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For Sublease

**33,604 – 100,812 SF**

Plug & Play Office Space | 4800 Fournace Place

**Coy Davidson**

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**Robert S. Parsley, SIOR**

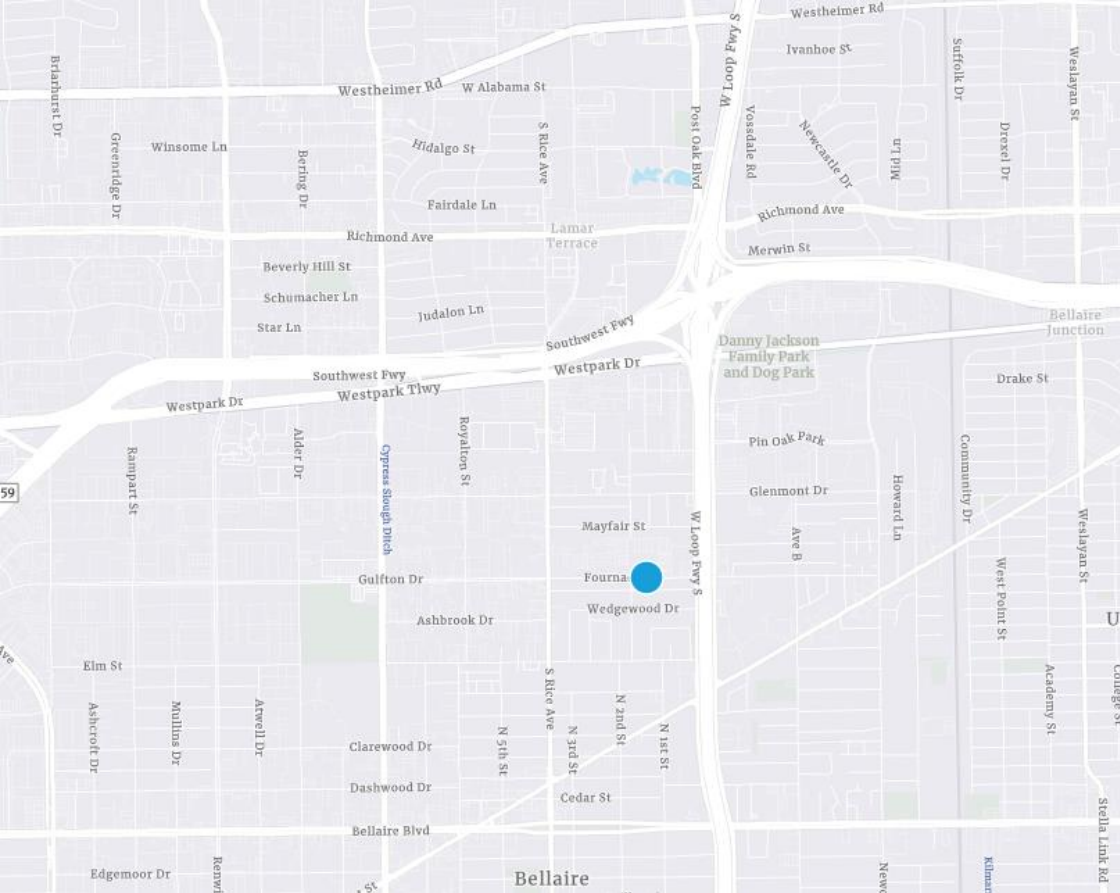
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## 4800 Fournace Place

Built in 1972 and renovated in 2006, 4800 Fournace Place is ten-story office building located in Bellaire, Texas within close proximity to The Texas Medical Center, Greenway Plaza and the Galleria / West Loop office submarkets.

The building is part of the former campus of Fortune 100 oil company which housed its Global Energy trading unit.



## Highlights

- Garage & Surface Parking: 1,300 Spaces
- Building access: Card Key
- Year Built: 1972 Renovated - 2006
- Total building: 452,370 RSF

## Rentable Areas

Floor 8	33,604 SF
Floor 9	33,604 SF
Floor 10	33,604 SF
<b>Total</b>	<b>108,632 SF</b>

## Sublease Rate

\$13.00 / RSF NNN

## Operating Costs and Taxes

\$10.00 / RSF NNN

## Sublease Term

Thru June 2027

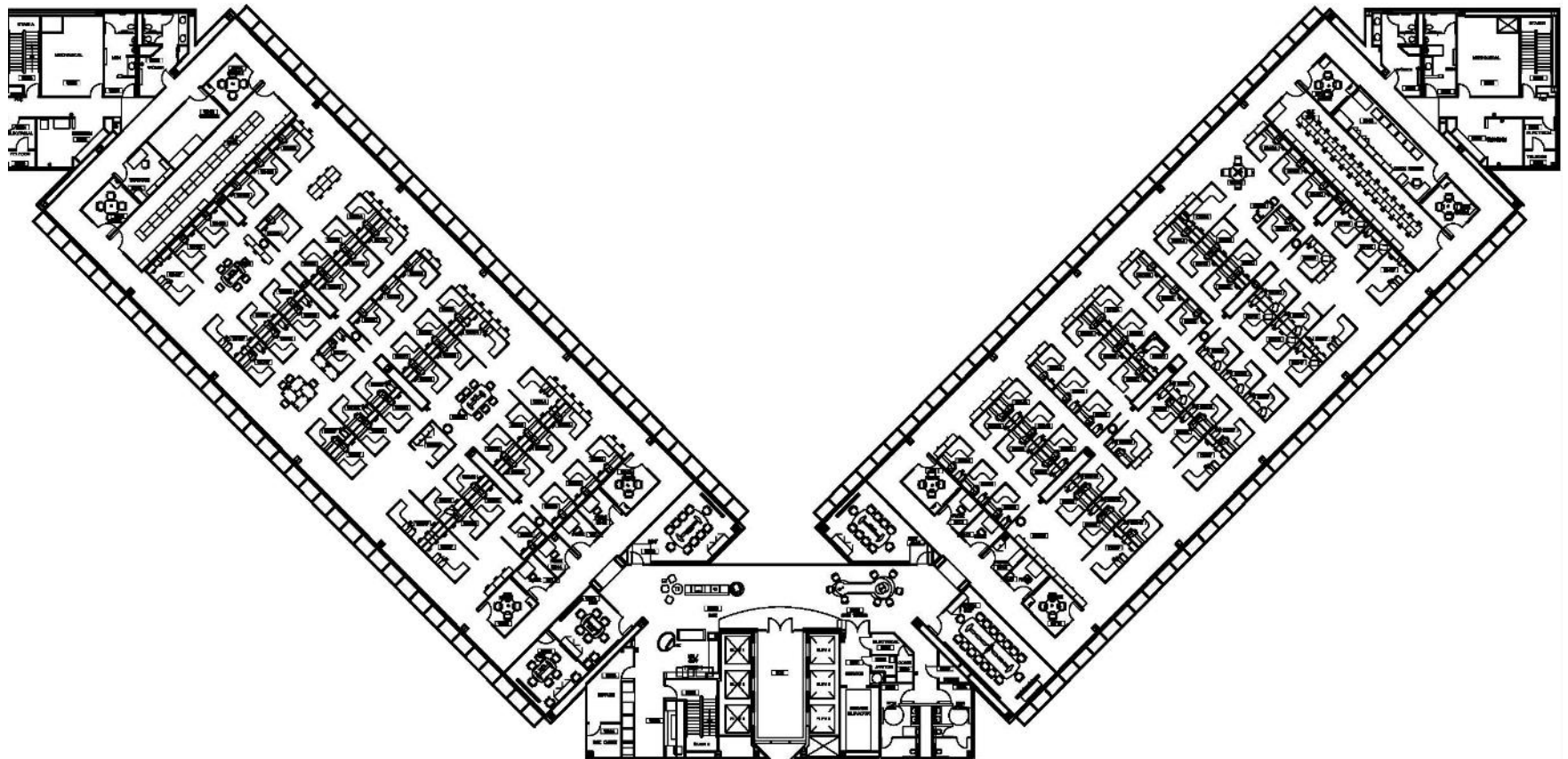
## Additional Features

- Redundant power, 2-way AT&T fiber, generators, Battery & HVAC
- Fitness Center and Cafeteria
- On Site Security
- Three (3) Fully Furnished Floors with 358 workstations
- Breakout & conference rooms



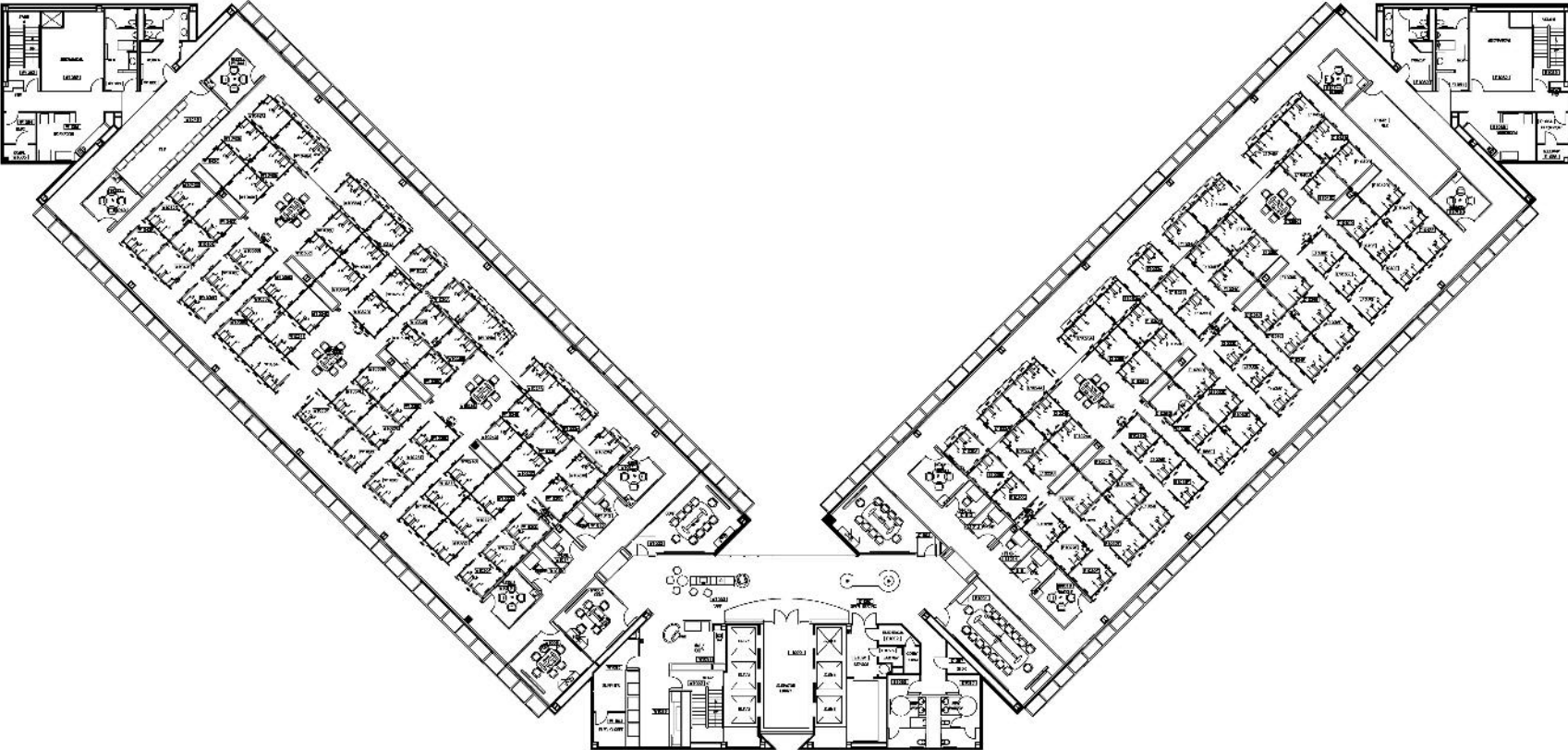
# Floor Plan Level 9

33,604 RSF



# Floor Plan Level 10

33,604 RSF



**GALLERIA**



**TOLLWAY**



**TRICE AVENUE**

**FOURNACE PLACE**



Photo Gallery



Photo Gallery





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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.

## 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Patrick Duffy</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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<u>Coy Davidson</u>	<u>397576</u>	<u>coy.davidson@colliers.com</u>	<u>(713) 830-2128</u>
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Sales Agent/Associate's Name	License No.	Email	Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date