



4010 BLUE BONNET BLVD

PROFESSIONAL OFFICE SPACE FOR LEASE

NWQ Blue Bonnet Blvd & Stella Link Rd | West University (Houston), TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 4010 Blue Bonnet Blvd
Houston, TX 77025

Availability: **Suite 107:** 140 SF
Suite 113: 140 SF

Price: \$700 / Monthly gross

HIGHLIGHTS:

- Prestigious small business office space located in the heart of Houston's West University neighborhood
- Conference room access
- Nightly cleaning service
- Well designed & maintained common areas
- Easy access to Loop 610 & US-59
- Close proximity to the Texas Medical Center, NRG Stadium, Upper Kirby District, Rice Village, Bellaire & Meyerland
- Perfect for family offices, lawyers, accountants, therapists, realtors & consultants

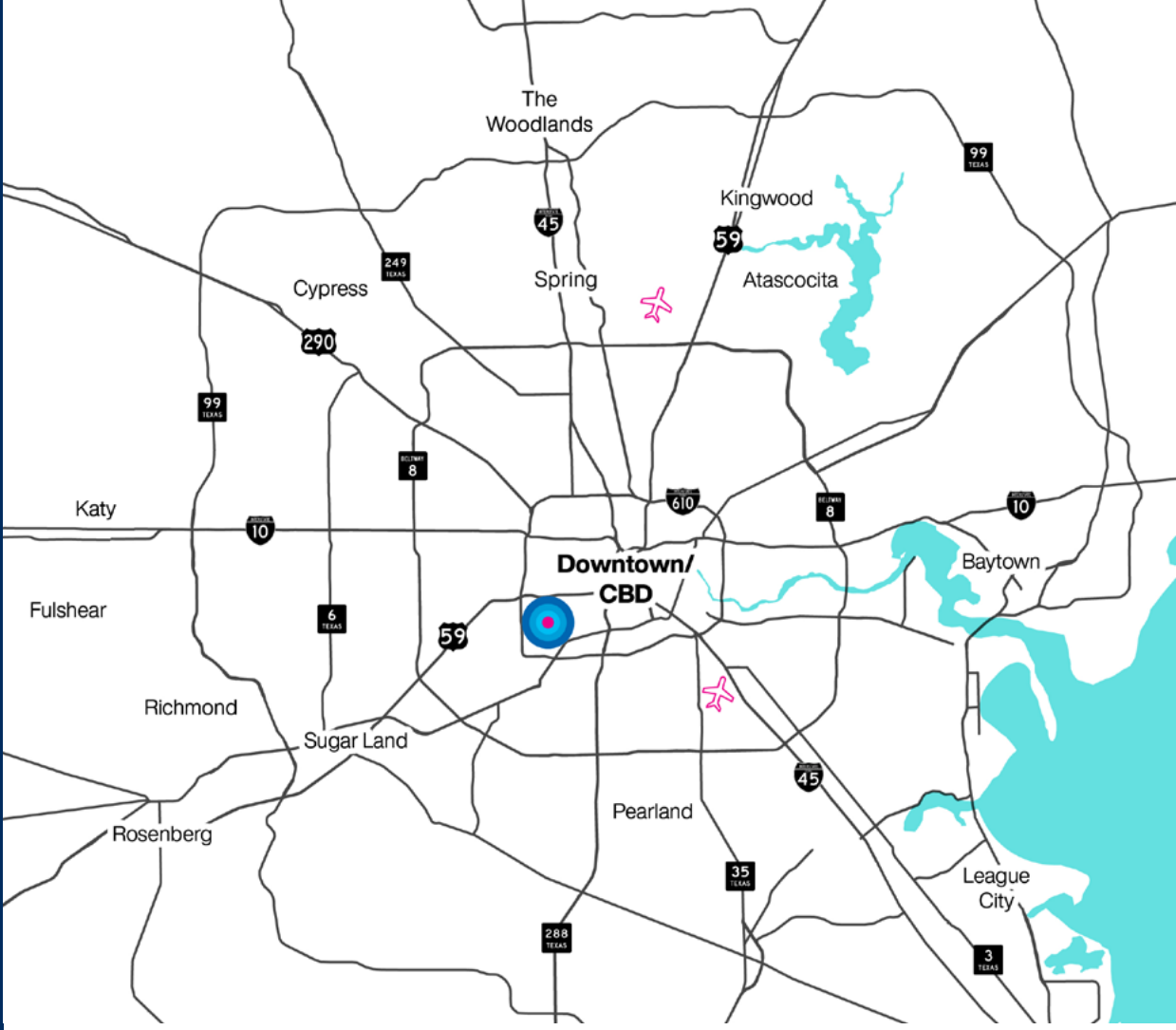
TRAFFIC COUNTS:

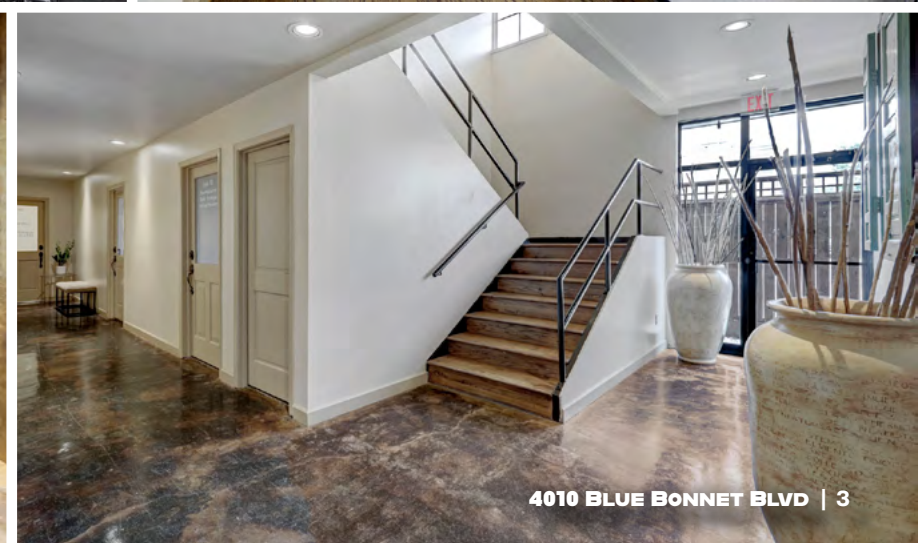
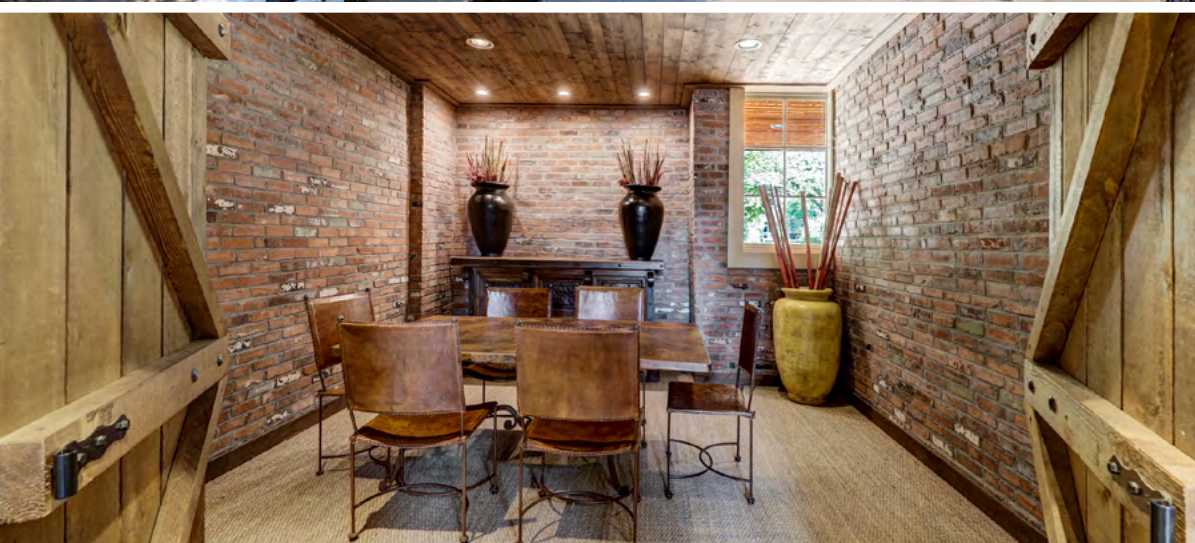
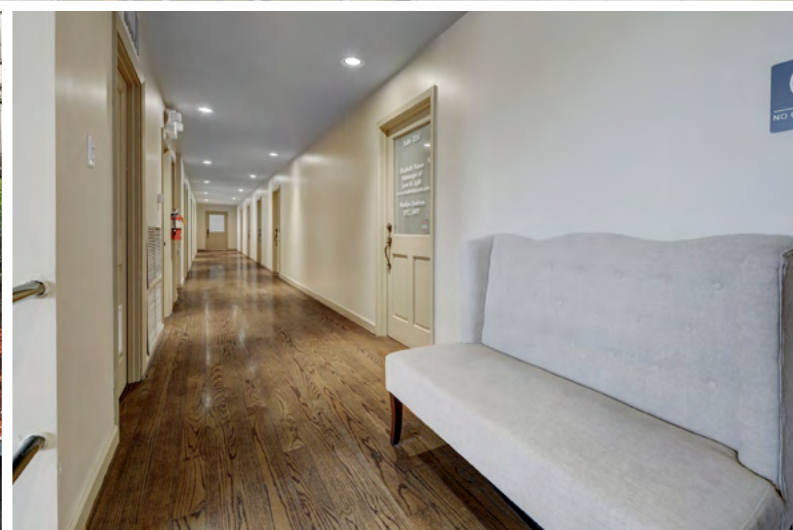
Bellaire Blvd: 27,962 CPD '25

Stella Link Rd: 16,876 CPD '22

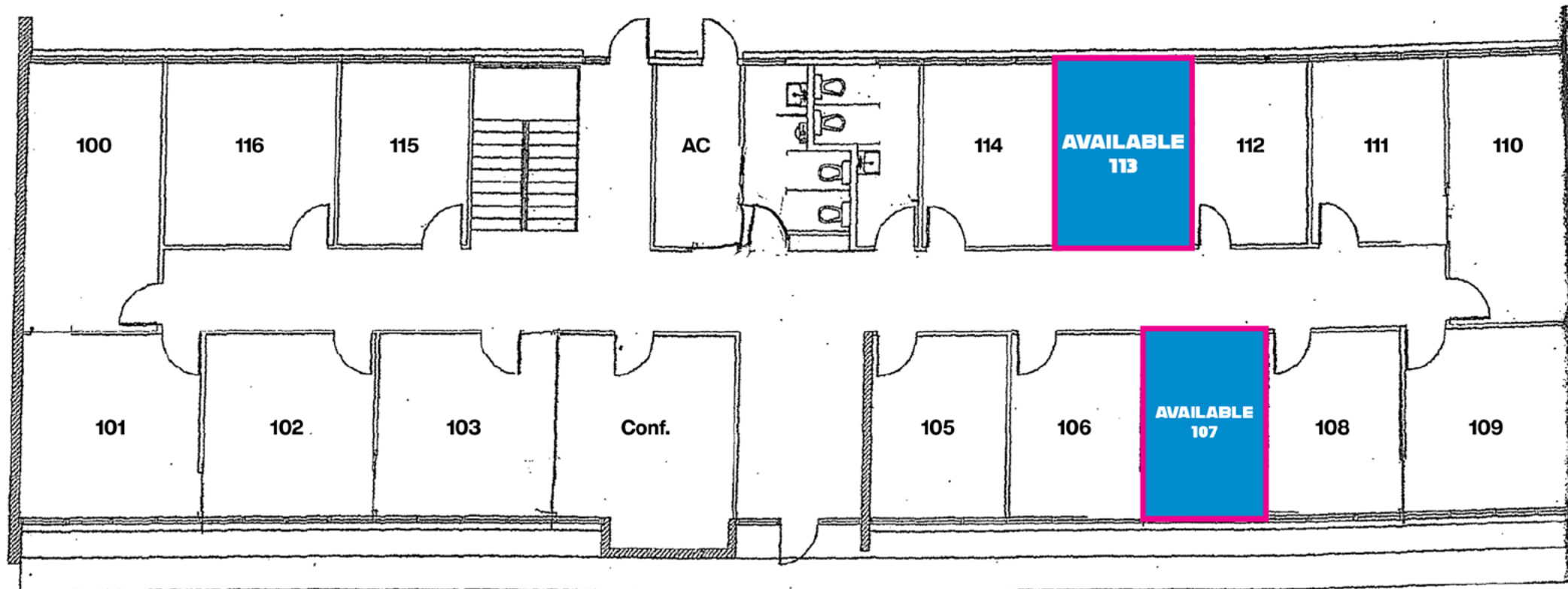
2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	21,122	188,227	514,053
Daytime Pop.	12,690	228,236	559,135
Avg HH Income	\$337,879	\$183,660	\$155,527

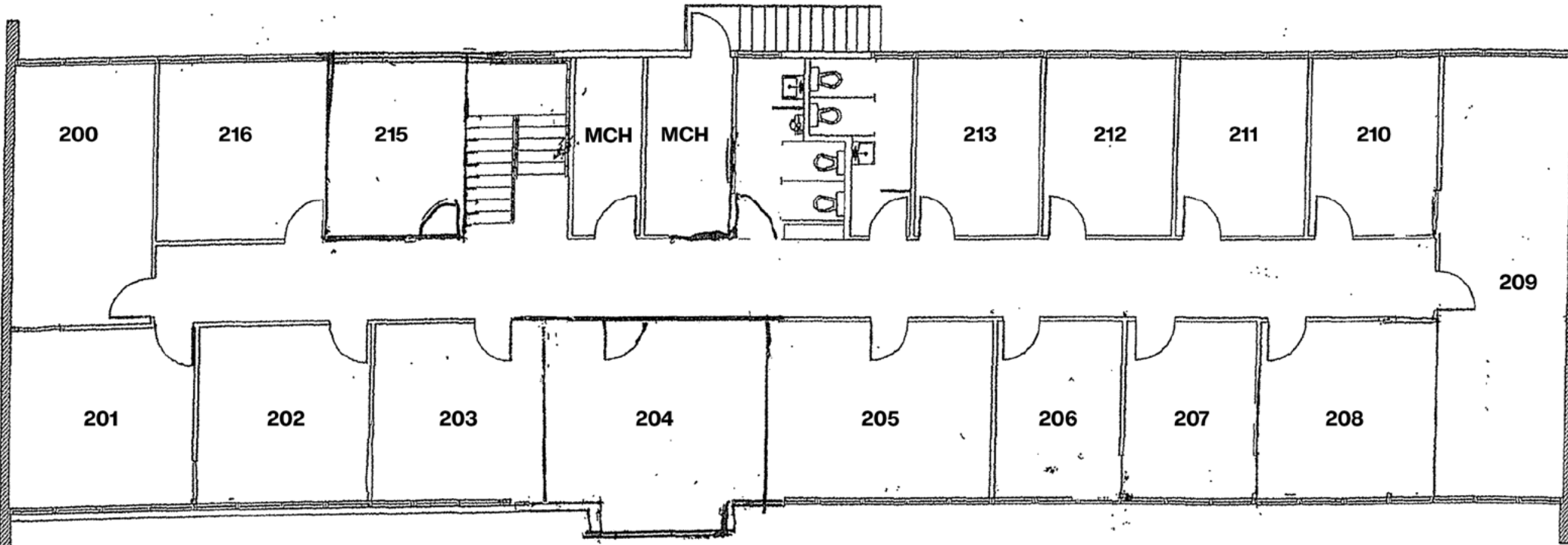


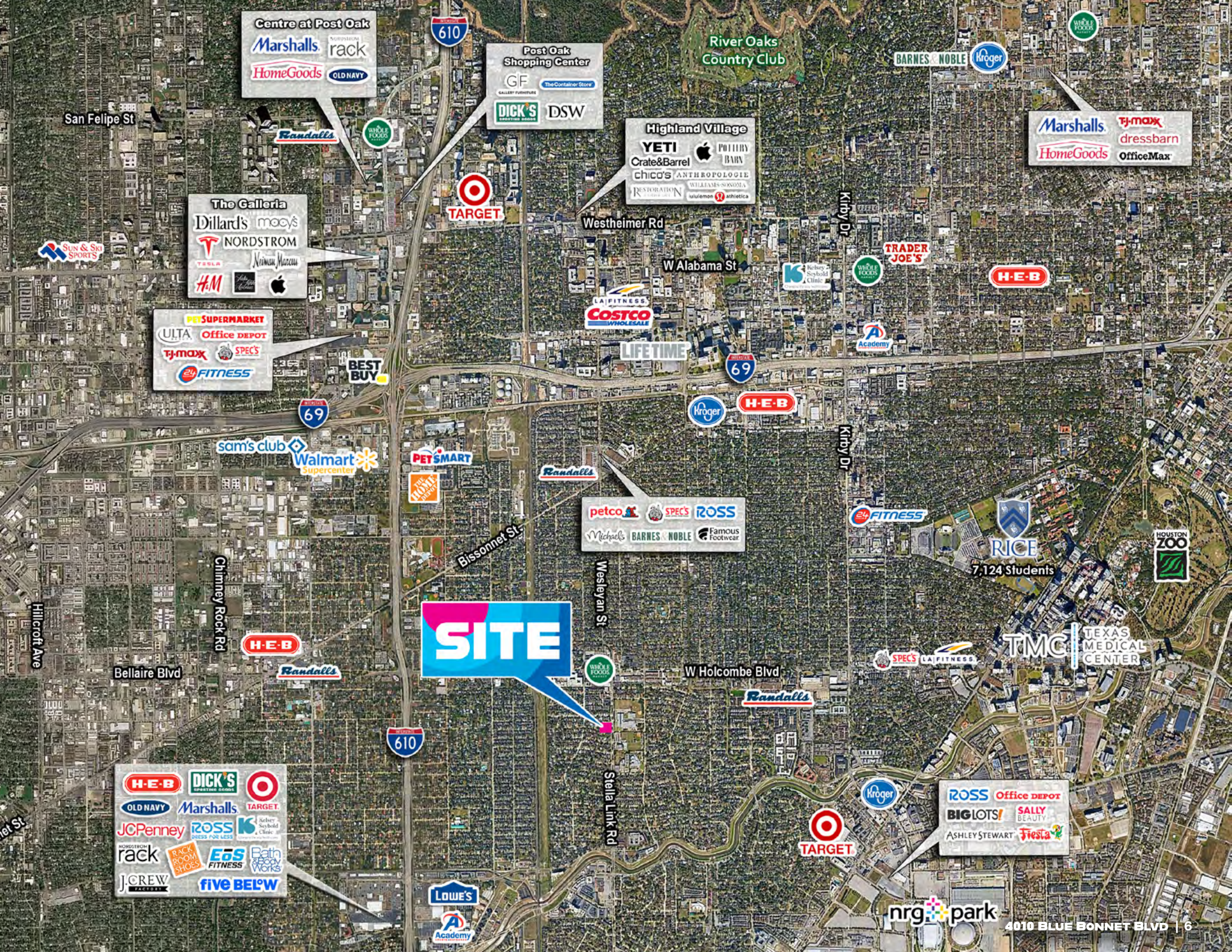


1ST FLOOR SITE PLAN



2ND FLOOR SITE PLAN





Centre at Post Oak
Marshall's
HomeGoods
OLD NAVY
Rack

Post Oak Shopping Center
GF
The Container Store
DICK'S
DSW

Highland Village
YETI
Crate&Barrel
chico's
ANTHROPLOGIE
WILLIAMS-SONOMA
Williams & Morrow
athletica

Marshall's
HomeGoods
TJ-MAXX
dressbarn
OfficeMax

The Galleria
Dillard's
macy's
NORDSTROM
TESSA
Neiman Marcus
H&M
Apple

PET SUPERMARKET
ULTA
Office DEPOT
TJ-MAXX
SPECS
24 FITNESS



Westheimer Rd
LA FITNESS
COSTCO WHOLESALE
LIFE TIME



sam's club
Walmart Supercenter

PET SMART
HAWAIIAN PANTRY

petco
SPECS
ROSS
Michael's
BARNES & NOBLE
Famous Footwear

SITE



RICE
7,124 Students



TMC TEXAS MEDICAL CENTER

H-E-B
DICK'S
OLD NAVY
Marshall's
JCPenney
rack
J-CREW
ROSS
K
NORDSTROM
RACK ROOM SHOES
E6S FITNESS
Bath & Body Works
five BELOW
Target

LOWE'S
Academy



ROSS
Office DEPOT
BIG LOTS!
SALLY BEAUTY
ASHLEY STEWART
Fiesta





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.

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.

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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin	651377	aa@blueoxgroup.com	713.324.8954
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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