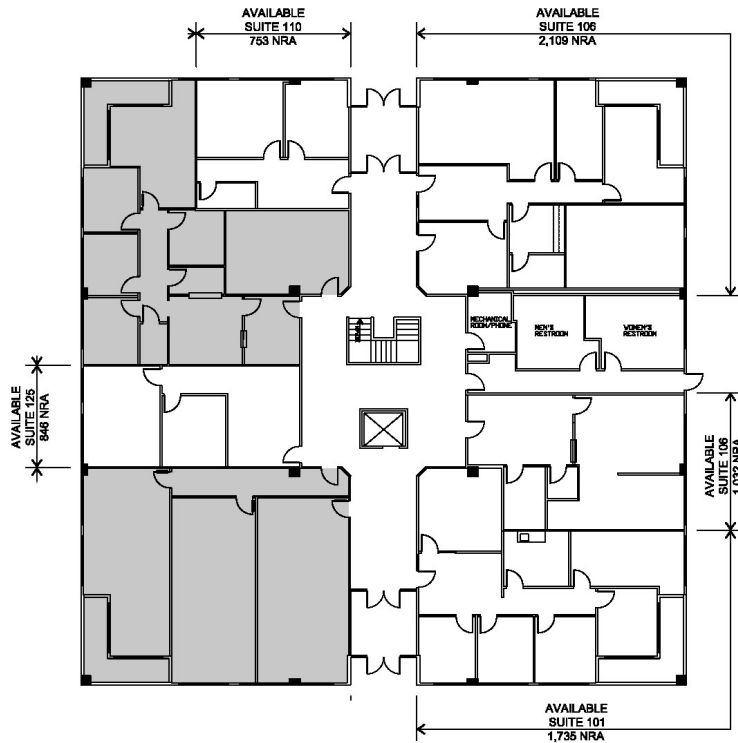
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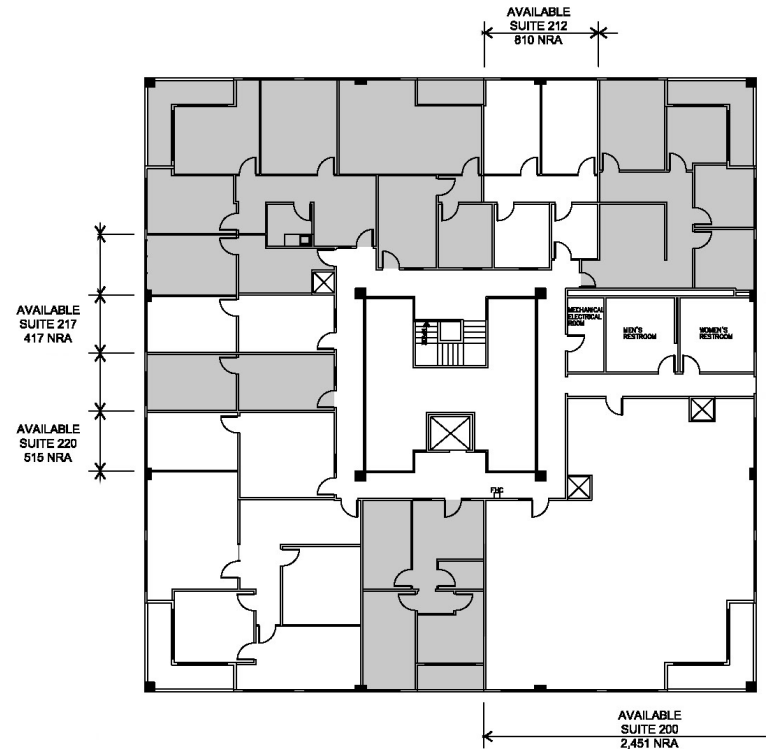
# 17045 Floor Plans

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## Floor 01



## Floor 02



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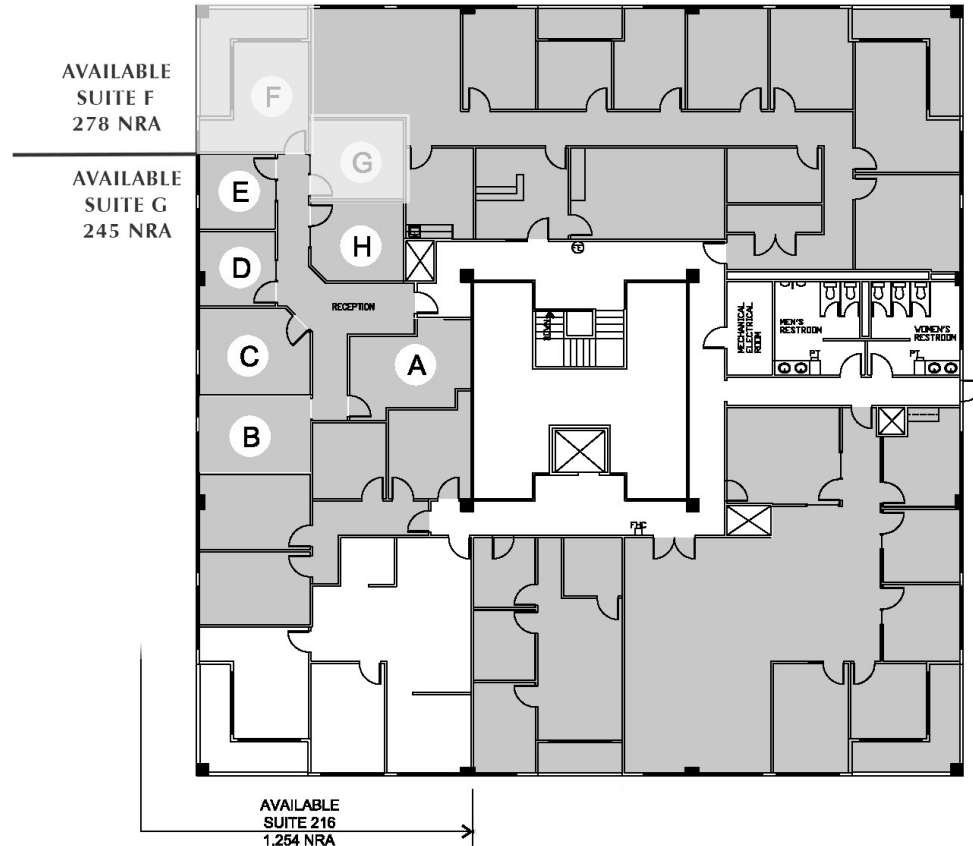
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# 17047 Floor Plans

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## Floor 02



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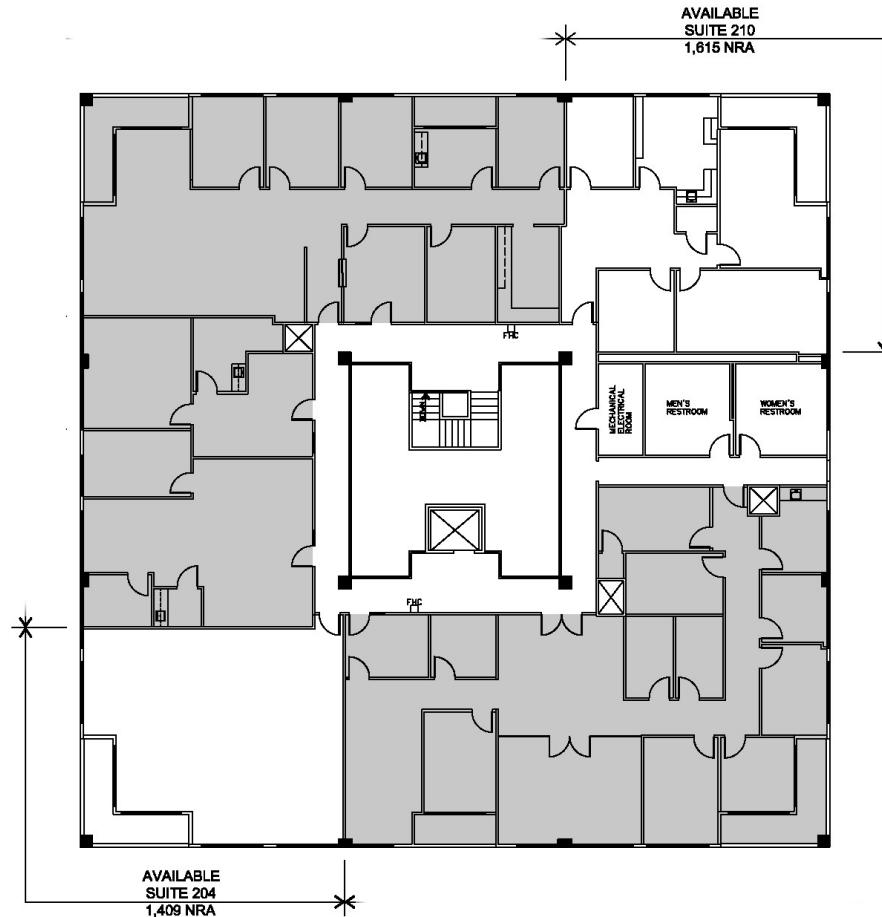
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# 17049 Floor Plans

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## Floor 02



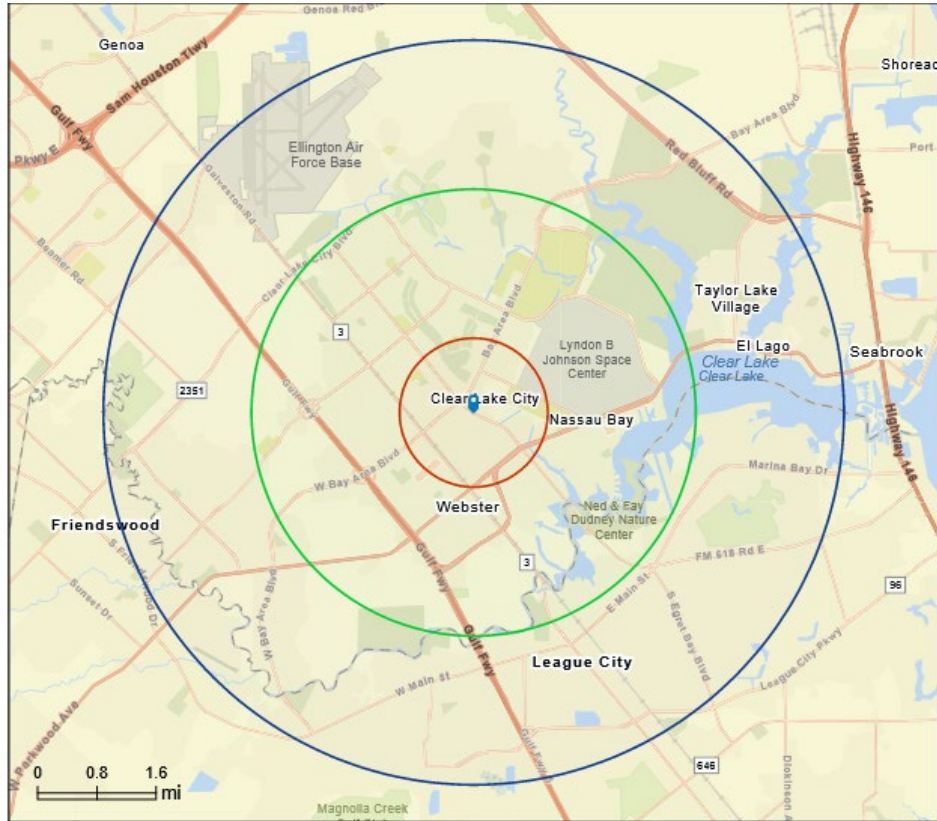
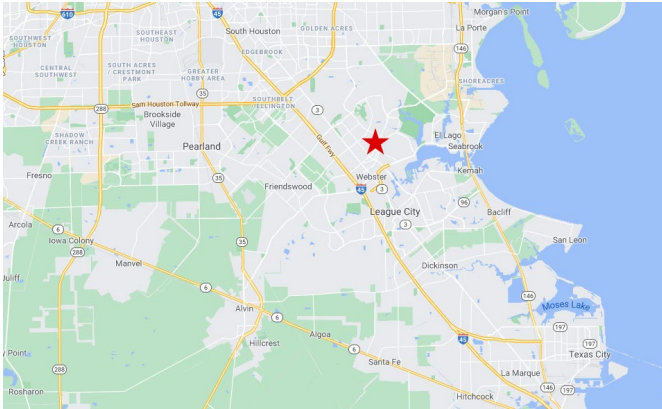
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# Demographics

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## DEMOGRAPHICS - 2020

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	12,845	73,222	188,733
HOUSEHOLDS	5,819	31,486	73,851
EMPLOYEES	12,083	55,437	82,450
MEDIAN AGE	33.80	36.50	36.80
MEDIAN HH INCOME	\$49,134	\$65,543	\$81,152



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# Contacts

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## LEASING CONTACT

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# INFORMATION ABOUT BROKERAGE SERVICES

(11-02-2015)

BUYER	TENANT	SELLER	LANDLORD
DATE	DATE	DATE	DATE

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.

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complain regarding a real estate licensee, you should contact TREC at PO Box 12188, Austin, TX 78711-2188 or (512) 465-3960. Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov). IABS 1-0

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

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