



PRIVATE EXECUTIVE OFFICES

MEMORIAL | SPRING BRANCH

1106 WITTE ROAD
HOUSTON, TX 77055

www.1106Witte.com

PRIVATE EXECUTIVE SUITES



Private Offices

- Furnished turn-key space
 - Deluxe height-adjustable sit | stand desk
 - Built-in desk storage with locking function
 - Task chair
- Offices range from 120-212 sq ft
- High-speed fiber wired internet connection
- Access to the shared conference room that seats up to 12 people
- Window + interior office options available
- Floor-to-ceiling glass with privacy frost
- Access controlled private hallway to Executive Suites



EXECUTIVE SUITE AMENITIES

Amenities

- Private Executive Suite break room with fridge/freezer, microwave, and fully-stocked coffee and water station
- Expansive outdoor courtyard with dining and lounge seating
- Wellness and Shower room
- All utilities included
- Exclusive Table Supply Wine membership with free office deliveries
- Free on-site notary

Security

- Keyless access controlled entry for building and private executive suite hallway
- Video surveillance
- On-site building management



BUILDING AMENITIES

Building

- Meeting + onsite conference space that seats 12 people and equipped with A/V technology
- Mail handling and designated onsite mailbox
- Bi-weekly janitorial services and quarterly pest control
- Free ground-level parking
- Electric vehicle car chargers
- Modern finishes throughout the building
- Integrated building solar panel system



MEET OUR NEXT DOOR NEIGHBORS



Wild Oats



Underbelly
Burger



Decoy

LOCATION + WHAT'S NEARBY



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2-Mile Radius

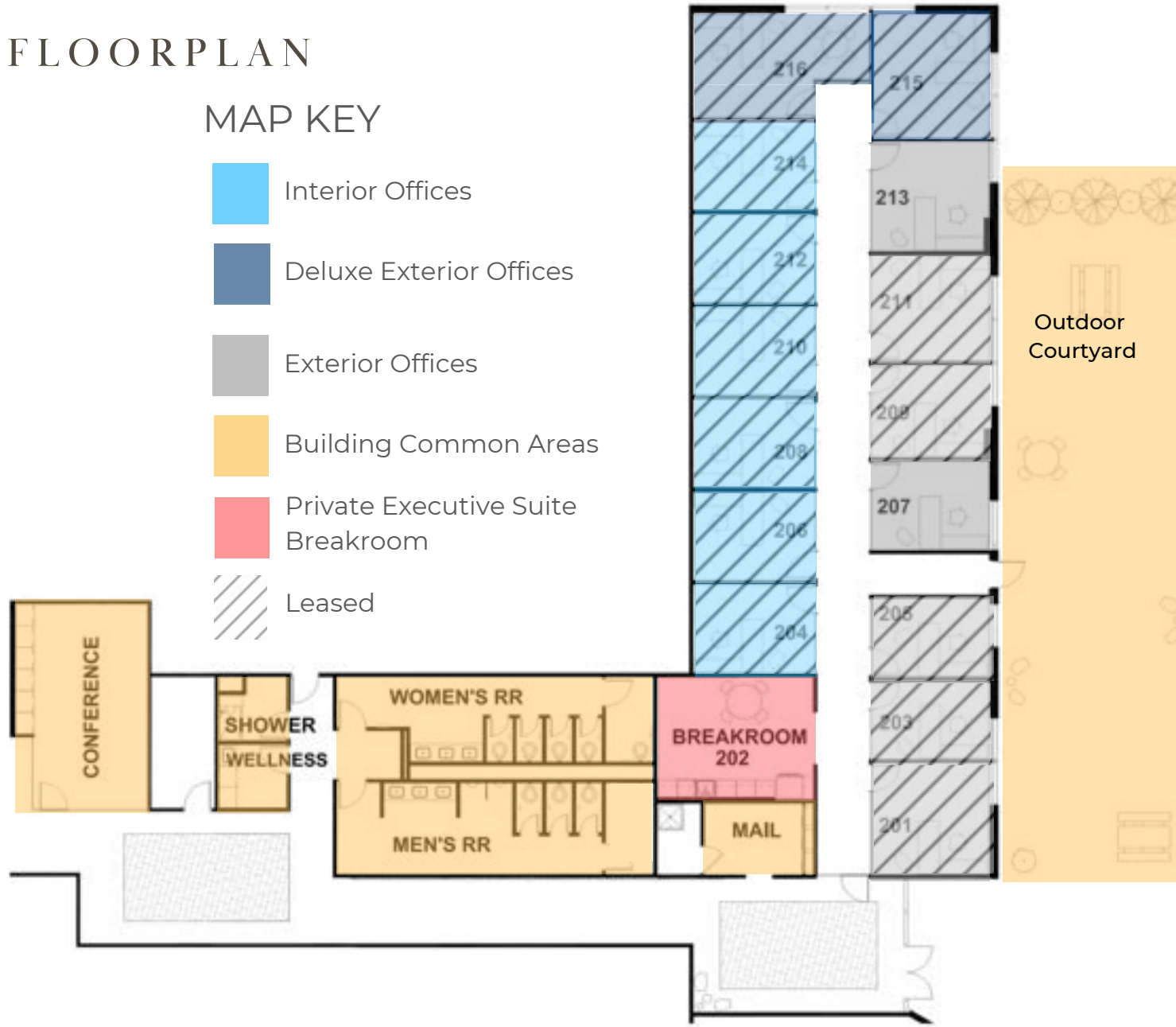
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5-Mile Radius

EXECUTIVE SUITE FLOORPLAN



MAP KEY

- Interior Offices
- Deluxe Exterior Offices
- Exterior Offices
- Building Common Areas
- Private Executive Suite Breakroom
- Leased





Contact for pricing and tour information

Hunter Smith
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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Leggett	504312	Info@newfoundpartners.com	713.581.7474
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Elmore	595822	be@newfoundpartners.com	713.581.7474
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date