

New Aggressive Pricing

# Office Space For Lease

5120 Woodway Drive  
Houston, TX 77056

## Decorative Center Houston

- Situated on seven acres and boasts 500,000 square feet of unique and modern office space
- Campus offers access to the world's most coveted interior design showrooms and resources, as well as premier office space located right in the heart of the Galleria



Accelerating success.

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DCH  
DECORATIVE CENTER HOUSTON

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# Property Overview

Address	5120 Woodway Drive, Houston, TX 77056
Size	500,000 square feet on approximately 7 acres
Building	10 story Class A office tower with above standard office space boasting tall exposed ceilings
Location	Situated in one of Houston's most prominent neighborhoods and offers spectacular view of the Galleria skyline and excellent access to the West Loop and Katy Freeway.
On-site Cafe	Roots Cafe, a full-service restaurant & coffee bar located on the first floor offers healthy & tasty food with a wonderful assortment of entrees. For convenience, there's a to-go menu & tenant delivery available. Event catering also available.
Meeting/Event Space	Large common areas for events, break out meetings, after-hours group functions and entertainment. The ground floor gallery space is over 5,000 square feet of uninterrupted event space. Parties, weddings and other event celebrations can be held here. Positioned just off Root Cafe, guests can enjoy catering and event planning services through the cafe.
Courtyard	Magnificent multimillion-dollar courtyard renovation with elevated infinity fountain



## Parking

- Decorative Center Houston provides complimentary valet parking for tenants and visitors, Monday - Friday, 9:00 AM - 4:00 PM
- Tenants and visitors can utilize the easy access large surface lot or seven-story covered parking garage with building access
- No charge for unreserved garage parking

## On-Site Highlights

DCH offers superb on-site amenities for tenants, visitors and clients alike. From a Roots Cafe to complimentary valet services, garage parking and even event space, DCH provides superior modern conveniences, including on-site concierge services, responsive ownership and management, and security.

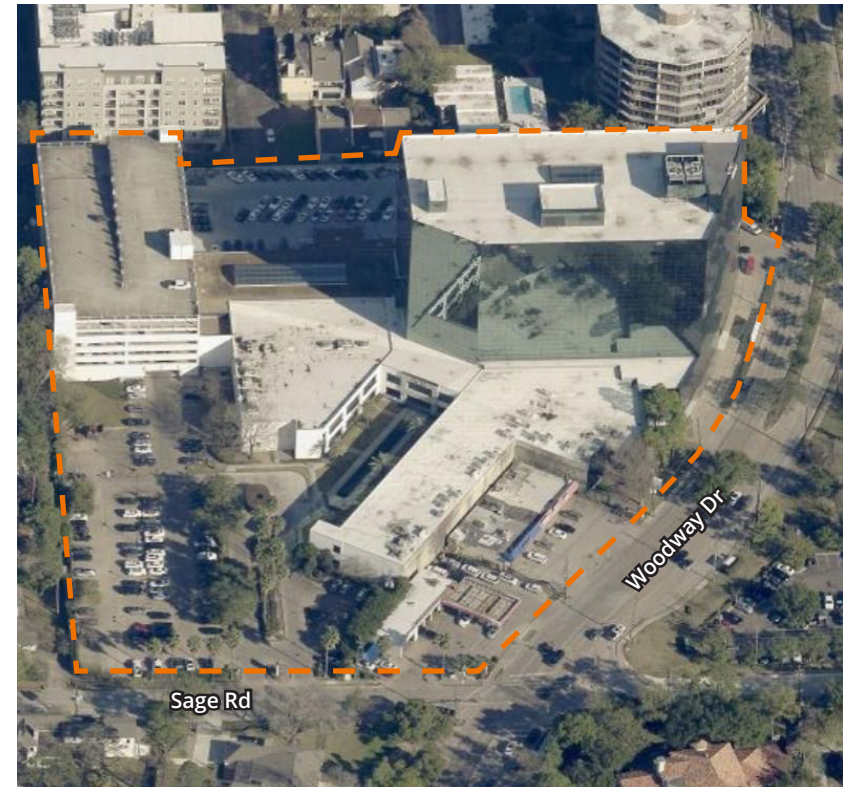
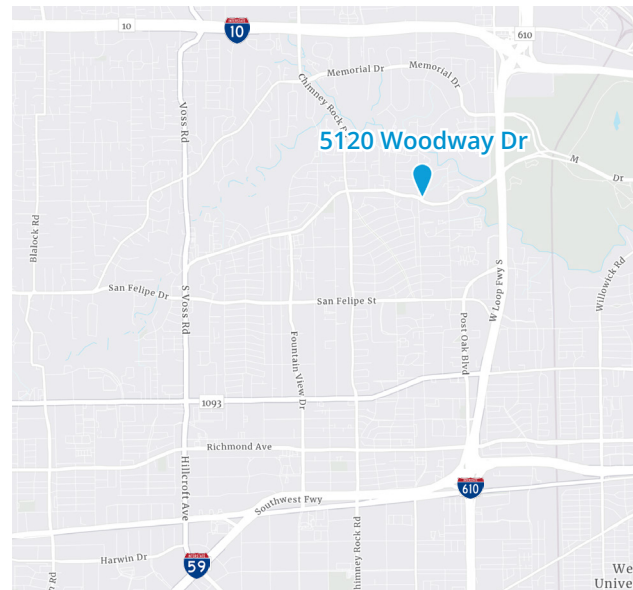
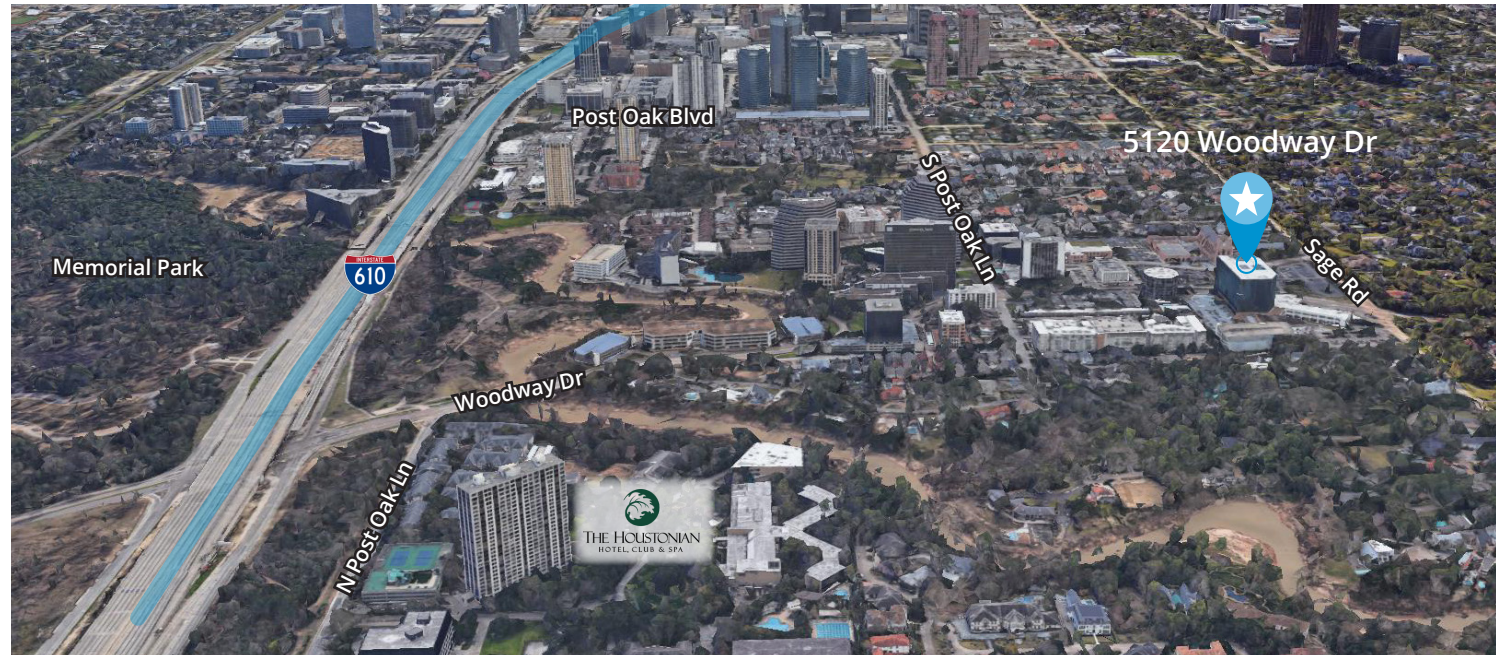
# Prime Location

Situated in one of Houston's most prominent neighborhoods and offers spectacular view of the Galleria skyline and excellent access to the West Loop and Katy Freeway.

For more than 30 years, DCH has served office tenants and the design community with the finest campus amenities and showrooms. Informative monthly lecture and seminars with top designers and architects as well as unprecedented major seasonal Market Events along with a wide variety of special events, such as art collaborations and charitable initiatives make DCH a busy destination for both the industry professionals and non-trade design enthusiasts.

As part of the Cohen Brothers Realty Corporation (CBRC), there's a belief that great architecture and design transform a development project into a work of art. The passion for design has inspired the redevelopment and revitalization for our world class design center.

A key element for the CBRC development approach is its involvement and commitment to the communities in which their buildings are located, creating top-notch amenities for tenants and visitors connecting with local businesses and cultural civic organizations.



## Recent Building Modernization

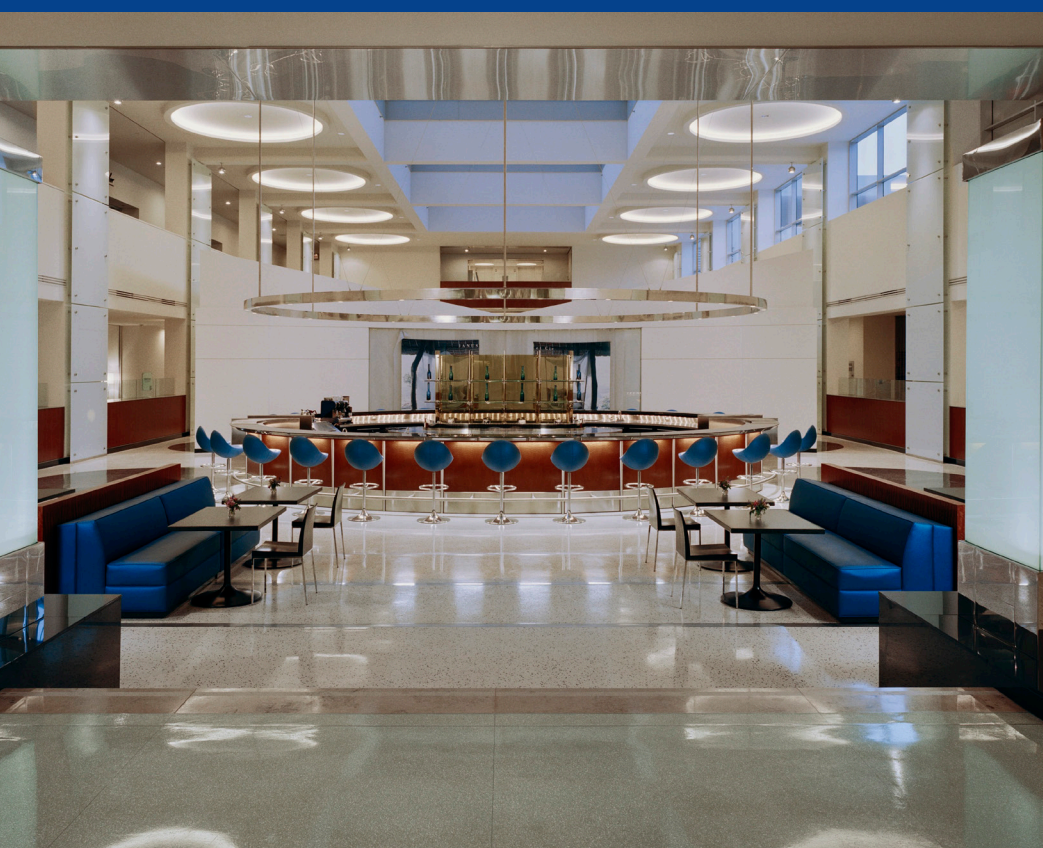
Not all design centers are created equal. Originally developed in 1974, DCH was the first of its kind in Houston.

Home to over 40 luxury showrooms, DCH features the finest furniture, fabrics, lighting, flooring, wall coverings, art, antiques and accessories from over 700 renowned product lines.

Welcoming 37,000 visitors annually, DCH is invigorated by hosting numerous special events, trade markets, art exhibitions, conferences and corporate parties.

Desired for its exclusive neighborhood location, cultural diversity, and amenities - Decorative Center Houston is the only design destination with best-in-class showrooms, a designated dining cafe and prominent office space.

- Multimillion-dollar courtyard renovation
- Crafted new dramatic runway-like fountain
- Added additional floors to covered parking garage
- Modernized garage elevator cabs
- Upgraded LED lighting throughout the building
- Provided new carpeted flooring throughout the building
- The Roots Cafe, updated office spaces and recently renovated rest rooms





# Cohen Design Centers

Be part of Cohen Design Centers (CDC), and experience the world's premier collection of design center properties helmed by owner and real estate mogul Charles S. Cohen. Cohen Design Centers include New York's Decoration & Design Building (D&D), West Hollywood's Pacific Design Center (PDC), Southeast Florida's Design Center of the Americas in Dania Beach (DCOTA) and the Decorative Center Houston (DCH).

Special events, trade markets, art exhibitions & conferences per year

DCH is host to curated contemporary art exhibitions and talks featuring art that complements the Decorative Center's esteemed event and social calendar. For artists, it's an opportunity to do something big or be seen by a new audience. The curated collections are an attempt to forge connections between art and design. Selected artists, galleries, independent curators, academic and cultural institutions are invited to participate in ongoing exhibitions, multi-media events, and film/video installations throughout the year.



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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.

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