



9432 KATY FREEWAY SUBLEASE

NWC OF I-10 AND BLALOCK
9432 Katy Freeway, Houston, TX 77055



**FOR
SUBLEASE**

AVAILABLE SPACE
4,185 SF

RATE
Call for Pricing
* Estimate provided by Landlord and subject to change.

Dani Allison
dani@resolutre.com
(713) 703-0091

PROPERTY HIGHLIGHTS

- 4,185 SF Office / Medical Sublease Opportunity
- Prime space available in a building under new ownership and management.
- A major property renovation is planned, offering an upgraded environment for future tenants.
 - 4,185 RSF on the 4th Floor
 - Term through March 2029
 - Free garage and surface parking
 - Card-key building access
 - After-hours security
- Ideal for medical, professional services, or office users seeking a well-located, flexible sublease option



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



143,831
POPULATION
3-MILE RADIUS



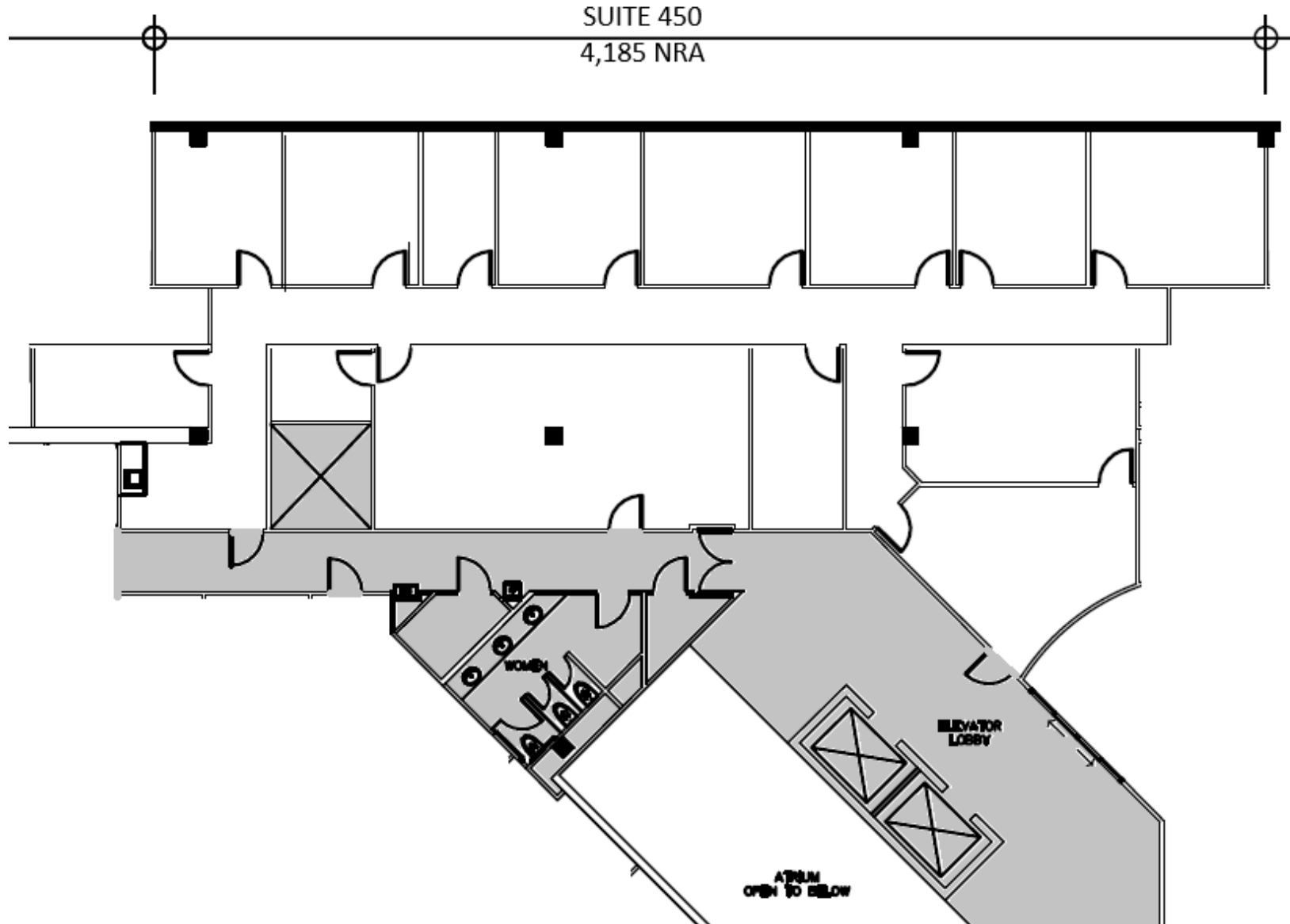
\$175,591
AVG HH INCOME
3-MILE RADIUS



140,392
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Katy Freeway: 291,825 VPD
Blalock Road: 25,863 VPD
(CoStar 2025)



DINING & GROCERIES

- Sonic
- McDonald's
- Panda Express
- Denny's
- Tiny's Milk & Cookies
- 85°C Bakery Cafe
- Starbucks

HOTELS

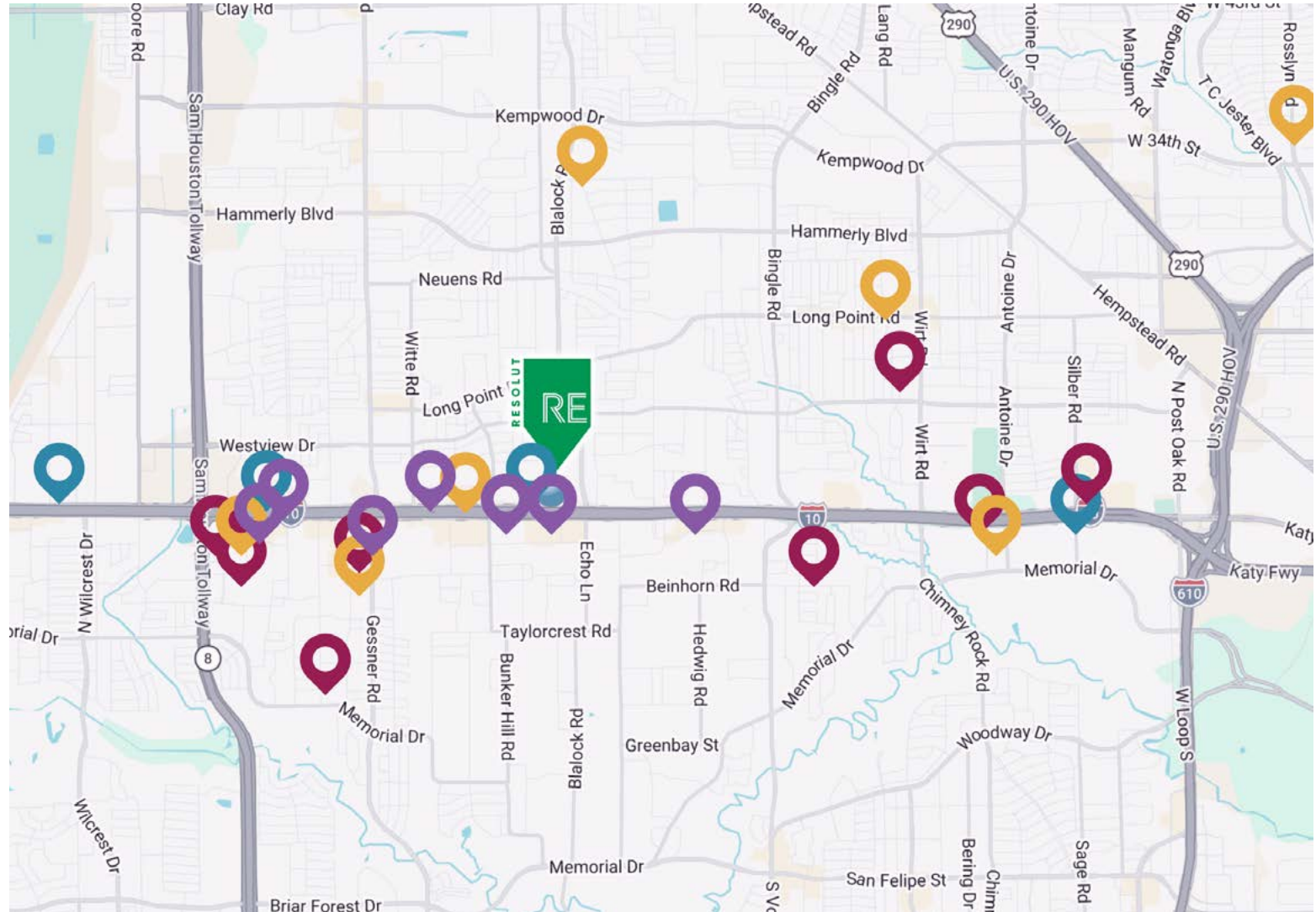
- Hotel ZaZa Memorial City
- Homewood Suites
- Courtyard Marriott
- Marriott ExecuStay

FITNESS

- Life Time
- HOTWORX
- Orangetheory
- F45
- Planet Fitness
- LA FITNESS
- Gold's Gym

OFFICE SUPPLIES & SHIPPING CENTERS

- FedEx
- United States Postal Service





ADDITIONAL FOOD RESTAURANTS

A MOVEABLE FEAST

9341 Katy Freeway (at Echo Lane)
713-365-0368 www.ameveablefeast.com

JASON'S DELI Food

10321 Katy Freeway, Houston TX 77024
713-467-2007 www.jasonsdeli.com

BELLAGREEN

800B Town & Country Blvd., Houston, TX 77024
713-464-5557 <https://bellagreen.com>

EMBER & GREENS

9403 Katy Freeway, Ste. B, Houston TX 77024
713-465-3333 www.emberandgreens.com

TASTE OF TEXAS

10505 Katy Freeway, Houston TX 77024
713-932-6901 www.tasteoftexas.com

WHOLE FOODS MARKET

www.wholefood.com Multiple locations:
11145 Westheimer, Houston, 77042 713-784-7776 2955 Kirby Drive, Houston, 77098 713-520-1937
6401 Woodway Drive, Houston, 77057 713-789-4487 4004 Bellaire Blvd., Houston, 77025 713-667-4090
15900 Southwest Frwy., Houston, 77479 281-491-5577

AIRPORTS/HOUSTON

There are two airports in Houston, both serviced by the major airlines:

- **George Bush Intercontinental (IAH) (30 MILES):** north of Downtown. www.fly2houston.com/iah
(all international air carriers and Alaska, American, Delta, Frontier, Spirit and US Airlines)
- **William P. Hobby Airport (HOU) (23 MILES):** south of Downtown.

www.fly2houston.com/hobbyHome

(domestic airlines: Air Tran, American, Delta, JetBlue, Southwest)

FROM BUSH INTERCONTINENTAL AIRPORT (30 miles from the clinic)

ENTERPRISE RENT-A-CAR

10104 Katy Frwy, Houston, TX 77043 (1.3 miles from clinic) 713 468-6878; VIP line: 713-300-9190
www.enterprise.com

Ask about free delivery to your hotel or clinic. Please mention the Burzynski Account No: 06E0799 to receive these special rates.







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 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.

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|---|--------------------------|----------------------------|---------------------|
| Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" | 603091 OR 9003193 | leads@resolutre.com | 512-474-5557 |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David J. Simmonds OR Gavin Fite | 459263 OR 438039 | leads@resolutre.com | 512-474-5557 |
| Designated Broker of Firm | License No. | Email | Phone |
| David J. Simmonds OR Gavin Fite | 459263 OR 438039 | leads@resolutre.com | 512-474-5557 |
| Licensed Supervisor of Sales Agent / Associate | License No. | Email | Phone |
| _____ | _____ | _____ | _____ |
| Sales Agent / Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date