



For Sublease

\$28.00
PSF FSG

4400 Highway 225
Deer Park, Texas 77536

Sublease Opportunity – Deerwood Glen I

Sublease Details

- Suite 260 | 2,296 RSF
- Available immediately
- Term through August 31, 2029
- 10 unreserved surface parking spaces at no cost

Building Highlights

- Well maintained professional building
- Convenient location with easy access to major highways

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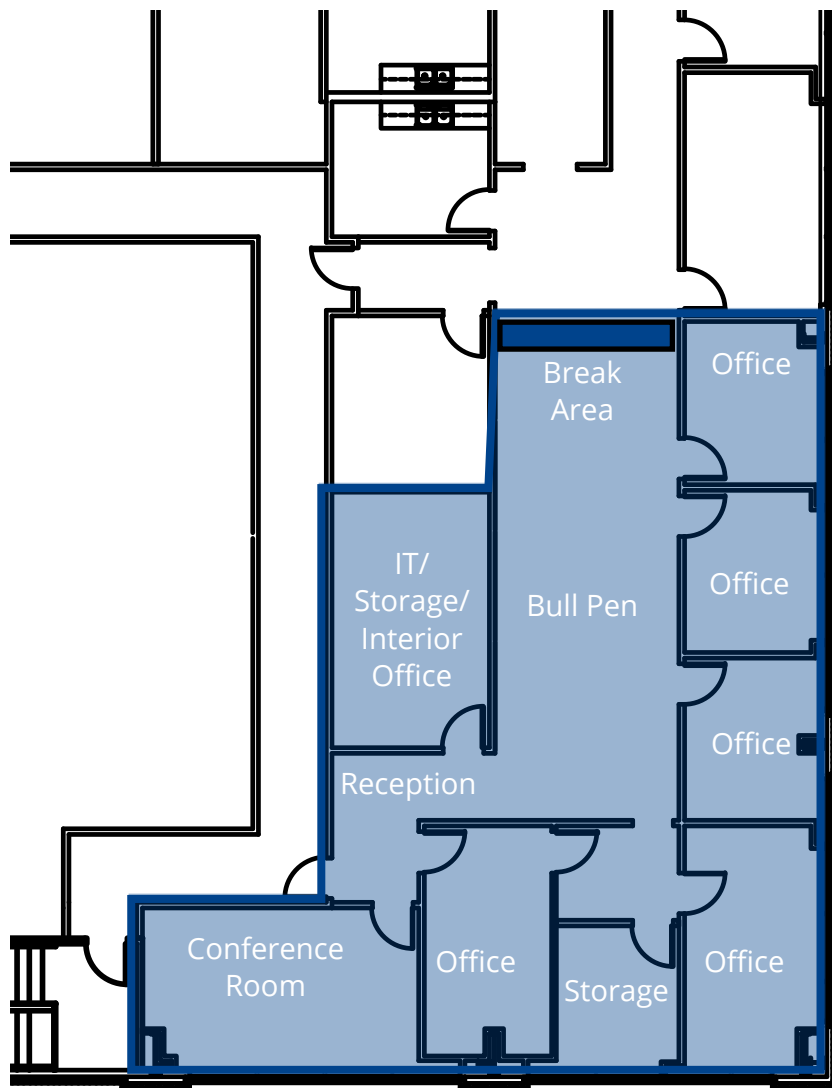
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Deerwood Glen I

4400 Highway 225, Deer Park, TX 77536

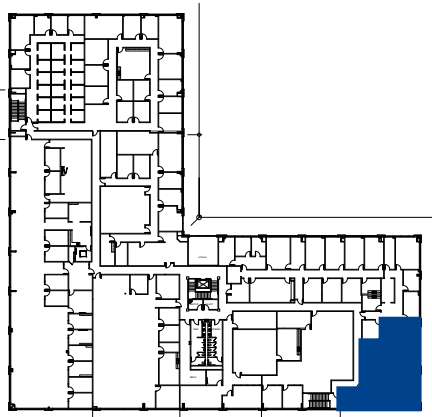
Suite 260 | 2,296 RSF



Virtual Tour:



- Reception Area
- Conference room
- Office (5)
- IT/Storage/Interior office
- Storage room
- Bull Pen
- Break area



Property Gallery

Building Lobby



Conference Room



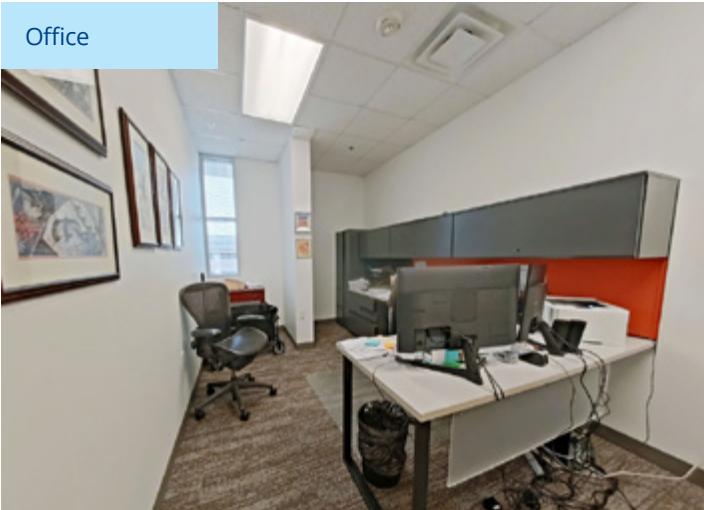
Office



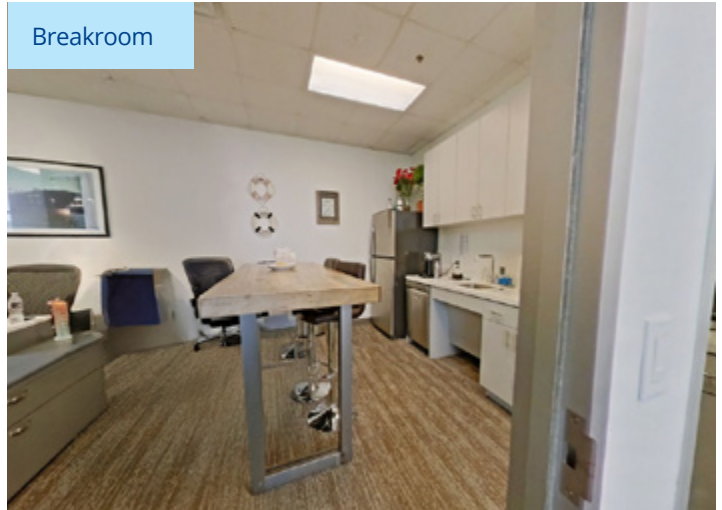
Office



Office



Breakroom



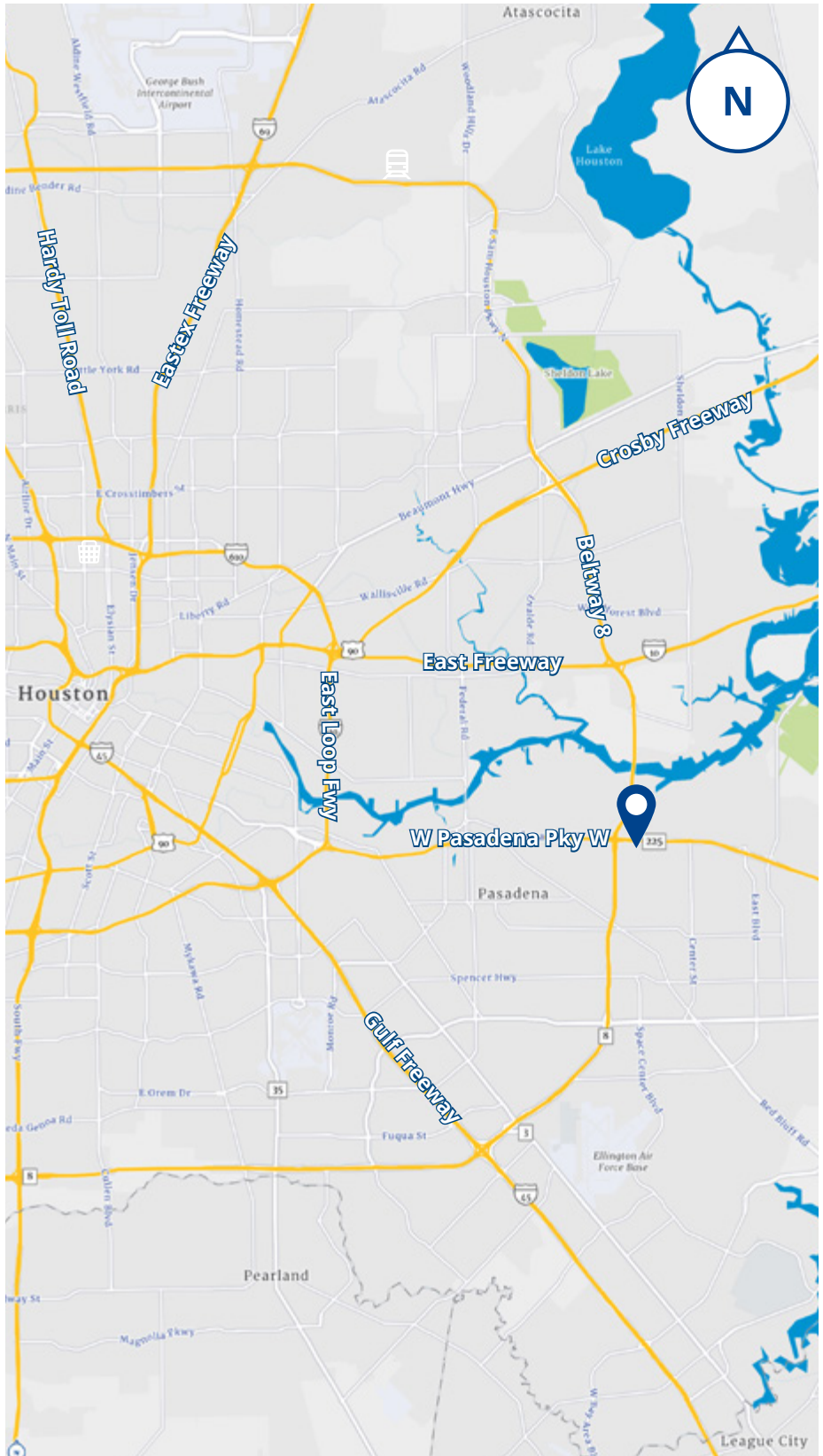
Location & Access

Travel Distances

State Hwy 225	0.3 m 2 Mins
Beltway 8	1.4 m 4 Mins
Interstate 10	5.3 m 18 Mins
East Loop Fwy	9.0 m 14 Mins
Interstate 45	10.7 m 16 Mins
Houston CBD	15.9 m 36 Mins
Port of Houston	11.8 m 24 Mins
Barbours Cut	19.9 m 23 Mins
Ellington Airport	12.1 m 19 Mins
William P Hobby	16.6 m 26 Mins
George Bush A.P.	27 m 40 Mins

Deer Park Transportation & Logistics

- Located on State Hwy 225 (Pasadena Pky W)
- Easy access to East Freeway (Interstate 10), Beltway 8 (East Sam Houston Pkwy, Gulf Freeway (Interstate 45))
- Close proximity to all three (3) Houston airports: George Bush Intercontinental Airport (IAH); William P Hobby Airport (HOU); and Ellington Airport (EFD)
- Rail access via Union Pacific Railroad with direct connections to the Port of Houston and nationwide rail networks
- Seaport access via Port of Houston and Barbour's Cut Container Terminal





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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date