

The Colliers logo is a blue rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

A blue horizontal banner with the text "For Lease" in white sans-serif font.

For Lease

1770 St James Place
Houston, TX 77056

Space Available in Galleria/Uptown Area

1770 St. James is located in an upscale corridor between San Felipe and Westheimer on a quiet, yet accessible street near West Loop 610; one of Houston's most desired office locations. The area provides easy access to upscale residential neighborhoods as well as the West Loop, San Felipe/Voss submarket and the Galleria.

<http://www.colliers.com/p-usa1100822>

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Lease Rate:

\$24.00 /SF
Full Service

Doug Pack

Principal

+1 713 835 0050

doug.pack@colliers.com

Sam Hansen

Principal

+1 713 835 0050

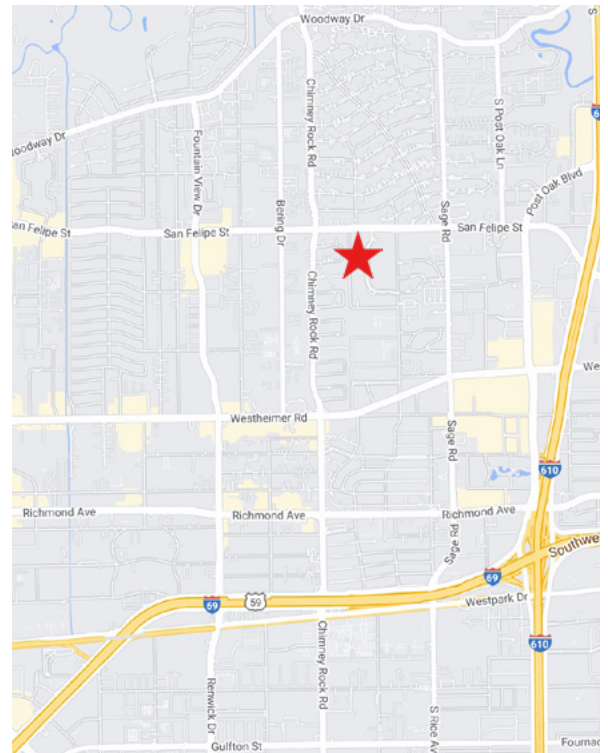
sam.hansen@colliers.com

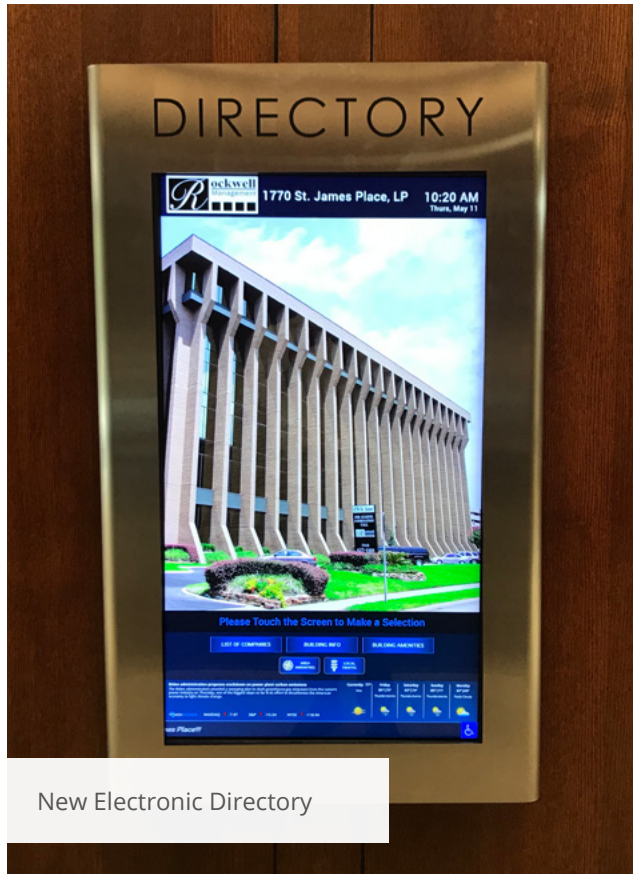
colliers.com



Features:

- Renovated in 2023 to include NEW:
 - Monument sign
 - Exterior brickwork and architectural landscaping
 - Entry tile
 - Artistic address sculpture
 - Elevator cab interiors
- 2 level parking garage and free surface and covered guest parking
- Electronic card entry and courtesy officer
- Multi-zoned air conditioning
- Attentive, on-site management
- Mail service is "door to door" by the US Postal Service
- Storage space available in the building's lower level
- Vending/gathering area in lower level





New Electronic Directory



Park-like Setting



New Building Monument



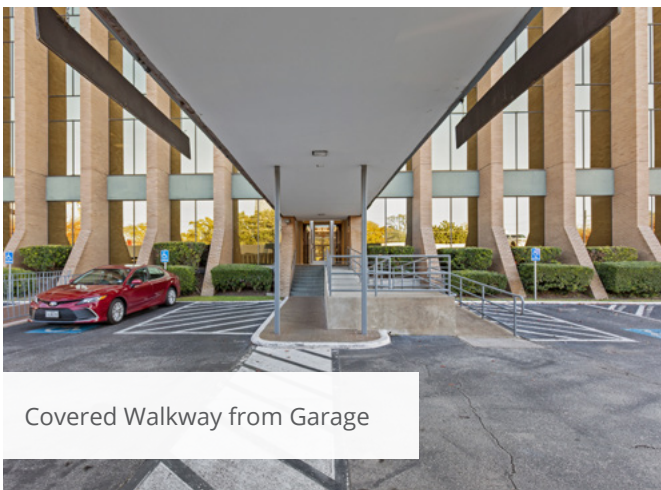
New Professional Landscaping



Common Break Area



Building Conference Center



Covered Walkway from Garage



Newly Renovated Lobby

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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 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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|--|-------------|---------------------------|-----------------|
| Colliers International Houston, Inc. | 29114 | houston.info@colliers.com | +1 713 222 2111 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David Lee Carter | 364568 | david.carter@colliers.com | +1 713 830 2135 |
| Designated Broker of Firm | License No. | Email | Phone |
| Daniel Patrick Rice | 811065 | danny.rice@colliers.com | +1 713 830 2134 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Douglas Pack | 444440 | doug.pack@colliers.com | +1 713 835 0041 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date