

OPPORTUNITY

Royal Oaks is a ten-story
Class A office building in the
heart of Westchase. There are
numerous retail and restaurant
options nearby for tenants. The
location also gives easy access to
Westheimer Road, Sam Houston
Tollway, Westpark Tollway, U.S.
Highway 59 and Interstate 10,
which gives commuters easy
access to the building.



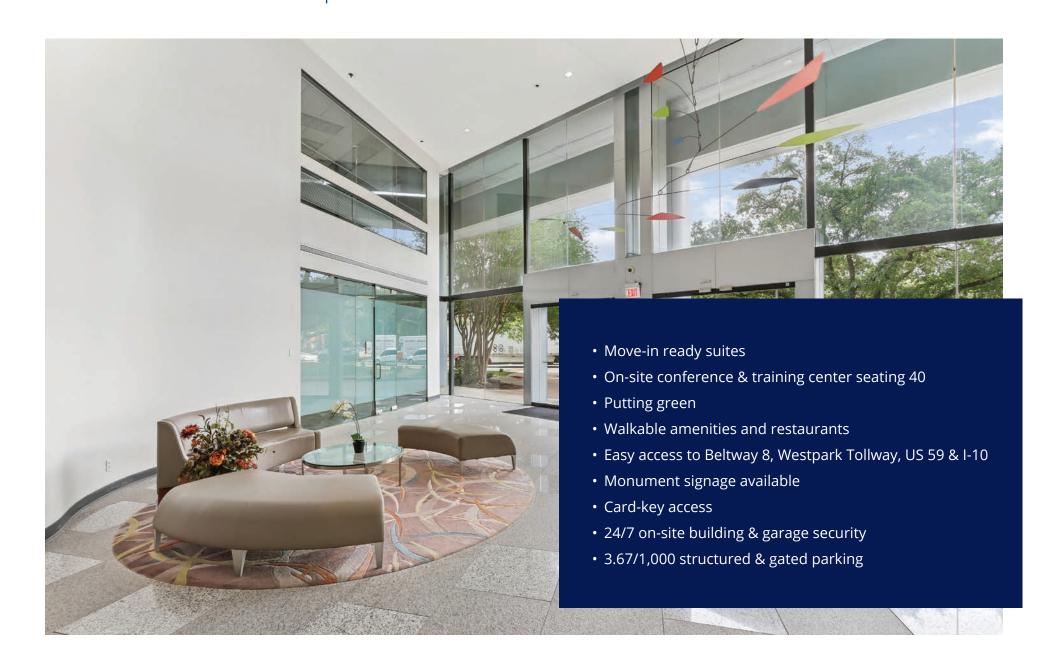
FACTS & FIGURES

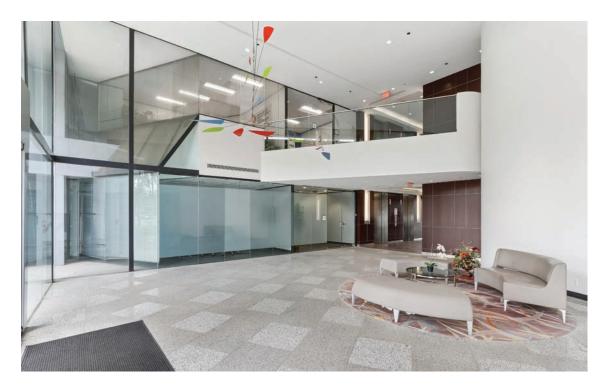
232,018 SF Class A Office Space

10 Number of Floors **23,201 SF** Average Floor Size

FEATURES & AMENITIES

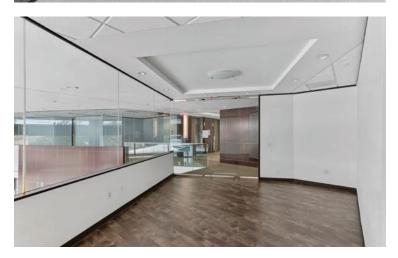
Royal Oaks offers tenants a commute with easy access to major thoroughfares. The location also offers plentiful restaurant and retail options.

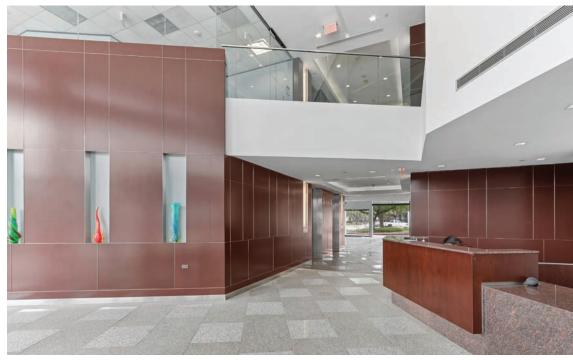


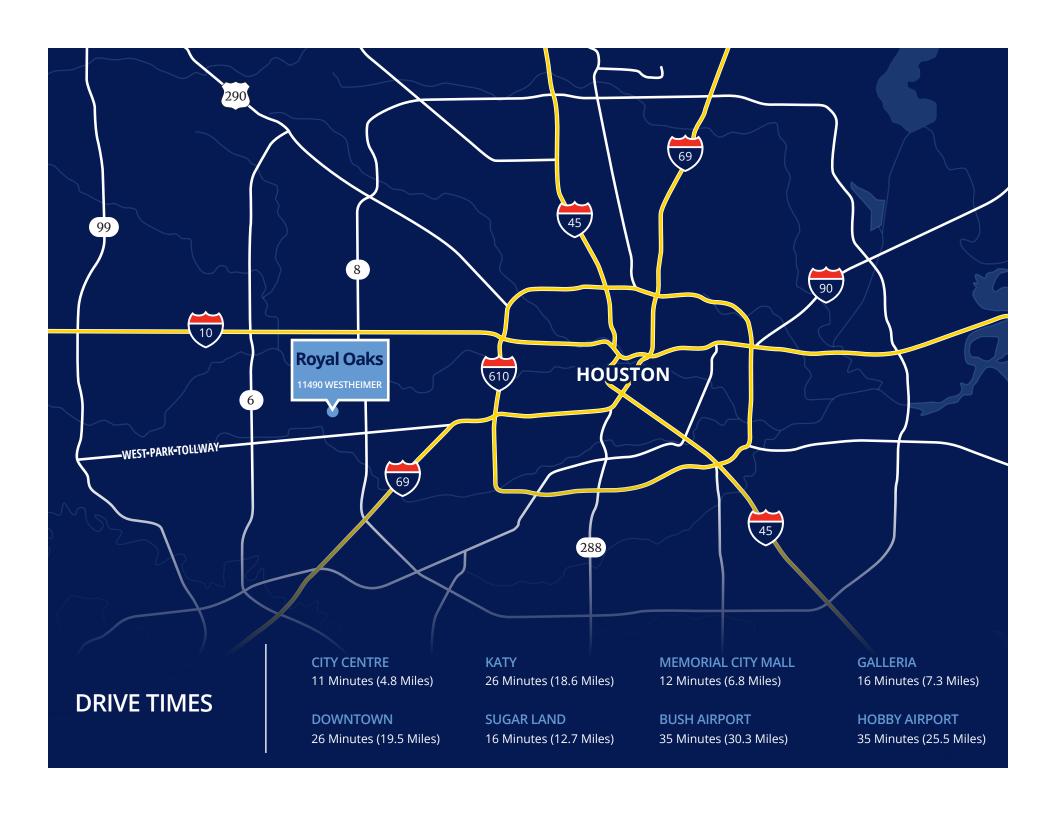














- · Crumbl Westchase
- CVS Drug Store
- Filli Cafe
- Five Guys Burgers And Fries
- JAM Viet Kitchen & Bar Vietnamese
- La Pasha Lounge & Grill
- La Plume
- La Tapatia Mexican
- Pollo Y Bistec Grill
- Red Claws Crab Shack Seafood & Hot Chicken
- The Halal Guys
- Verizon Cell Phone Store
- Wingstop
- + Many More

- 807 Bar & Grill Houston
- Bistro Le Cep
- Champps Gri
- Crafty Crab Seafood
- Crazy Hot Deals Discount Store
- Cuisine Ten Jamaican
- Desi Junction Indian Cuisine
- Eatwell Bakery Cafe
- Fitness Connection
- Genii Jananese
- Popeyes Louisiana Kitchen
- Seats Taken Bar
- SkyBox Htown Gri
- Waffle House
- + Many More

- Buffalo Wild Wings
- Chick-Fil-A
- Chipotle Mexican Grill
- Domoishi Asian Fusio
- Empire Pizza
- H-E-B
- H-E-B Bakery
- Kohl's Department Store
- Lowe's Home Improvement
- P.F. Changs Chinese
- The Shops At Royal Oaks
- UMI SUSHI & SEAFOOD BUFFET
- Walmart Deli
- Walmart Supercenter
- + Many More

- · Avesta Persian Grill
- Cafetales Specialty Coffee
- · Daiso Discount Store
- Desi District Houston
- Dimassi's Mediterranean
- Jason's Deli
- Kikka Sushi
- Ramen lin
- Randevou Persian
- SMOOSH Cookies Ice Cream
- Starbucks
- Taco Cabana
- Torchy's Tacos Mexican
- Whole Foods Market
- + Many More

Royal Oaks
11490 WESTHEIMER



DOUG PACK

Principal +1 713 835 0050 doug.pack@colliers.com

SAM HANSEN

Principal +1 713 835 0050 sam.hansen@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.



Information About Brokerage Services

EQUAL HOUSING

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Conicis international riouston, inc	<u> </u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone
David Lee Carter	364568
Designated Broker of Firm	License No.
david.carter@colliers.com	+1 713 830 2135
Email	Phone
Daniel Patrick Rice	811065
Licensed Supervisor of Sales Agent/ Associate	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone
Sam Hansen	567547
Sales Agent/Associate's Name	License No.
sam.hansen@colliers.com	+1 713 835 0040
Email	Phone
Buyer/Tenant/Seller/Landlord Initials	
Date	

Colliers International Houston.