



THE ARTIGIAN CENTER, RIVER OAK, HOUSTON, TEXAS

6 spaces for lease, two retail, two back retail & two second floor.



Retail Lease Comparables

Tenant	Executed	Property	Sq. Ft.	NNN PSF	Term	Bumps
F&B						
Ojo de Agua Sushi Concept	2023	1658 Westheimer	4,860	\$75.00	10 Years	3.0%
Clark's Oyster Bar	2022	3807 Montrose Blvd	3,200	\$75.00	12 Years	N/A
Fiora's Bottle Shop	2022	Montrose Collective	1,343	\$62.00	5 Years	2.0%
Drake's	2021	1100 Westheimer	9,431	\$90.00	10 Years	3.0%
Atlas Restaurant Grop	2021	Montrose Collective	5,501	\$62.00	10 Years	2.5%
Chelsea	2021	Montrose Collective	4,239	\$62.00	10 Years	3.0%
Picnik	2021	Montrose Collective	3,805	\$45.40	10 Years	2.5%
Graffiti Raw	2021	Montrose Collective	2,616	\$65.00	10 Years	3.0%
La La Land	2020	Montrose Collective	1,390	\$60.00	10 Years	2.5%
Van Leewan	2020	Montrose Collective	906	\$60.00	10 Years	2.0%
Barcelona Wine Bar	2019	1731 Westheimer	5,000	\$68.00	10 Years	N/A
Subtotal			42,291	\$70.01	10 Years	2.8%
Non-F&B Retail						
Ephemeral	2023	1665 Westheimer	5,410	\$38.00	10 Years	3.0%
Ganni	2022	Montrose Collective	1,672	\$55.00	7 Years	3.0%
Mejuri	2022	Montrose Collective	1,507	\$58.00	10 Years	3.0%
Glosslab	2022	Montrose Collective	1,056	\$45.00	10 Years	2.0%
Eye Elegance	2021	Montrose Collective	1,094	\$61.00	10 Years	3.0%
State & Liberty	2021	Montrose Collective	1,099	\$54.00	5 Years	3.0%
Naturals	2021	Montrose Collective	823	\$58.00	3 Years	3.0%
Reformation	2021	Montrose Collective	2,392	\$55.00	10 Years	3.0%
Gorjana	2021	Montrose Collective	1,375	\$57.00	10 Years	3.0%
Subtotal			16,428	\$49.68	9 Years	2.9%

LEASE RATES FOR ARTIGIANI

Best Rates in
River Oaks

Most Parking in
River Oaks
UNIQUE

Name	Address with City (on Door)	SIZE	RENT	NNN		Rent/ft
2421 S Shepherd Dr (North)						
The Bead Shop (Front)	2421 S Shepherd Dr, Houston, TX 77019	1056	\$3,520.00	\$851.48	\$4,371.48	\$40.00
A TOUCH OF CLASS ENGRAVING (down)	2423 S Shepherd Dr #A, Houston TX 77019	1135	\$3,310.42	\$915.18	\$4,225.60	\$35.00
ECLIPSE ENTERTAINMENT (up)	2423 S Shepherd Dr #B, Houston TX 77019 (door)	1207	\$3,017.50	\$973.24	\$3,990.74	\$30.00
2503 S Shepherd Dr (South)						
See the Sea (Front)	2501 S Shepherd Dr, Houston TX 77019	1037	\$3,456.67	\$836.16	\$4,292.83	\$40.00
Down Stairs Office	2503 S Sheherd Dr #A, Houston TX 77019 (city & door)	1162.2	\$3,389.75	\$937.12	\$4,326.87	\$35.00
Dolce Vita Day Spa	2503 S Sheherd Dr #B, Houston TX 77019 (door & city)	1222.2	\$4,074.00	\$985.50	\$5,059.50	\$40.00



ESC. 1/4" = 1' - 0"



PROPOSED 2ND FLOOR PLAN ESC. 1/4" = 1' - 0"

2423 SOUTH SHEPHERD DR UNIT B



ESC. 1/4" = 1' - 0"





ESC. 1/4" = 1' - Ø"



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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Trotwood Realty</u>	<u>0583879</u>	<u>info@txland.net</u>	<u>(713)222-7400</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Shawn Baksh</u>	<u>0512756</u>	<u>info@txland.net</u>	<u>(713)222-7400</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Shawn Baksh</u>	<u>0512756</u>	<u>info@txland.net</u>	<u>(713)222-7400</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Shawn Baksh</u>	<u>0512756</u>	<u>info@txland.net</u>	<u>(713)222-7400</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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TROTWOOD

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