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For Lease

Royal Oaks

11490 WESTHEIMER

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.



- Move-in ready suites
- On-site conference & training center seating 40
- Putting green
- Walkable amenities and restaurants
- Easy access to Beltway 8, Westpark Tollway, US 59 & I-10
- Monument signage available
- Card-key access
- 24/7 on-site building & garage security
- 3.67/1,000 structured & gated parking





NEARBY AMENITIES

11490
WESTHEIMER

KIRKWOOD DR

HAYES RD

WESTHEIMER RD

WOODLAND PARK DR

MEADOWGLEN LN

WILCREST DR

- 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 - Grill
- Crafty Crab - Seafood
- Crazy Hot Deals - Discount Store
- Cuisine Ten - Jamaican
- Desi Junction Indian Cuisine
- Eatwell Bakery Cafe
- Fitness Connection
- Genji - Japanese
- Popeyes Louisiana Kitchen
- Seats Taken Bar
- SkyBox Htown - Grill
- Waffle House
- + Many More

- Buffalo Wild Wings
- Chick-Fil-A
- Chipotle Mexican Grill
- Domoishi - Asian Fusion
- 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 Jin
- Randevou - Persian
- SMOOSH Cookies - Ice Cream
- Starbucks
- Taco Cabana
- Torchys Tacos - Mexican
- Whole Foods Market
- + Many More

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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.

2-10-2025



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:
 - 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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29114

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