

Uptown Park

1121 Uptown Park Boulevard, Houston, TX



UPTOWN PARK SITE PLAN



NO. RETAILERS		SF
100	Polestar	3,420
115	Mendocino Farms	3,205
130	Kindbody	5,360
140	Available	3,250
150	Uptown Park Dental	2,030
160	Available	1,338
170	Utopia Plastic Surgery & Medspa	1,577
180	SUGARED + BRONZED	1,241
190	Hi, skin	2,261
200	Boardroom Salon	1,784
210	Little Bird	1,693
220	JuiceLand	700
230	Ritual One	3,400
250	The Rustic	15,100
280	High Gloss	983

NO. RETAILERS		SF
290	Dear Paris	880
300	Ethen Allan	11,595
310	Duchess	3,833
350	Rejuvenation	7,000
370	Uptown Sushi	4,622
380	M&S Seafood Steaks Oysters	8,822
400	Postino	3,643
420	Van Leeuwen Ice Cream	1,182
430	Crave Cupcakes	1,337
440	Araya Chocolate	727
450	LOI/Lease Pending	2,436
460	Drybar	1,783
470	Skin Laundry	972
480	Sweetgreen	2,908
500	Natuzzi	6,393

NO. RETAILERS		SF
510	Lazzoni	3,828
520	J. Alexander's	7,993
540	M. Penner	6,500
550	Elizabeth Anthony	5,570
560	Available	3,600
570	Design Within Reach	6,127
580	Urbe	5,919
590	Flower Child	3,543
610	Lombardi	7,980
630	Top Drawer Lingerie	3,600
640	Étoile Cuisine Et Bar	3,167
650	Rocambolesc Gelateria	1,499
660	Songkran Thai Kitchen	2,300
885	Giant Leap	-
887	Available for Pop-up	-

UPTOWN PARK

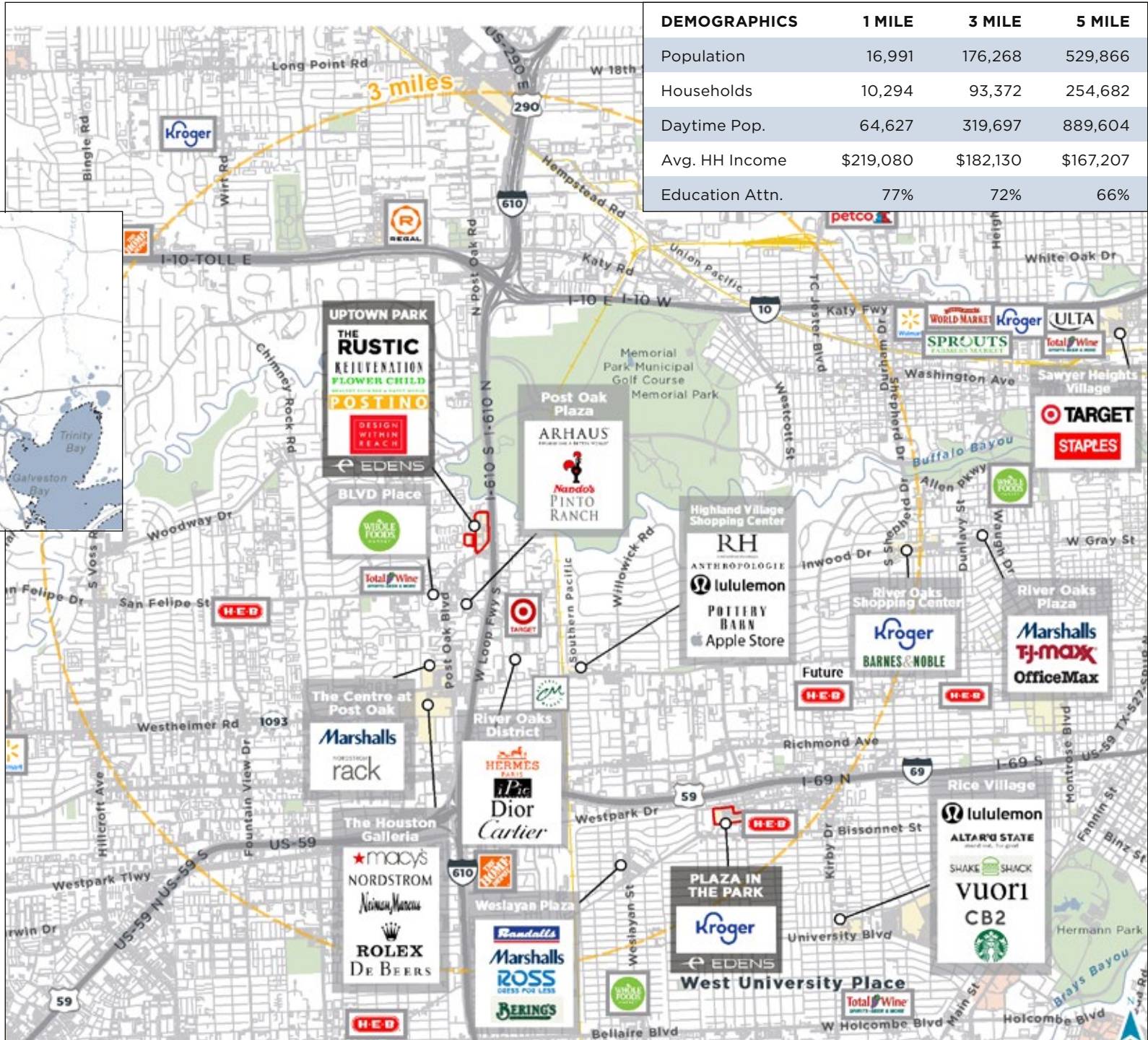
CENTER PHOTOS

CENTER HIGHLIGHTS

- Located on the northwest intersection of Post Oak Boulevard and Loop 610 in Houston's Uptown District
- Surrounded by some of the most recognized and affluent neighborhoods in Houston, attracting shoppers who seek a unique selection of quality merchandise
- Home to more than 40 retailers including: Postino, Longoria Collection, The Rustic, M Penner, Flower Child and Rejuvenation



**UPTOWN
PARK
TRADE AREA**





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.

AMREIT REALTY INVESTMENT CORPORATION

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*Licensed Broker /Broker Firm Name or
Primary Assumed Business Name*

License No.

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Phone

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Designated Broker of Firm

License No.

Email

Phone

_____/_____/_____
Buyer/Tenant/Seller/Landlord Initials

Date