

BRIARCROFT | GALLERIA



FOR LEASE

PREMIER  
RETAIL SPACE  
832 SQ FT

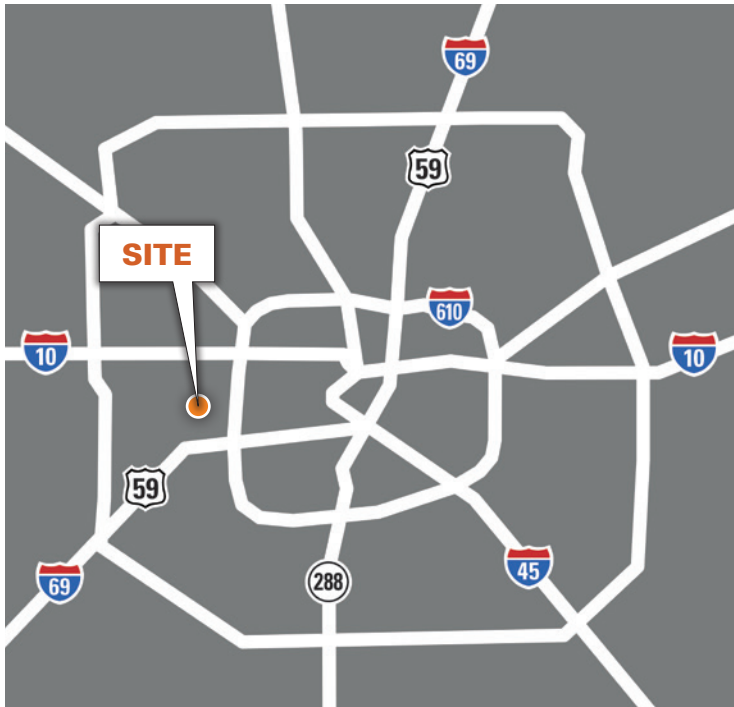
5638 WESTHEIMER RD  
NEC AT CHIMNEY ROCK  
HOUSTON, TX 77056

KENNETH LEWIS • LL&C PROPERTIES, INC. • 713.403.2002



**BRIARCROFT  
SHOPPING  
CENTER**

- Very high visibility site located on the west-bound Westheimer right-of-way at Chimney Rock.
- A freestanding 31,318 sq. ft. building in a well maintained center with popular national and local co-tenants.
- Located less than one mile west of the Galleria at the northeast corner of Westheimer and Chimney Rock, this location offers great signage visibility and high traffic counts.



**LEASE OFFERING DATA**

SPACE AVAILABLE	832 SF
USE RESTRICTIONS	NO RESTAURANT / BAR
TERM	3 - 5 YEARS
AVAILABILITY	IMMEDIATELY
ASKING BASE RENTAL RATE	\$48.00   SF   YR
NNN CHARGE (2017 EST)	\$14.25   SF   YR
TOTAL RENTABLE SF	31,242
MONTHLY RENTAL	\$3,328.00
MONTHLY NNN	\$988.00
<b>MONTHLY TOTAL</b>	<b>\$4,316.00</b>

**BRIARCROFT  
AREA**

Centrally located just outside 610 Loop, the highly accessible Briarcroft location also offers immediate access off Westheimer and convenient access to San Felipe via Chimney Rock.

Adjacent to Houston’s premiere Uptown District, the Briarcroft area is only minutes away from approximately 2,000 companies that represents more than 11 percent of Houston’s total office space. The Uptown District is also home to hundreds of Houston’s finest shopping, dining, hotel and entertainment amenities.\*

\* UPTOWN HOUSTON-WIKIPEDIA

**AREA POPULATION AND INCOME**

DEMOGRAPHICS*	1-MILE	3-MILE
• TOTAL ADULT POPULATION	23,007	159,055
• TOTAL DAYTIME POPULATION	90,609	349,402
• TOTAL EMPLOYEES	79,759	254,590
• HOUSING UNITS	12,104	86,749
• HOUSEHOLDS	10,320	92,878
• MEDIAN AGE	37	34
• MEDIAN HOUSEHOLD INCOME	\$72,791	\$58,776
• AVERAGE HOUSEHOLD INCOME	\$110,839	\$102,594

\* 2015 FIGURES: WWW.LOOPNET.COM

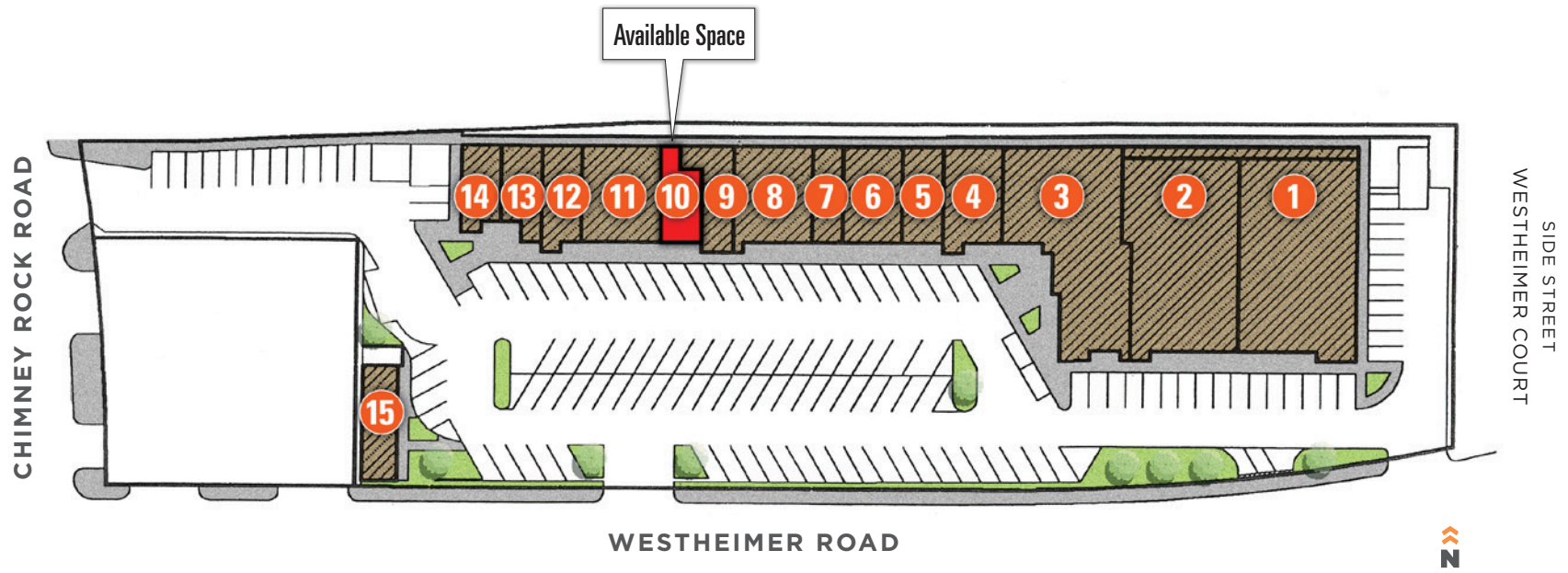
**AREA TRAFFIC COUNTS**

STREET ADDRESS*	CPD	YEAR
• 5433 WESTHEIMER	51,931	2009
• 5700 WESTHEIMER	60,870	2012
• 2500 CHIMNEY ROCK	17,590	2012

\* CITY OF HOUSTON COUNT: TTIHOUSTON.TAMU.EDU



**A VIBRANT AND DIVERSE RETAIL AND RESTAURANT DESTINATION**

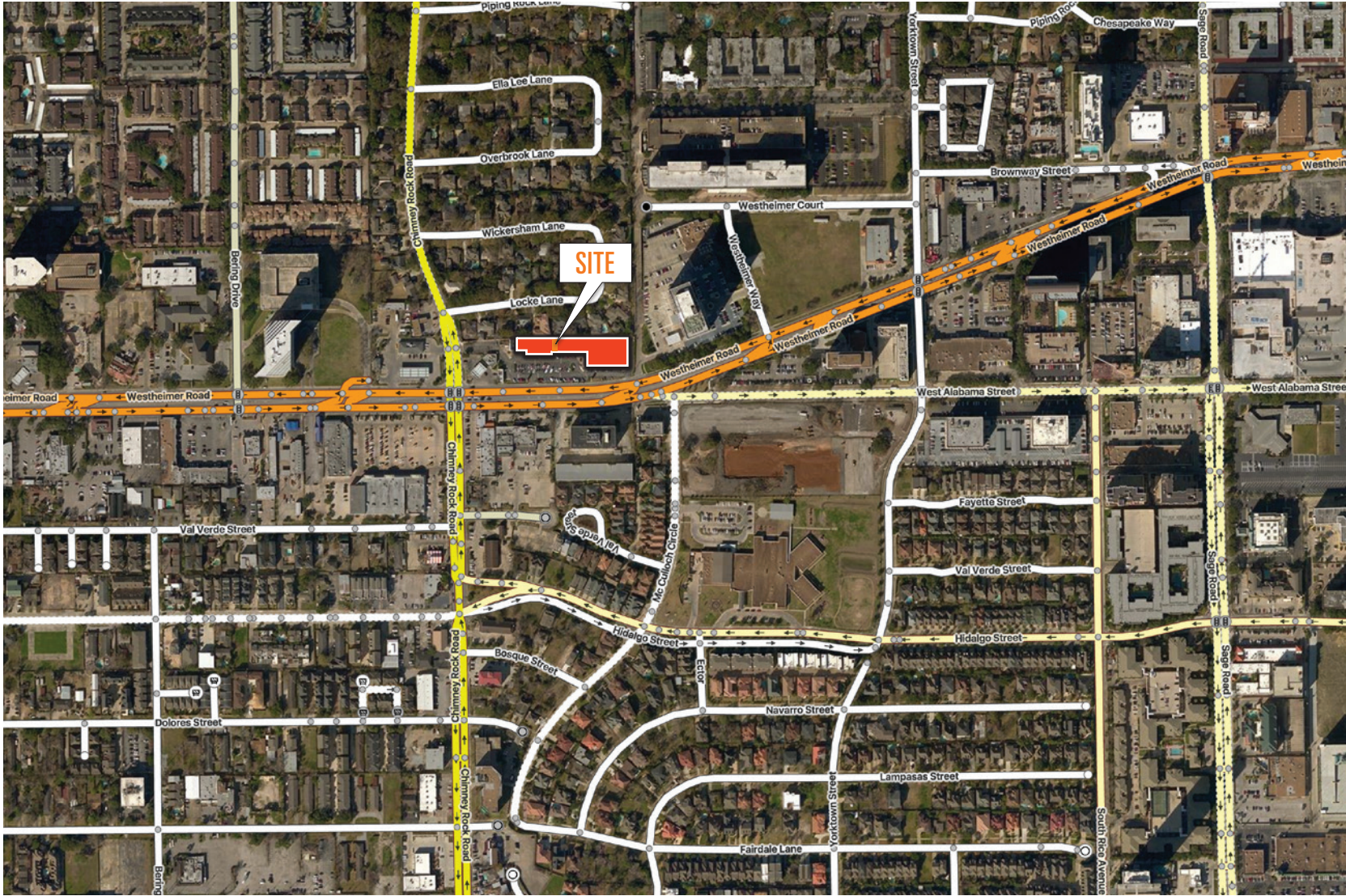


- 1. MEN'S WEARHOUSE
- 2. FEDEX OFFICE
- 3. ORIENTAL RUG GALLERY
- 4. RED PEPPER CHINESE RESTAURANT

- 5-8. KATIA
- 9. TERRI ALANI DENTIST
- 10. CARTRIDGE WORLD

- 11-12. CORELLI'S ITALIAN CAFE
- 13. EXPERT 1 HR ALTERATIONS
- 14. HEFNERS PLAZA CLEANERS
- 15. SPRINT











FOR INFORMATION CONTACT



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## INFORMATION ABOUT BROKERAGE SERVICES

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

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 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.

LL&C Properties, Inc.	561856
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Kenneth J. Lewis	330231
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LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE	LICENSE NO.
EMAIL	PHONE
SALES AGENT / ASSOCIATE	LICENSE NO.
EMAIL	PHONE
BUYER / TENANT / SELLER / LANDLORD INITIALS	DATE

**REGULATED BY THE TEXAS REAL ESTATE COMMISSION**

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. [www.trec.texas.gov](http://www.trec.texas.gov)

