

PARK 8 | 290

10041 Regal Row, Suite 100
Houston, TX 77040



9,600 SF Available

Class A Office/Warehouse Industrial Park in Northwest Houston.

Park 8 | 290 consists of five Class A office/warehouse buildings located on 13.89 acres in Northwest Houston. The park is located at Beltway 8 and Hwy 290 and has direct access from both the Hwy 290 and Beltway 8 frontage roads. The park has multiple suites available ranging from 2,400 SF to 26,000 SF.



Frontage & visibility on two major freeways



Class A light industrial and flex spaces



Front park
Rear load

Owned & Managed By



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Accelerating success.

10041 Regal Row | Suite 100

Park Overview

Available Space

Ingress/Egress



Suite 100 Features

- 9,600 SF Class A total space (50% office, 50% HVAC warehouse)
- Clear height: 18'
- Four (4) grade level doors (insulated)
- Front park (3/1,000), rear load
- New paint and sealed concrete floor
- Renovated breakroom and bathrooms
- Mix of private offices/open office or AC'd work area/warehouse
- Private shower
- Generator pad and hook ups in place
- Natural gas available
- Located in Harris County - outside Houston City limits

Floor Plan

Click to view
360°
office view



Click to view
360°
warehouse view

10041 Regal Row | Suite 100

Property Images

Front entry



Air conditioned work area/warehouse



Insulated grade level loading doors in work area/warehouse



Breakroom



Loading doors

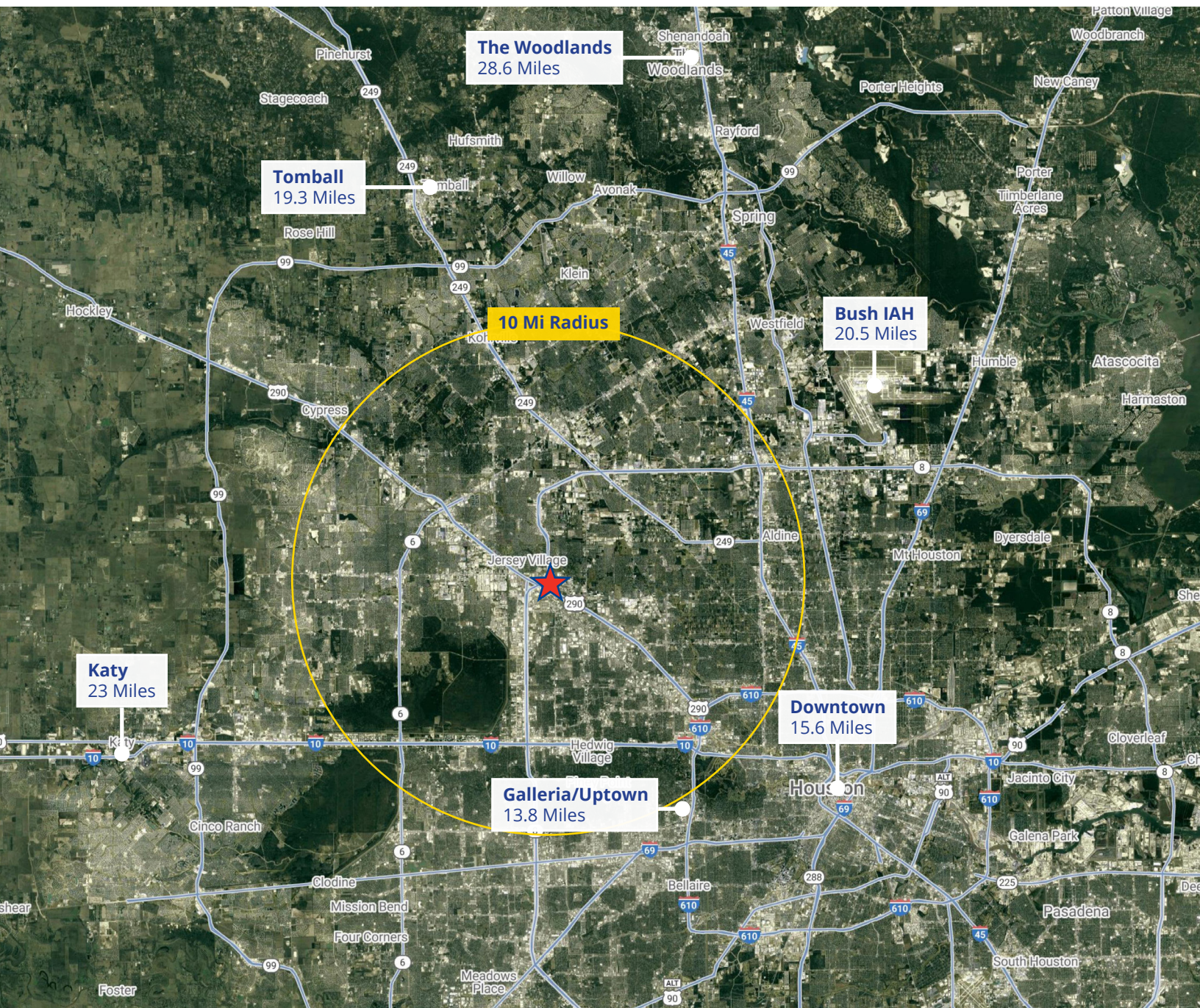


Generator pad



10041 Regal Row | Suite 100

Location & Access



Demographics (2022)



1.29M
Population



462,801
Total Households



\$97,522
Avg. HH Income



57,774
Total Businesses



666,288
Total Employees

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Information About Brokerage Services

11-2-2015

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.

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Date

Regulated by the Texas Real Estate Commission

TAR 2501