The background of the advertisement is a photograph of a two-story brick office building. The building has large glass windows and doors. A sign above one of the entrances reads "JMC ASSOCIATES". Another sign above a glass-enclosed area on the right reads "Milliken" in a script font. An American flag flies on a tall pole to the left of the building. In the foreground, there is a paved parking lot with several spaces marked with white lines and the word "RESERVED" painted in red on the asphalt. The sky is clear and blue.

Office Space

For Lease

805 Rhode Place, Suite 350
Houston, Texas 77002

Jeff Peltier

Senior Vice President
+1 713 830 2182
Jeff.Peltier@colliers.com

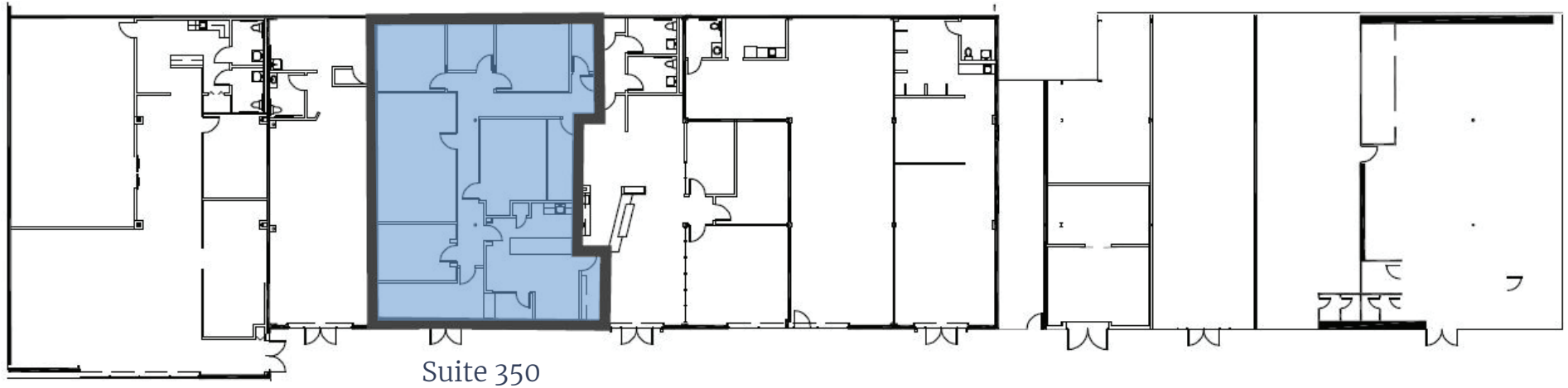
John S. Parsley, SIOR

Principal
+1 713 830 2140
John.Parsley@colliers.com

1233 West Loop S., Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Property Information

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Property Overview

- One (1) story, ±17,500 SF, multi-tenant, class B office building
- Current Availability: Suite 350 - ±2,550 SF
- Year Built: 1945, renovated in 2005
- Private entrance
- 16' ceilings with large windows for natural light
- Kitchenette available to tenants
- Easy access to Allen Parkway, Memorial Drive and I-45
- Surface parking with a 2.74/1,000 SF ratio
- Excellent access to CBD, I-45, Memorial Dr., Allen Pkwy & Washington Corridor
- Rate: \$20.00 NNN

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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.

Colliers International Houston, Inc. 29114

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

houston.info@colliers.com

Email

+1 713 222 2111

Phone

David Lee Carter

Designated Broker of Firm

364568

License No.

david.carter@colliers.com

Email

+1 713 830 2135

Phone

Daniel Patrick Rice

Licensed Supervisor of Sales Agent/
Associate

811065

License No.

danny.rice@colliers.com

Email

+1 713 830 2134

Phone

Jeff Peltier

Sales Agent/Associate's Name

525004

License No.

jeff.peltier@colliers.com

Email

+1 713 830 2182

Phone

Buyer/Tenant/Seller/Landlord Initials

Date