

1521 GREEN OAK PLACE

KINGWOOD, TX 77339



FOR LEASE

OFFICE SPACE





PROPERTY HIGHLIGHTS

Primary Use: Office

Area of Town: Northeast - Kingwood

Building Size: 18,440 SF

Available Space: 8,083 SF NRA

Suite 101: 166 SF NRA (\$400/mo)

Suite 170: 333 SF NRA (\$625/mo)

Suite 210: 1,075 SF NRA*

Suite 220: 1,831 SF NRA*

Suite 250: 4,392 SF NRA

Suite 285: 286 SF NRA (\$650/mo)

Smallest Available: 166 SF NRA

Lease Rate: \$20.00-\$23.00/SF/YR; Full Service

*Max contiguous: 2,906 SF

FOR INFORMATION, CONTACT:

ADAM McALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM



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PROPERTY DESCRIPTION

- Located in Kingwood, a fast growing, heavily wooded, planned community
- A beautiful location in the trees with extensive exterior and interior landscaping
- One of the nicest buildings in the area including an attractive atrium lobby
- Effective combination of energy efficient glass and brick provide energy efficiency for leased spaces
- Covered parking available



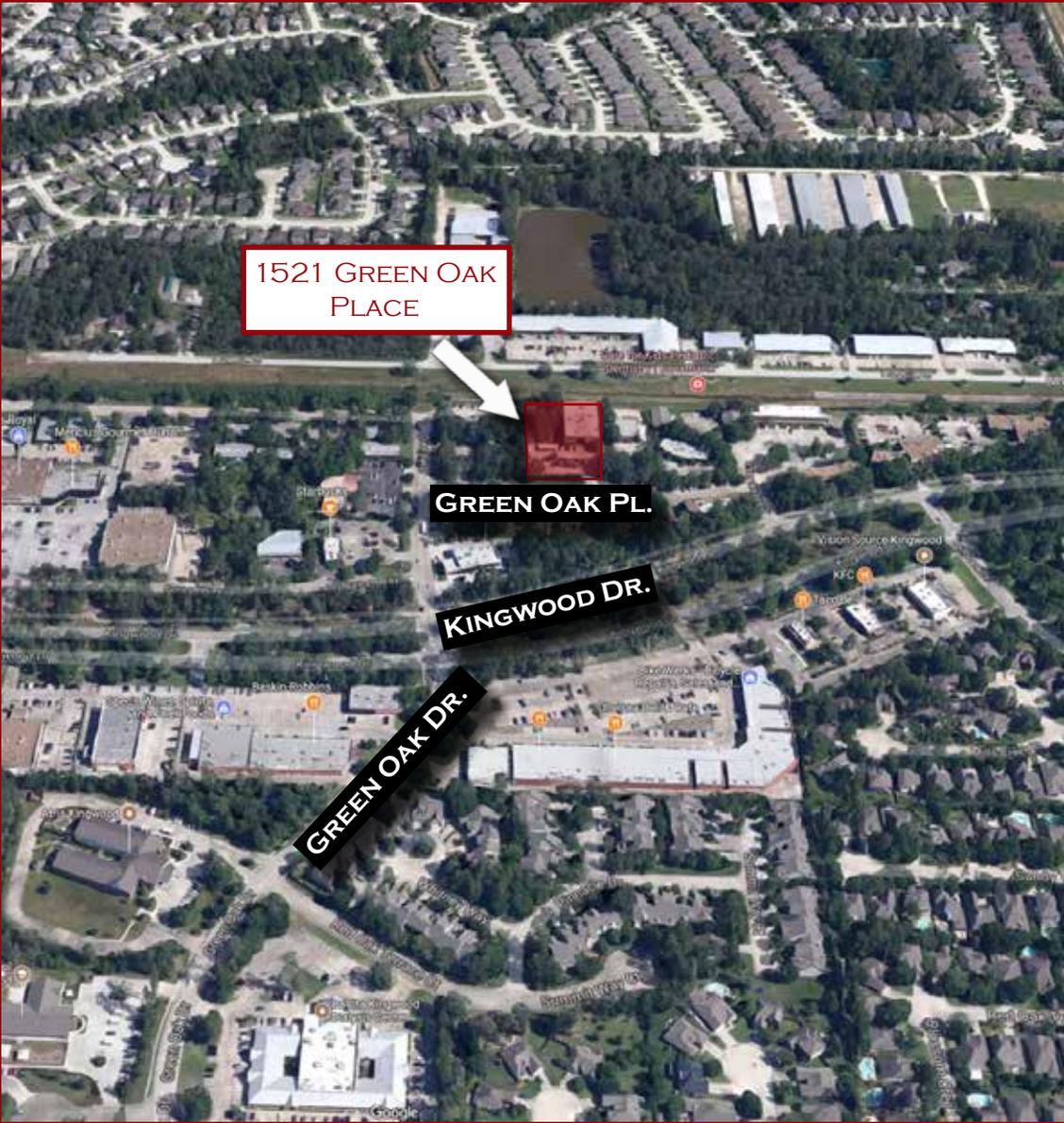
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McALPINE  INTERESTS

LOCATION DESCRIPTION

- Conveniently located just north of Kingwood Drive, a major east/west traffic artery serving the entire Kingwood community
- Easy access to Intercontinental Airport, US 59 (I-69), Grand Parkway, FM 1960, and Beltway 8
- Retail and other commercial businesses are in the immediate area offering great restaurants and shopping



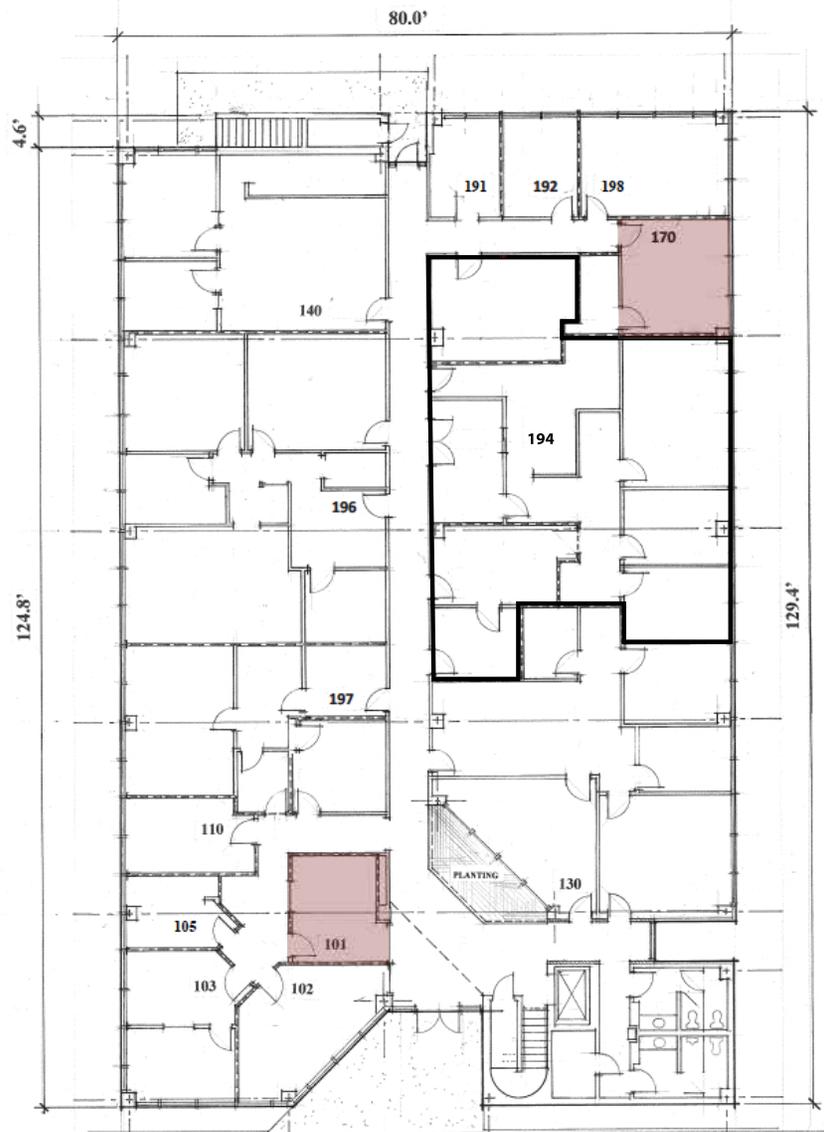
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FLOOR PLAN - 1ST FLOOR



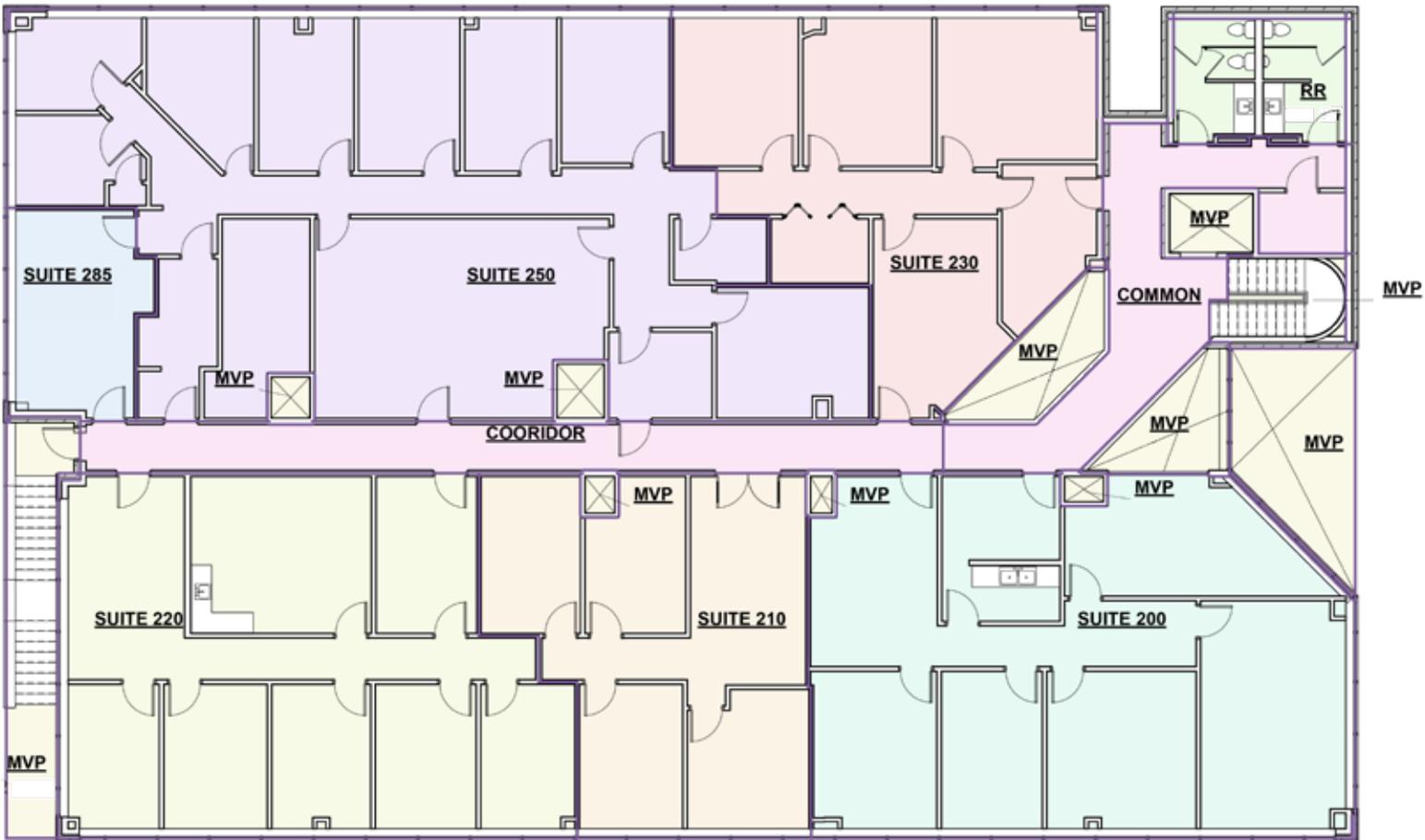
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FLOOR PLAN - 2ND FLOOR



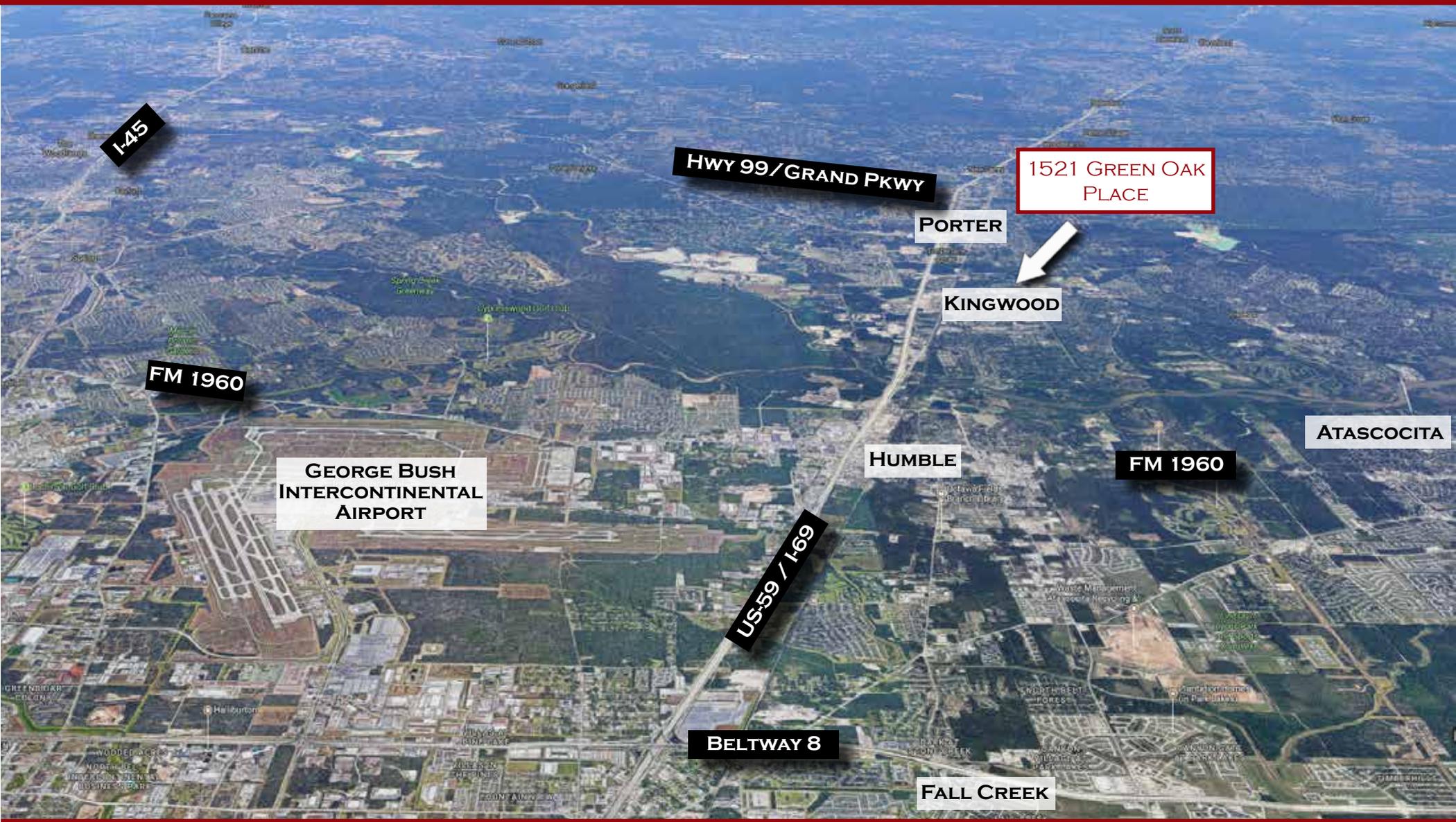
1 LEVEL 2 - LEASING PLAN
1" = 10'-0"

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ELITE TREATS
STATE INSPECTION OF KINGWOOD
ESCAPE ARTIST TEXAS
ISLAND SALON
NAIL PLUS
DESIGNER CONSIGNOR

JASON'S DELI
MENCIUS GOURMET
HUNAN
PALAIS ROYALE
CILANTRO'S MEXICAN
SCHOLOTSKY'S
SALLY'S BEAUTY SUPPLY
TGF HAIR SALON
EXQUISITE NAILS
THRIVE NUTRITION

1521 GREEN OAK PLACE

STEIN MART
THE MINT NATIONAL BANK

KINGWOOD GARDEN CENTER

STARBUCKS

ALDI
DOLLAR TREE

CHELSEA DELI
ORIENTAL GARDEN
CHINESE
TULEROSA
SOUTHWESTERN GRILL
RED CURRY THAI & SUSHI
SCHOOL OF ROCK
BIKE WERKS
MASTER TAILOR
TACO BELL
KFC

CHASE BANK

RC'S PIZZA

WALGREEN'S

CVS

SPEC'S
SUBWAY
BASKIN ROBBINS

NEIGHBOR'S EMERGENCY CENTER
SMART FINANCIAL CREDIT UNION

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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. **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:
 - 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.

Dapar, Inc. dba McAlpine Interests 313655 adam@mi-cre.com 281 973 4562
 Licensed Broker/Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

Adam McAlpine 600646 adam@mi-cre.com 281 973 4562
 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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
 IABS 1-1

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