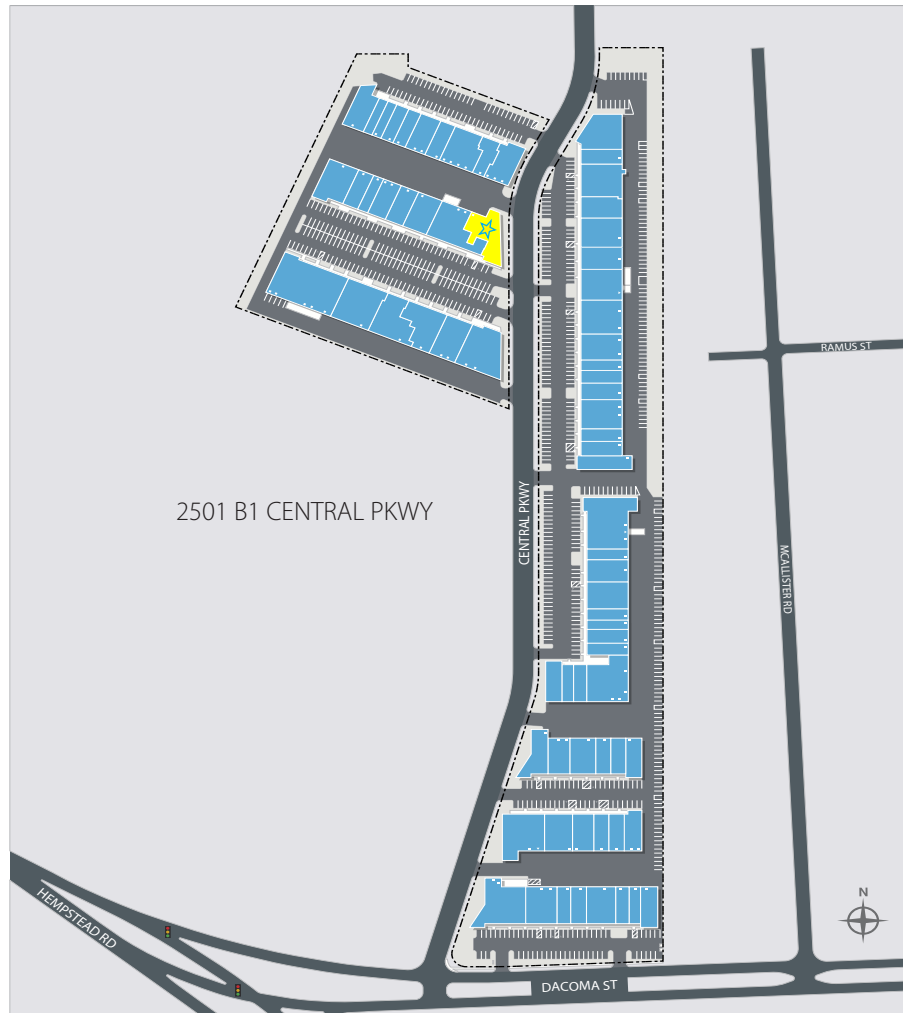


FLEX OFFICE WAREHOUSE FOR LEASE

CENTRAL PARK NORTHWEST

STE 2501 B1 - 5,419 SQ.FT



SUITE 2501 B1- HIGHLIGHTS

- 5,419 SQ FT Total
- 1,136 SQ FT Office
- 100% HVAC Space
- (1) Grade Level Door
- 12' Clear Height
- On-Site Management
- Ample Parking
- Overnight Security
- Exterior Signage Available
- Minutes from Major Thoroughfares - 290/I-10/610/BW8

FOR MORE INFORMATION:

BRANDON A. WUNTCH

bwuntch@moodyrambin.com

713.773.5593

JAKE ECHOLS

jechols@moodyrambin.com

713.773.5565

WYATT MUCHARD

wmuchard@moodyrambin.com

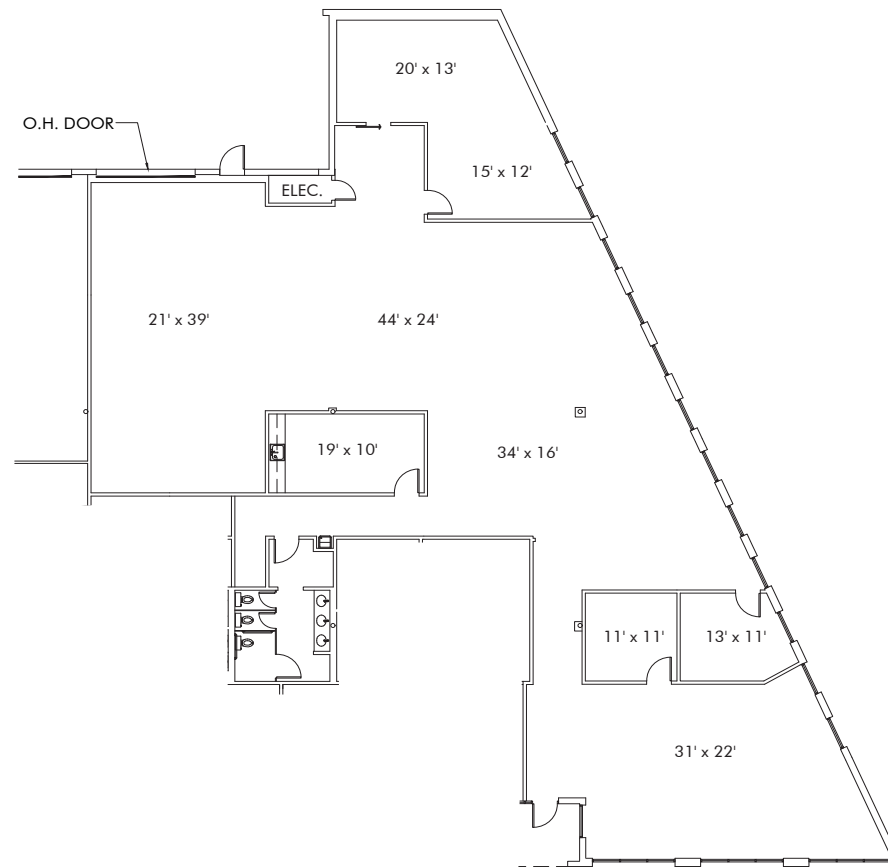
713.773.5539

The information contained herein was obtained from sources believed reliable; however, Moody Rambin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FLEX OFFICE WAREHOUSE FOR LEASE

CENTRAL PARK NORTHWEST

STE 2501 B1 - 5,419 SQ.FT



CENTRAL PARK NORTHWEST VI
2501 Central Park Parkway Houston, TX
Suite B1 5,419 SQ.FT

For More Information

[Brandon Wuntch](#)

bwuntch@moodyrambin.com
713.773.5593

[Jake Echols](#)

jechols@moodyrambin.com
713.773.5565

[Wyatt Muchard](#)

wmuchard@moodyrambin.com
713.773.5539



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

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.

MRIO, INC.		542512	(713) 773-5500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Robert O. Cromwell	385561-B	bcromwell@moodyrambin.com	(713) 773-5500
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Brandon Wuntch	671520-SA	bwuntch@moodyrambin.com	(713) 773-5500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jake Echols	851710-SA	jechols@moodyrambin.com	(713) 773-5500
Name of Sales Agent/Associate	License No.	Email	Phone
T. Wyatt Muchard	843074-SA	wmuchard@moodyrambin.com	(713) 773-5500
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



1455 West Loop South | Suite 700 | Houston, Texas 77027 | 713.773.5500

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