

838 SF TO 25,000+ SF SUITES AVAILABLE

VIEW AVAILABLE
FLOOR PLANS AT

www.1001westloop.com

OFFICE SPACE FOR LEASE

1001 WEST LOOP SOUTH

1001 West Loop South, Houston, TX 77027

BUILDING AMENITIES & HIGHLIGHTS

- Turtle Creek/ Bayou Lounge- Outdoor Patio Seating Area With Scenic Bayou View
- Multi-Level, Side Loading Garage Creates Efficient Access To Space
- 24-Hour Secure Access; Digital Controls
- State-Of-The-Art Fitness Center
- On-Site Management, Leasing, & Maintenance
- On-Site Deli
- Mercedes Coach For Tenants
- Monument Signage
- New Lobby Under Construction

AREA AMENITIES

- Galleria Area
- Uptown Park & Memorial Park
- Walking Distance To Houston Arboretum
- Easy Access To 610, 290, & I-10

360 DEGREE

VIRTUAL TOURS

PROPERTY INFORMATION

- Total Building SF: 226,073
- Floors: 8
- Submarket: Galleria; Post Oak Park
- Rental Rate: Negotiable

FOR LEASING INFORMATION, CONTACT:

S.E. COVINGTON & COMPANY
SCOTT COVINGTON-PRESIDENT
(713) 858-1115 (c); (713) 974-7600 (o)
scovington@secovington.com

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AVAILABLE SPACE

LEVEL 1:

- Suite 100B: 1,885 SF

LEVEL 2:

- Suite 200: 2,542 SF
- Suite 216: 1,852 SF
- Suite 220: 1,886 SF
- Max Contiguous Suite 250: 6,280 SF

LEVEL 5

- Suite 500: 8,366 SF
- Suite 500A: 9,399 SF
- Suite 550: 2,823 SF
- Suite 560: 4,181 SF
- Suite 575: 890 SF
- Max Contiguous Suite 580: 21,478 SF

LEVEL 6

- Suite 600: 5,021 SF
- Suite 635: 1,497 SF
- Suite 640: 8,794 SF
- Suite 650: 1,397 SF
- Max Contiguous Suite 655: 2,894 SF
- Suite 660: 761 SF

LEVEL 7

- Suite 700: 12,420 SF
- Suite 780: 864 SF
- Max Contiguous Suite 785: 13,284 SF

LEVEL 8

- Suite 801: 1,126 SF



NEED A RIDE?

Available for both business and personal needs, the Mercedes Coach provides exclusive concierge mobile service to Tenants.



CONNECTED TO NATURE...

Lush open green patios with outdoor dining and lounge areas provide tenants fresh air and spectacular views of Memorial Park, Buffalo Bayou, and the Houston Arboretum.

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S.E. COVINGTON & CO
COMMERCIAL REAL ESTATE SERVICES



S. E. COVINGTON AND COMPANY
 4669 SOUTHWEST FREEWAY, SUITE 800
 HOUSTON, TEXAS 77027
 713.974.7600 – OFFICE

11-2-2015



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.

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.

S.E. Covington & Company, Inc.	395512	scovington@secovington.com	713-974-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Courtney Leigh Williams	724219	cwilliams@secovington.com	214-435-6704
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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CELEBRATING OUR 34TH YEAR IN CLIENT SERVICES
WWW.SECOINGTON.COM