

# Park Ten Center

16200 Park Row Drive



Jones Lang LaSalle Brokerage, Inc.

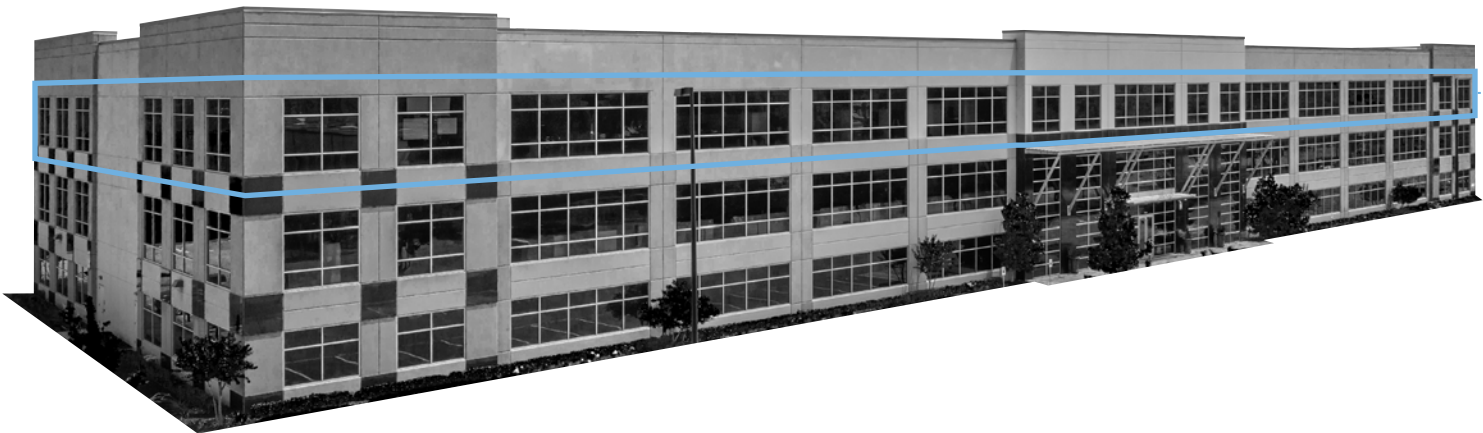






## BUILDING FEATURES

Typical floor plate:  
50,322 SF



Located in the Energy Corridor

On-Site Security

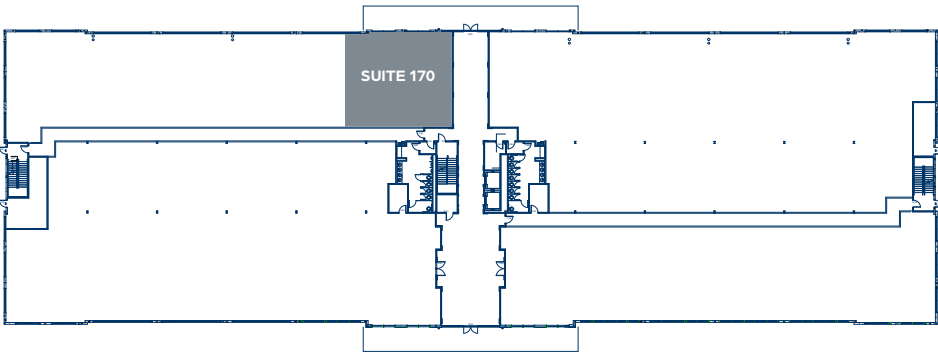
Class A Building: 146,429 SF

 6.66/1,000 RSF **Parking Ratio**

## BUILDING HIGHLIGHTS

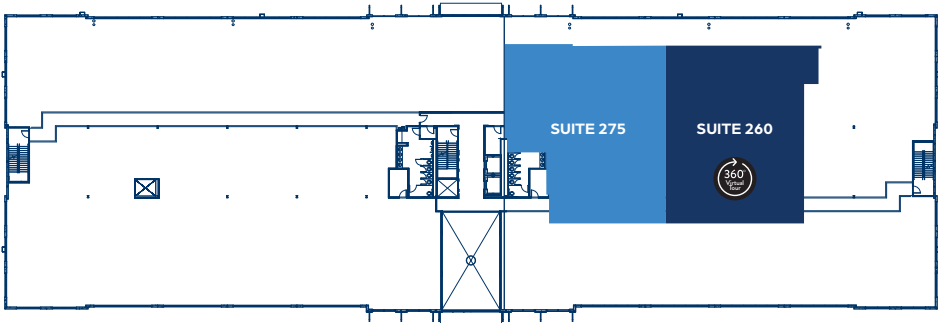
# FLOOR 1

SUITE	SIZE
170	2,221 RSF



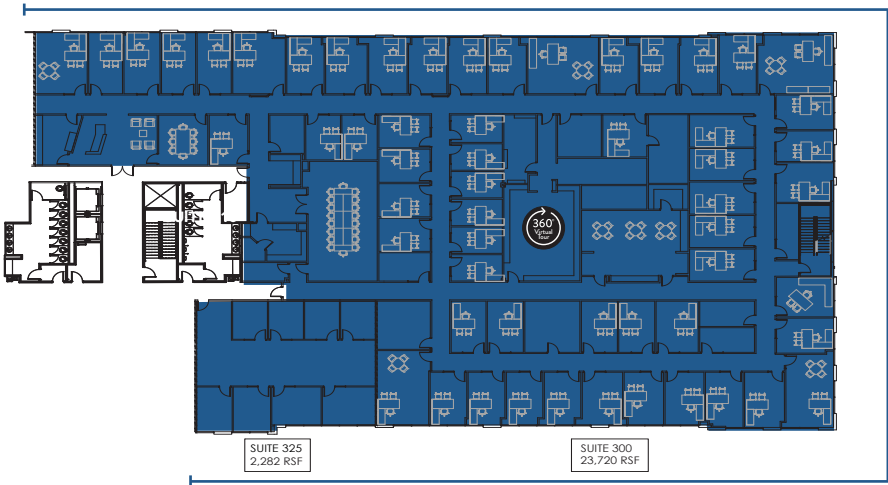
# FLOOR 2

SUITE	SIZE
260	3,620 RSF
275	4,541 RSF



# FLOOR 3

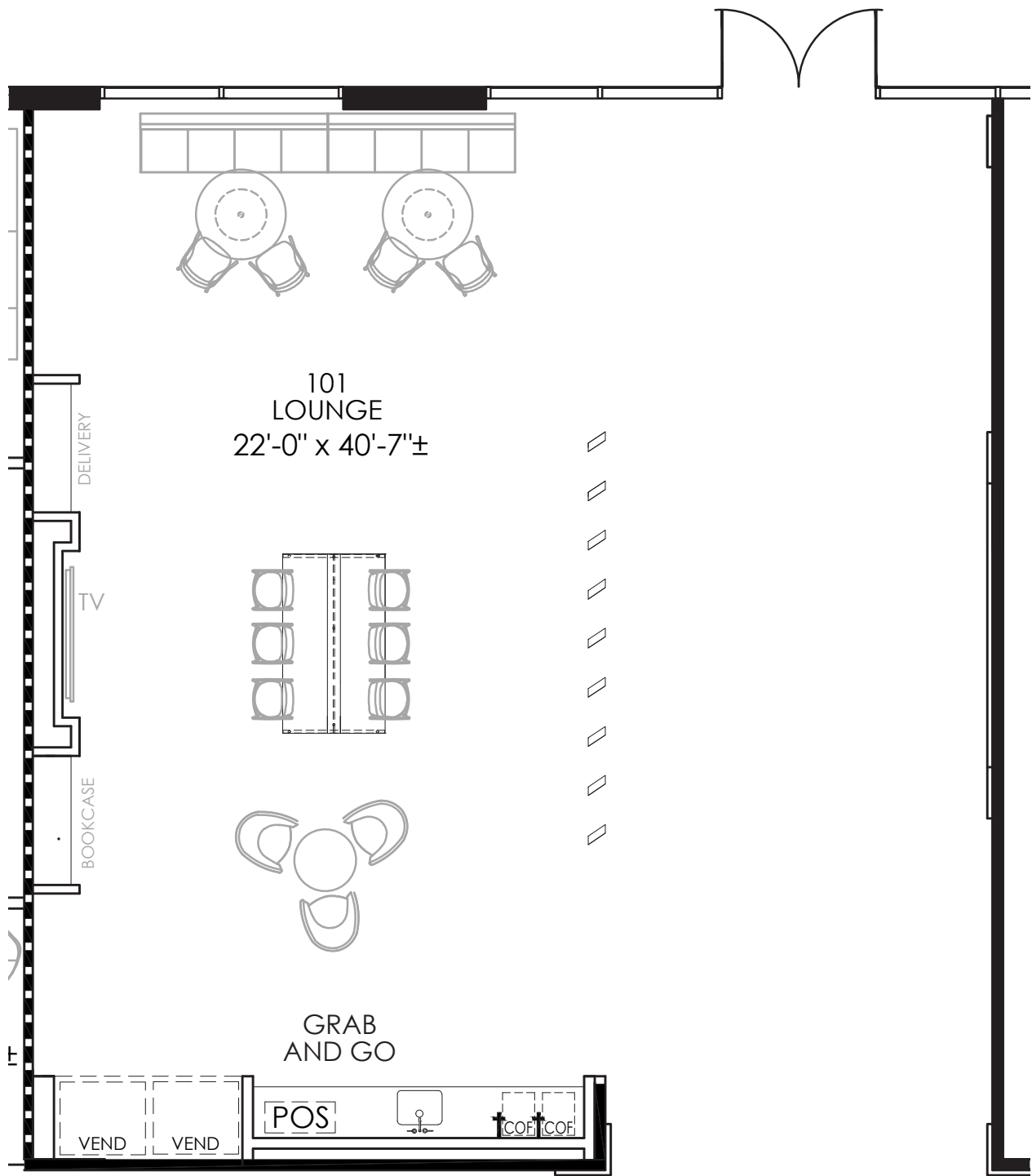
SUITE	SIZE
300	26,838 RSF



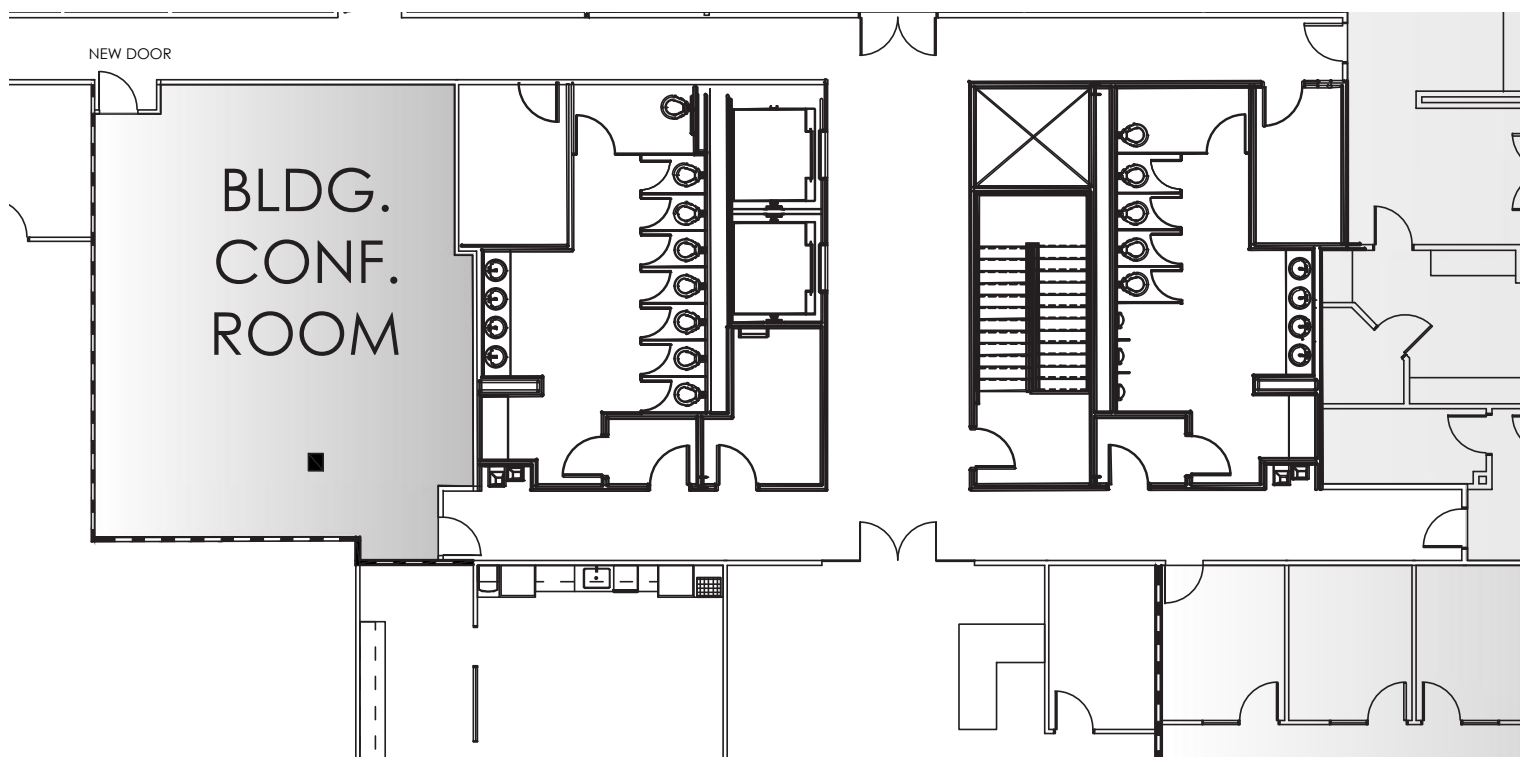
AVAILABILITY

COMING SOON

1,027 SF

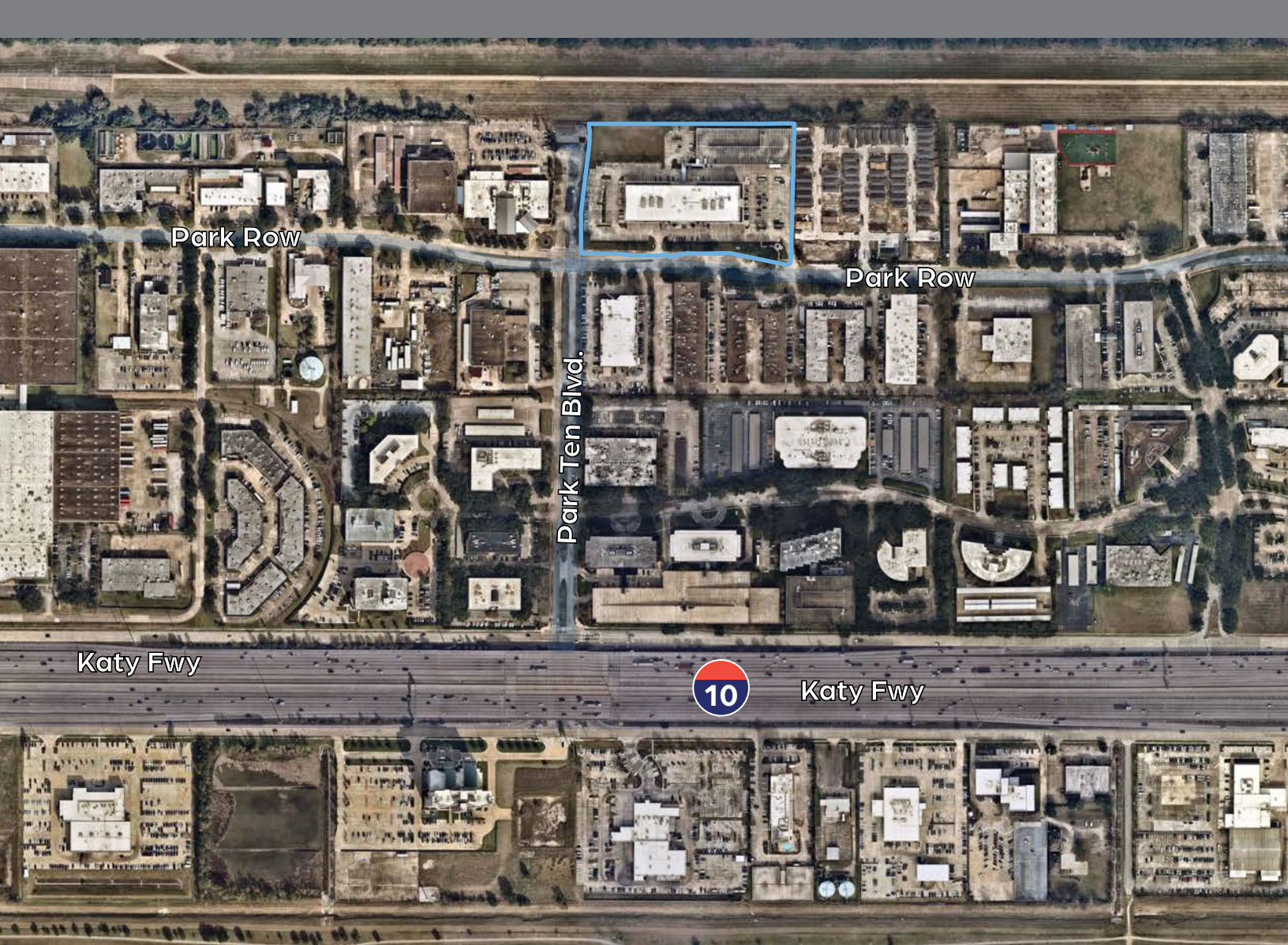


**COMING SOON**  
SEATS UP TO 30 PEOPLE



CONFERENCE CENTER





## LOCATION

- Over 100 restaurants within a 2-mile radius
- 14 Hotels within a couple minutes drive
- Convenient access to Katy, Sugarland & Cypress via Grand Parkway
- Multiple points of ingress/egress
- George Bush Park nearby

## DRIVE TIME

**25 minutes** Downtown Houston

**12 minutes** Katy

**10 minutes** City Centre

**20 minutes** Galleria

**35 minutes** George Bush Intercontinental Airport



## RESTAURANTS

1. Freddy's Cafe
2. Pho Tan An
3. El Rancho
4. Blue Agave Cantina
5. Tony's Tex-Mex
6. Salata
7. Lupe Tortilla Mexican Restaurant
8. Starbucks
9. Christian's Tailgate Bar & Grill
10. Waffle House
11. Ginger Thai Cuisine
12. Lomontes Italian Restaurant and Bar
13. Piazza Cafe
14. Murphy's Deli-Park Row
15. Popeyes Louisiana Kitchen
16. Taco Bell
17. Starbucks
18. Cracker Barrel Old Country Store
19. Torch's Tacos
20. Starbucks
21. Corner Bakery Cafe
22. Chick-fil-A
23. Teriyaki Madness
24. Willie's Grill & Icehouse

## MEDICAL

1. Houston Methodist West Hospital
2. Texas Children's Hospital West Campus
3. MD Anderson Cancer Center West Houston

## RETAIL

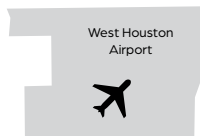
1. Greentree Shopping Center

## BUILDING

1. 16200 Park Row

## HOTELS

1. Embassy Suites by Hilton Houston West- Katy
2. Homewood Suites by Hilton Houston West-Energy Corridor
3. Residence Inn by Marriott Houston I-10 West/Park Row
4. Houston Marriott Energy Corridor
5. SpringHill Suites by Marriott Houston I-10 West/Energy Corridor



## ENTERTAINMENT

1. Topgolf
2. Dynamic Fitness - Katy/ Barker Cypress

## BANKS

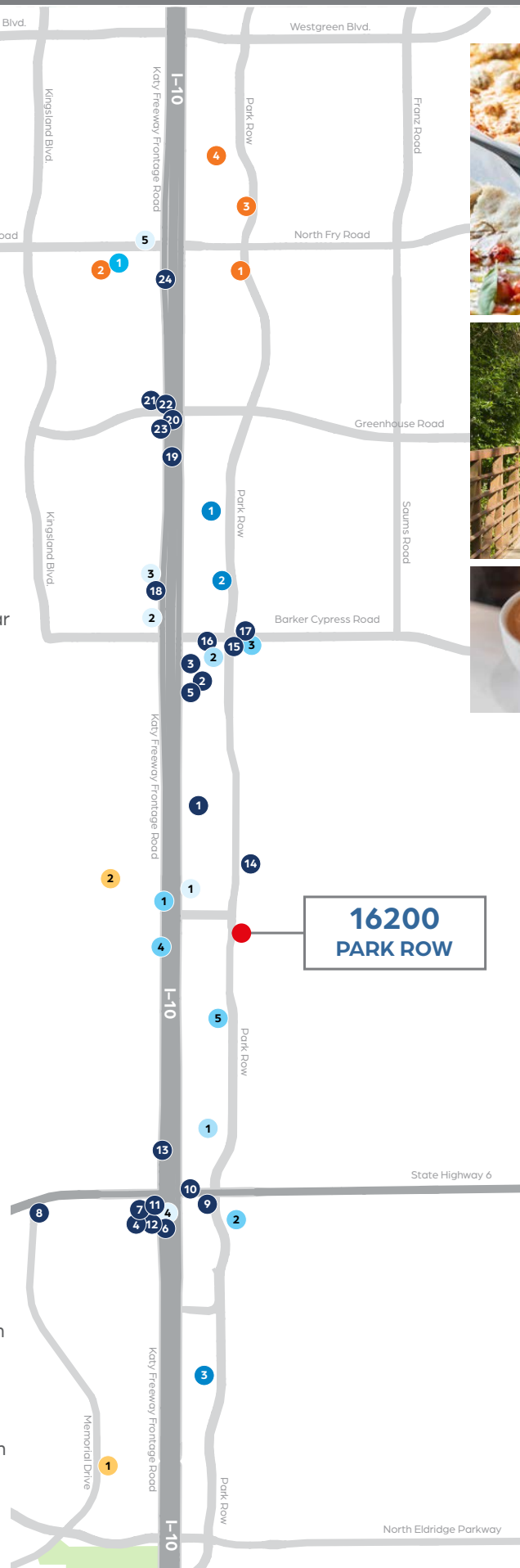
1. First Service Credit Union
2. Icon Bank of Texas
3. Member Choice Bank
4. Wells Fargo Bank
5. Bank of America (with Drive-thru services)

## GROCERY

1. H-E-B
2. Randalls
3. Walmart Supercenter
4. Sam's Club

## PARKS

1. Terry Hershey Hike Trail
2. George Bush Park



# AMENITIES

# Park Ten Center

## 16200 Park Row Drive

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date