



FOR SALE

Cypressbrook
Company

10001 Westheimer Rd | Houston, TX 77042

\$97,500

2,720sf RESTAURANT ASSET/LEASE FOR SALE

Excellent Location
Beautiful Restaurant
Equipment Included!



10001 Westheimer Rd | Houston, TX 77042
ASSET SALE: 2,720sf Beautiful Restaurant Space
With Equipment For Sale

Size: 2,720sf

Price: \$97,500

Fully Built-Out as a Restaurant or Café Space

Renovations Within the Last Five Years

NEW HVAC 8/2026

Sublease space available from current tenant

Lease rate does not include utilities, property expenses or building services

Lease ends 12/31/2028 Low Base Rent \$16 + NNN – Total current rent: \$5,871.47 (does not include any percentage rent information)

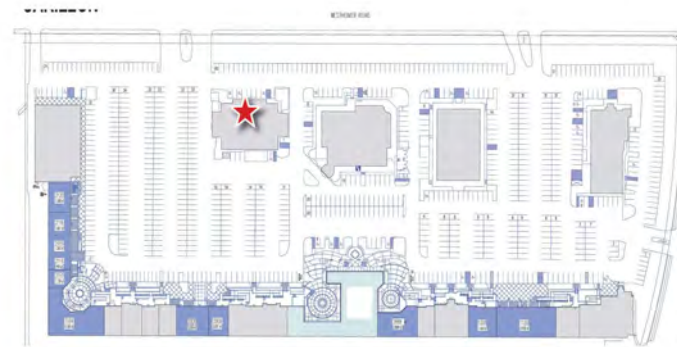
Equipment Includes: Kitchen: • 2 Burners Chinese Wok Range 60" 1 • 10 Burners Gas Range 1 • Charbroilers 36" 1 • Deep Fryer 1 • Prep Cooler 60" + Overhead Shelf 2 • Ice Machine + Ice Bin 1 • Walk In Cooler 8' x 12' 1 • Reach In Freezer 3 Doors 1 • Reach In Freezer 1 Door 1 • 3 Compartment sink + Shelf 1 • Hand Sink 1 • Sink + Cabinet 1 Dining Area • Table 30" x 30" 13 • Table 60" x 30" 2 • Table 48" x 30" 7 • Chair 25 • Double Booth 48" 2 • Single Booth 48" 3 • Single Booth 45" 2 • Single Booth 62"

Excellent location – Located at Briarpark and Westheimer, near Beltway 8 (Sam Houston Pkwy) and Westpark Tollway.

FEATURES



Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com



FIRST FLOOR

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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 or sell or property management agreement. As owner's agent, the broker 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 or 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 text in 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 or tenants) 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 listing 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 selling 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.

Cypressbrook Management Company, LP	8002627		(281)384-1777
Licensed Broker/Owner Firm Name or Primary Assumed Business Name		Email	Phone
Michael E. Moyers, Broker	347481	mcmoyers@cypressbrook.com	(832)403-2888
Designated Broker of Firm	License No.	Email	Phone
Michael E. Moyers, Broker	347481	mcmoyers@cypressbrook.com	(832)403-2888
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kimberly DeVos	812477	kdevos@cypressbrook.com	(832)403-2866
Sales Agent/Associate's Name:	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Registered by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
MARS 1-811 (Texas)

Phone (800) 768-7273 Fax (817) 724-7273
Website: www.trec.texas.gov (800) 768-7273



IABS

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