

18525 W. LAKE HOUSTON PKWY.

ATASCOCITA, TX 77346



FOR LEASE

OFFICE / MEDICAL / EXECUTIVE SUITES

McALPINE  INTERESTS



PROPERTY HIGHLIGHTS

Primary Use: Office/Medical/Executive Suites

Area of Town: Northeast

Building Size: ~12,423 SF UA (Usable Area);
~13,665 SF NRA (Net Rentable Area)

Available Space: ~3,858 SF NRA

- **Suite A** (2nd floor proposed): ~2,244 SF UA / ~2,468 NRA
(max contiguous: ~4,137 SF UA / ~4,550 SF NRA)
- **Suite C** (2nd floor proposed): ~1,264 SF UA / ~1,390 SF NRA
(max contiguous: ~4,137 SF UA / ~4,550 SF NRA)

Smallest Available: ~150 SF NRA

Lease Rate: \$19.00- \$20.00/SF/YR NRA; Modified
Full Service (tenant pays utilities and janitorial)

Date Available: ~120 Days

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MCALPINEINTERESTS.COM

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PROPERTY DESCRIPTION:

- Center was built in 2002
- Executive suites available (proposed for 2017)
- Great visibility on W. Lake Houston Parkway

LOCATION DESCRIPTION:

- Located in the fast growing area of Atascocita
- Atascocita is the #2 highest growth area in the United

States (Gadberry Group 2009)



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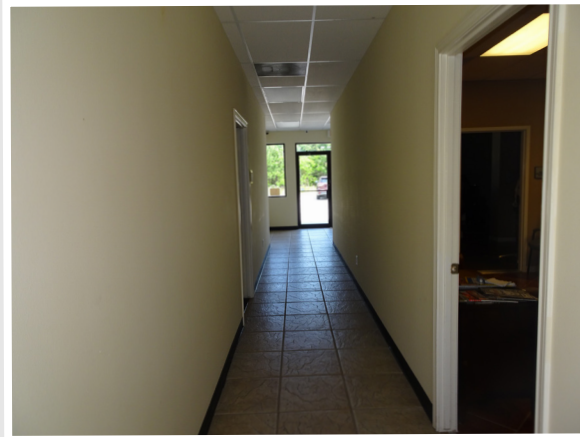
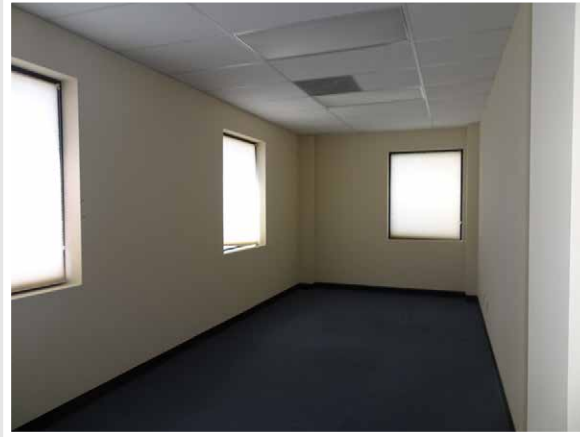
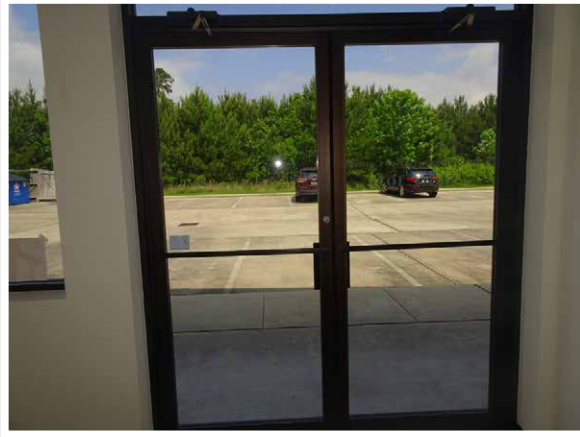
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INTERIOR PHOTOS



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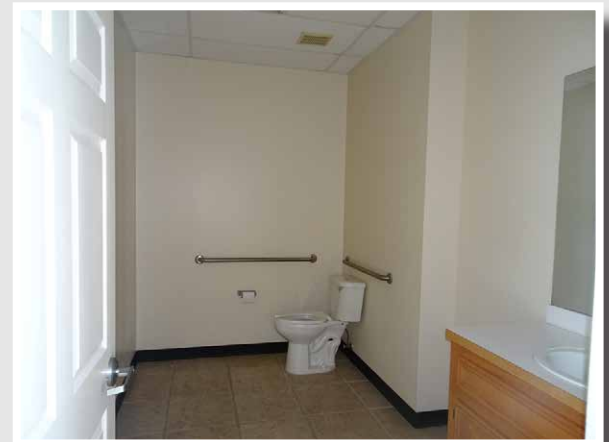
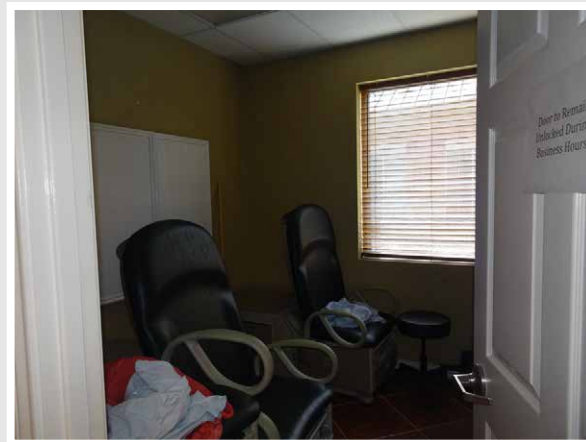
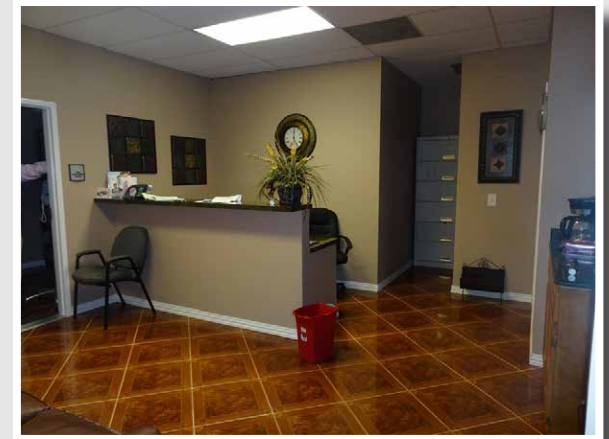
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FLOOR PLAN - 1ST FLOOR



AS-BUILT PLAN - LEVEL 1:

DATE	REVISION
04-20-16	ISSUED FOR REVIEW
Revisions:	
No.	Date Description
WURTZLER DESIGN GROUP <small>2330 WINTER SHADINGS DR. SUITE 1000 HOUSTON, TEXAS 77058</small> <small>TEL: 281-459-4883 CELL: 713-415-0083</small> <small>www.wurtzlerdesign.com</small>	
NORTHEAST MEDICAL BUILDING 18525 W. Lake Houston Pkwy	
ATASCOCITA, TEXAS INTERIOR BUILDOUT	
A1.00	

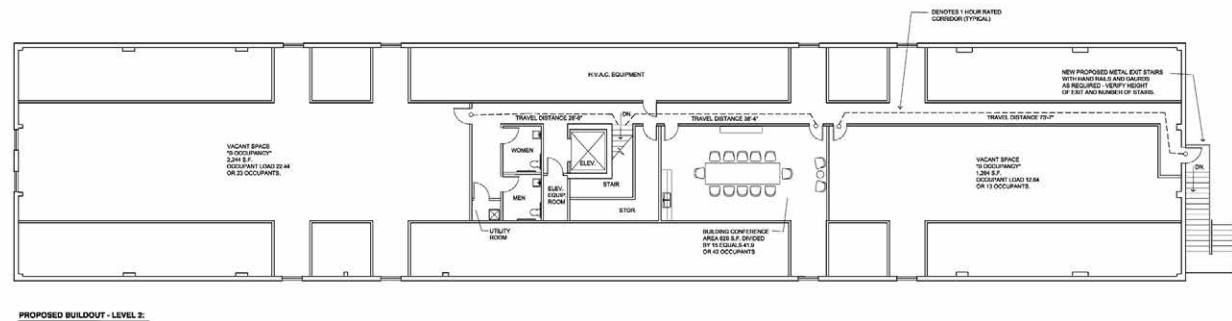
Floor plans may not be exact.

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PROPOSED 2ND FLOOR PLAN



PROPOSED BUILDOUT - LEVEL 2:

Floor plans may not be exact. This plan is a proposed layout.

DATE	REVISION
06-11-16	ISSUED FOR REVIEW
Revisions:	
No.	Date Description

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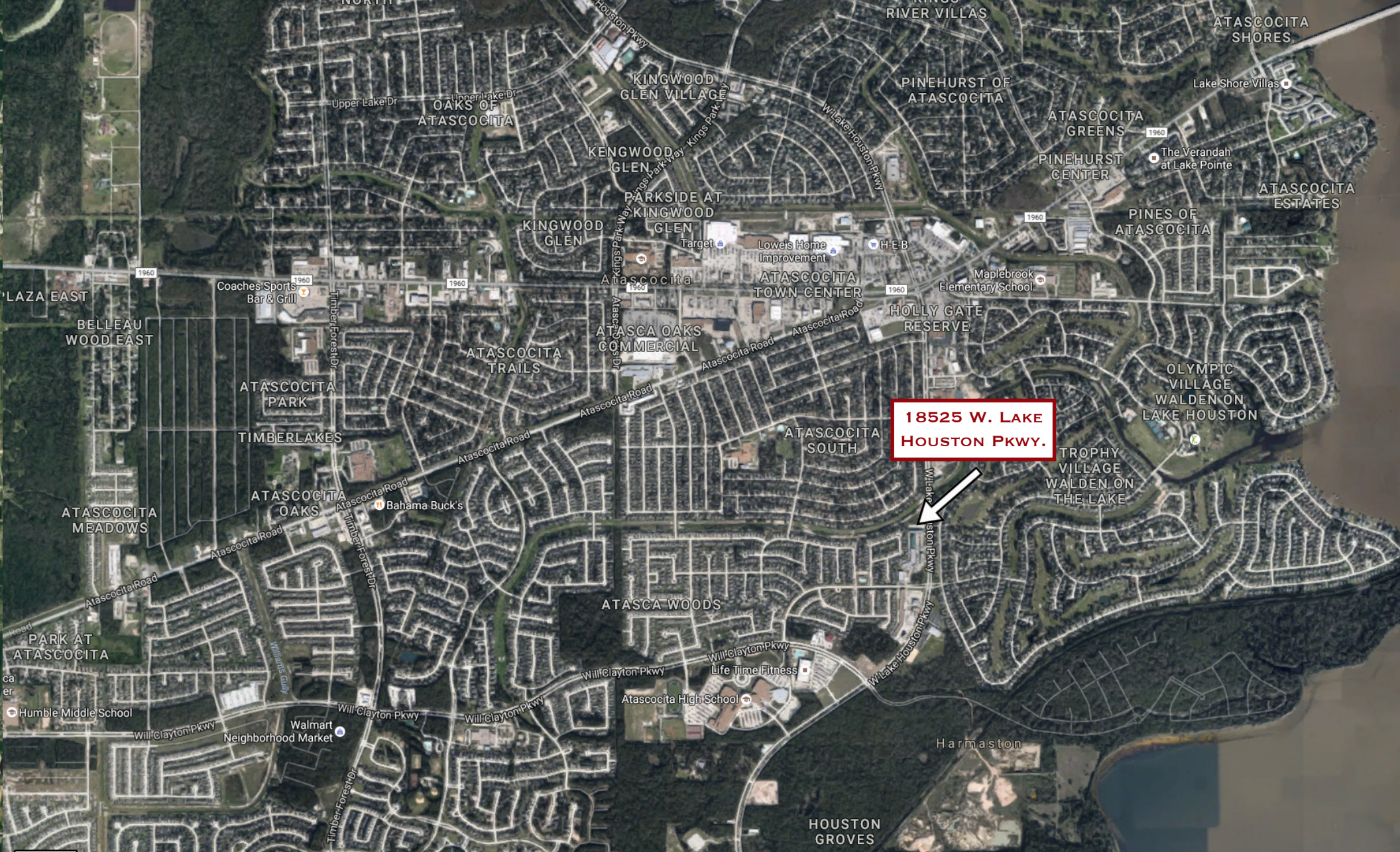
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Information About Brokerage Services

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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>roddy@mc Alpineinterests.com</u>	<u>281 973 0456</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____	Date _____
IABS 1-0	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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