



Colliers



For Lease

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13009 Gulf Commerce Drive Houston, TX 77034

47,071-SF Office/Professional Building

- New construction at the I-45 S and Beltway 8 intersection
- 47,071-SF Office/Professional Building
- 91% occupied
- ±4,206 SF available

Premier Medical Office

13009 Gulf Commerce Drive Houston, TX 77034

Orion Medical Building is a premier medical office building located at the southeast corner of Beltway 8 and Interstate 45 S.

The building is 91% leased. Existing tenants to include Orion Medical, Gulf Coast Pain and Spine, Gulf Coast Surgical Center and US Heart and Vascular. New Physician practices in the building include cardiology, neurology, vein diseases, sleep medicine, pain management and ear, nose & throat (ENT).



Building Specifications

13009 Gulf Commerce Drive Houston, TX 77034



Building Size	47,071 RSF
Location	SEC I-45 S & Beltway 8
Occupancy	91%
Last Space Available	4,206 RSF (Divisible to $\pm 2,000$ SF)
Net Rent	\$25.50/SF
Lease Term	5+ Years
Tenant Improvement Allowance	TBD
Tenant Signage	Available
Parking Ratio	4.65/1,000
Electrical	Separately metered for tenant spaces

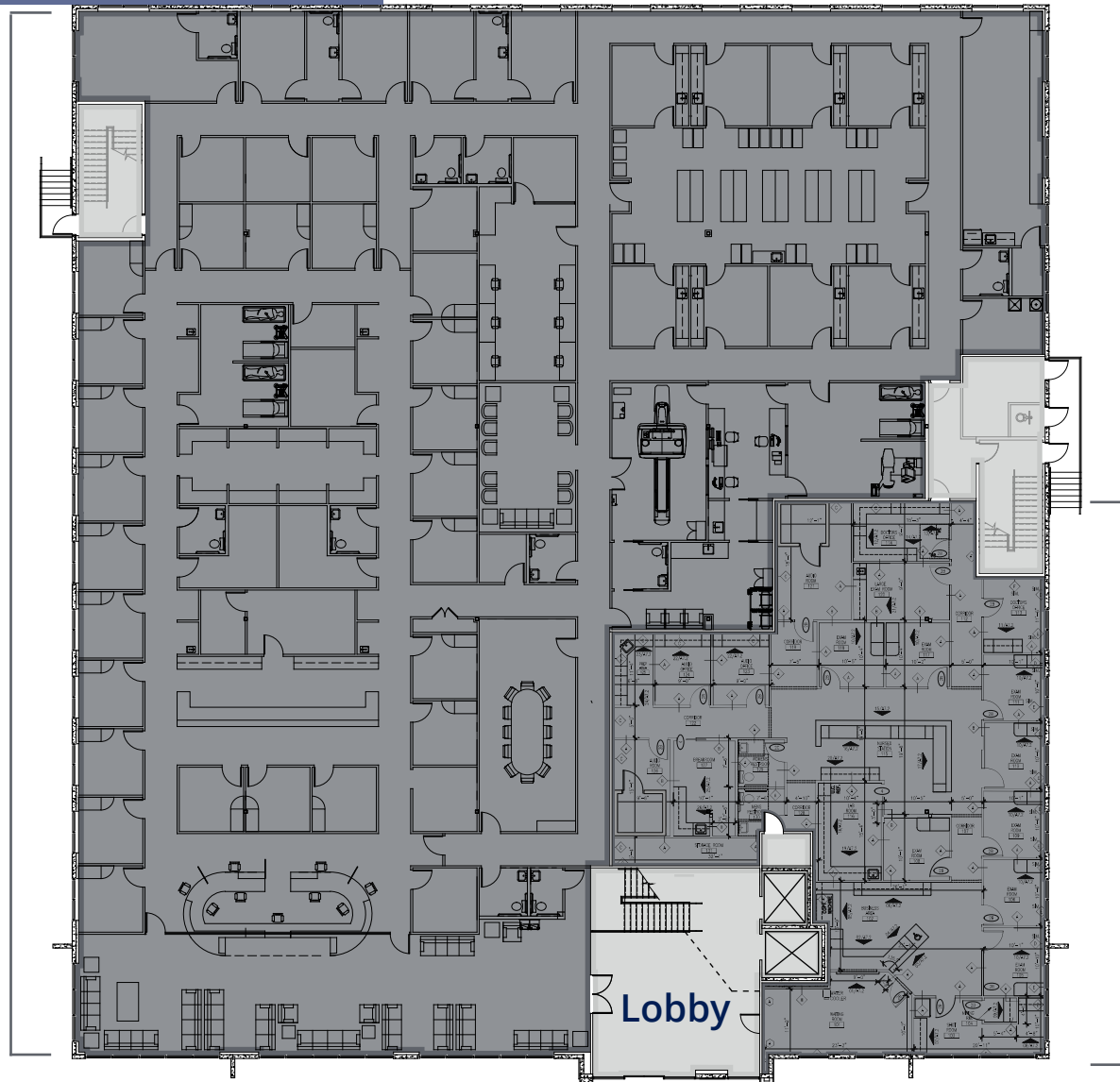
Lease Rate: \$25.50/SF + OPEX

Floor Plan

13009 Gulf Commerce Drive Houston, TX 77034

Floor 1

Orion Medical
20,082 SF



Houston ENT
4,660 SF

Floor Plan

13009 Gulf Commerce Drive Houston, TX 77034

Floor 2

Gulf Coast
Surgical Center
5,438 SF

Dr. Patel, MD
4,845 SF

US Heart & Vascular
(Surgery Center)
7,840 SF

Restrooms

Restrooms

Available
4,206 SF

Open to
Lobby

Prime Location

13009 Gulf Commerce Drive Houston, TX 77034



Google Map

Houston CBD

Texas Medical Center

NRG Arena

Hobby Airport

Mykawa Rd

288
TEXAS



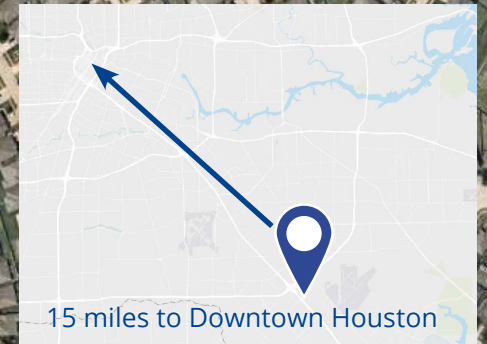
3
TEXAS

BELTWAY
8



Site Plan

13009 Gulf Commerce Drive Houston, TX 77034



BELTWAY
8

INTERSTATE
45

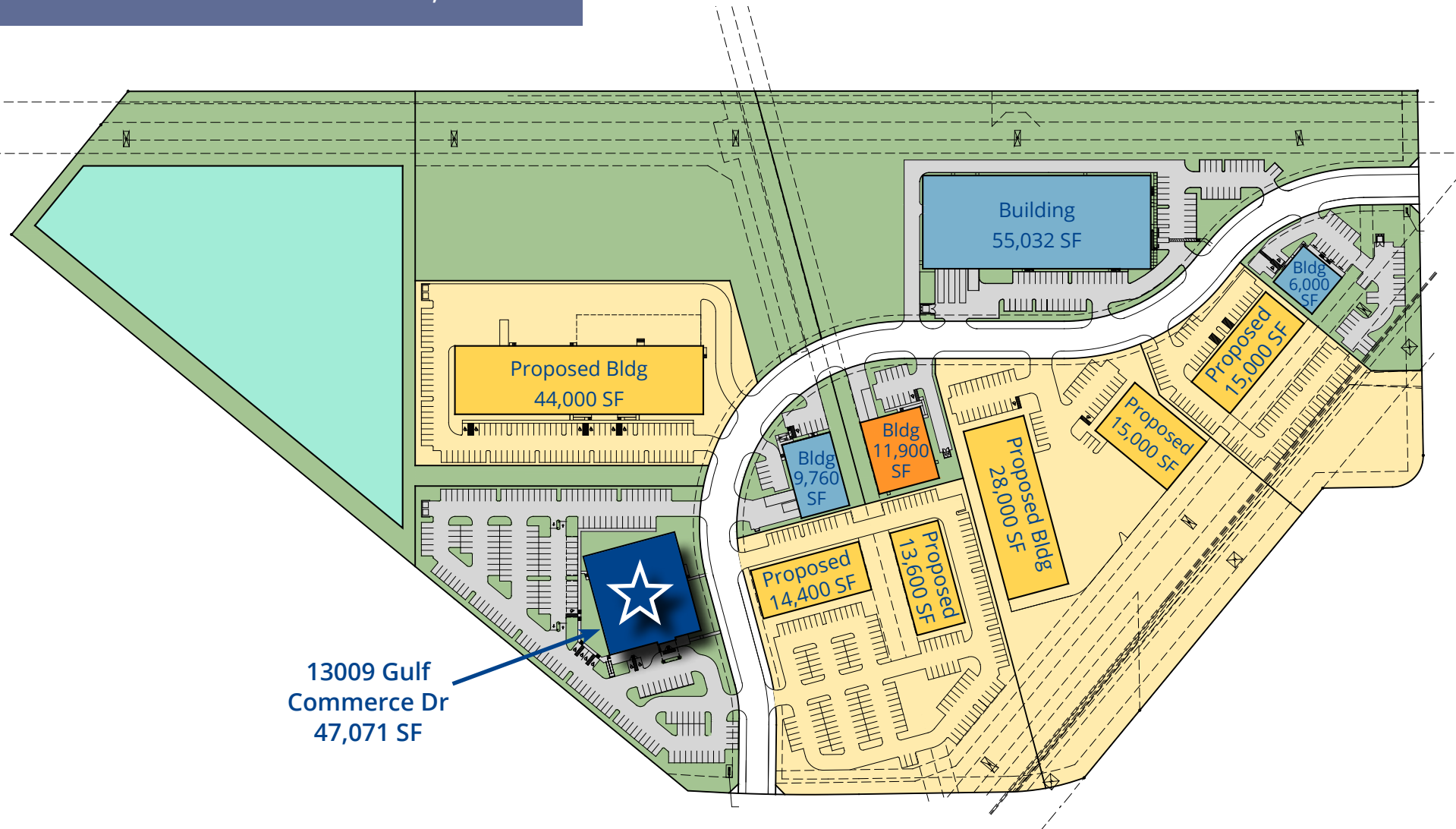


Scarsdale Blvd

The site plan is overlaid on an aerial photograph. The site boundary is a dark blue polygon. Inside, various areas are color-coded: a large cyan area at the top left, green areas for landscaping, yellow areas for parking lots, and several orange and blue rectangular shapes representing buildings. A white star icon is located in the lower-left parking area. The site is bordered by Beltway 8 to the west, Interstate 45 to the south, and Scarsdale Blvd to the east.

Site Plan

13009 Gulf Commerce Drive Houston, TX 77034





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.

11-2-2015



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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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 purposed. 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



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Accelerating success.