

2806 GREEN OAK DRIVE

Kingwood, TX 77339



FOR LEASE | OFFICE / WAREHOUSE

McALPINE  INTERESTS

PROPERTY HIGHLIGHTS:

Primary Use: Office / Warehouse

Area of Town: Northeast / Lake Houston

Area - Kingwood

Building Size: ~13,800 SF

Available Space: 3,472 SF

- 622 SF Office

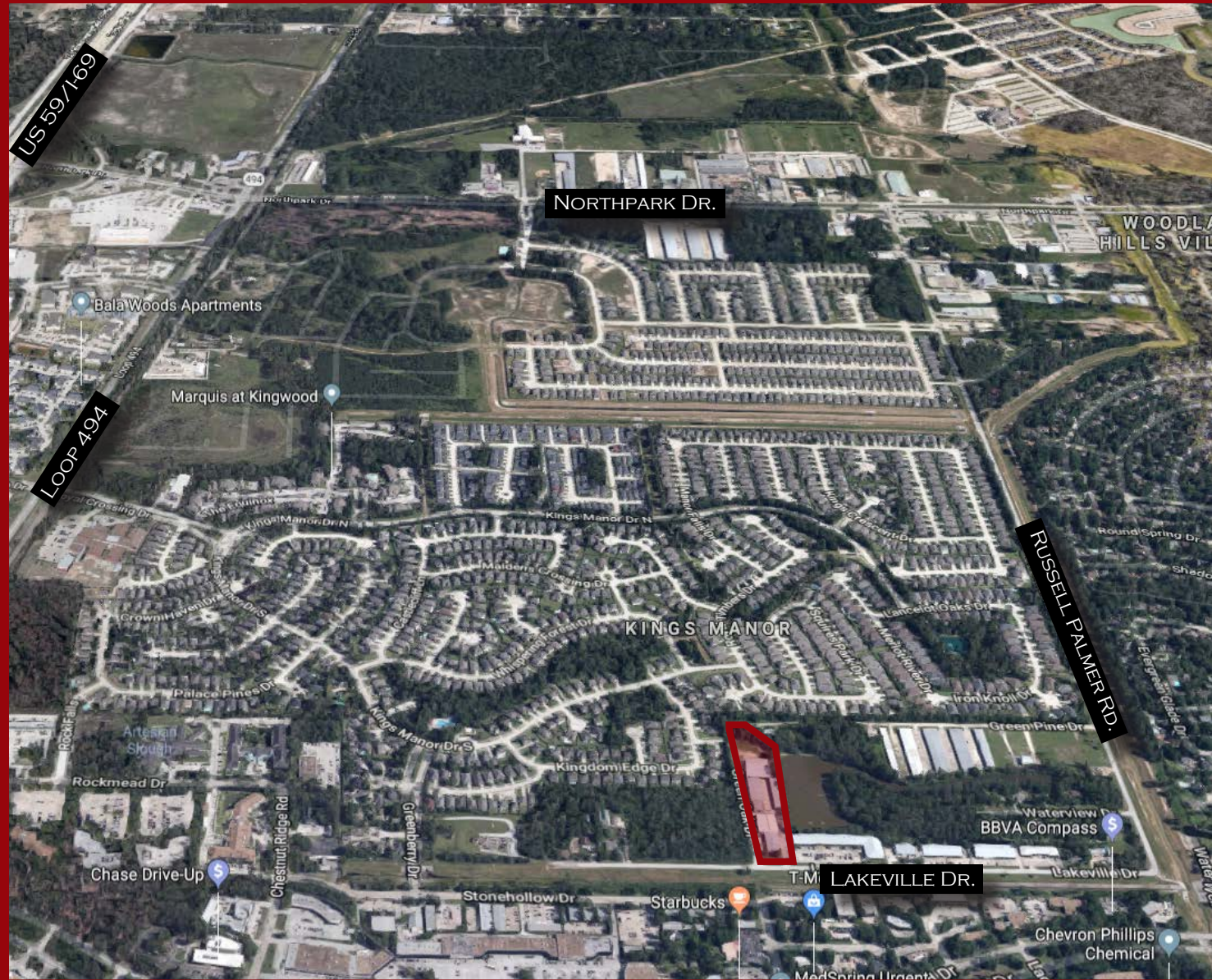
- 2,850 SF Warehouse

Smallest Available: 3,472 SF

Date Available: Immediate

Lease Rate: \$1.12/SF/Mo; Modified Gross*

*Tenant pays for their own dumpster/trash service and electric



FOR INFORMATION, CONTACT:

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

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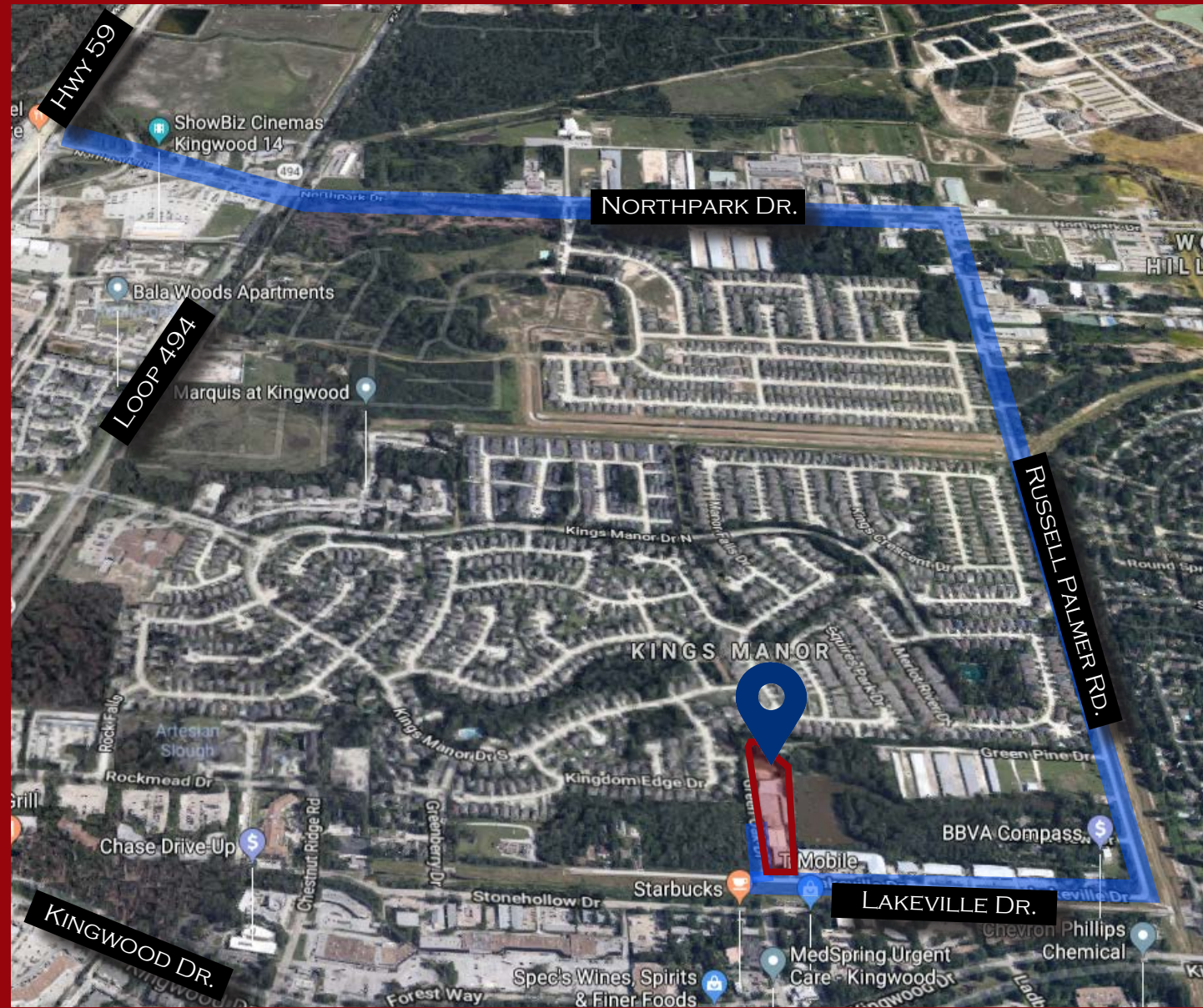
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PROPERTY DESCRIPTION:

- Two (2) roll up bay doors (approx 13'h x 14'w)
- Gated entry with ample parking
- Office: 622 SF
 - Waiting room
 - Two (2) offices
 - Kitchen/break room
 - Two (2) bathrooms

LOCATION DESCRIPTION:

- Just north of the main entry to Kingwood with easy accessibility to Hwy 59 / I-69, FM 1960, Beltway 8, Grand Parkway, and Intercontinental Airport
- Located on Green Oak Dr. just off Lakeville Dr. via Russell Palmer Rd., which is the second lighted intersection into Kingwood from Hwy 59 / I-69



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MARBLE SLAB
CHELSEA DELI
ORIENTAL GARDEN CHINESE
RED CURRY THAI & SUSHI
SCHOOL OF ROCK
BIKE WERKS
MASTER TAILOR
A1 DRY CLEANERS
TACO BELL
KFC

CVS
SPEC'S
BASKIN ROBBINS

JASON'S DELI
MENCIUS GOURMET HUNAN
CILANTRO'S MEXICAN
SCHOLTSKY'S
SALLY'S BEAUTY SUPPLY
TGF HAIR SALON
EXCUISTE NAILS
THRIVE NUTRITION
ALDI
DOLLAR TREE

KINGWOOD
MEDICAL CENTER

DICKIE'S BARBECUE
GOODWILL
JIFFY LUBE
DARST FUNERAL HOME
KENNETH'S COMPLETE
CAR CARE
THE NATHANIEL CENTER

EL TIEMPO
CANTINA
TEXAN STORAGE

SHERWIN-WILLIAMS
NEXTCARE URGENT CARE
SKERO'S FURNITURE
MONSTER GYM
CALVARY CHRISTIAN
FELLOWSHIP
SMARTSTOP SELF
STORAGE
NORTH PARK CHRISTIAN
CHURCH

DAIRY QUEEN
CHRISTIAN BROS
AUTOMOTIVE
MARCO'S PIZZA
SMALLCAKES

SHOWBIZ CINEMAS
SONIC
WHATABURGER

EXXON
CHIC-FIL-A
CULVER'S
EL RANCHERO
MCDONALD'S
PANERA BREAD
TACO CABANA
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PANDA EXPRESS
KROGER
POPEYE'S
EL POLLO LOCO
BREWINGS
WHATABURGER

ADVANCE AUTO PARTS
DOGS DAY INN PET RESORT
COLLISION CENTER
SHIPLEY DONUTS
KINGWOOD KWIK KAR
WARREN'S SOUTHERN GARDENS

INSPIRITY SPORTS
COMPLEX

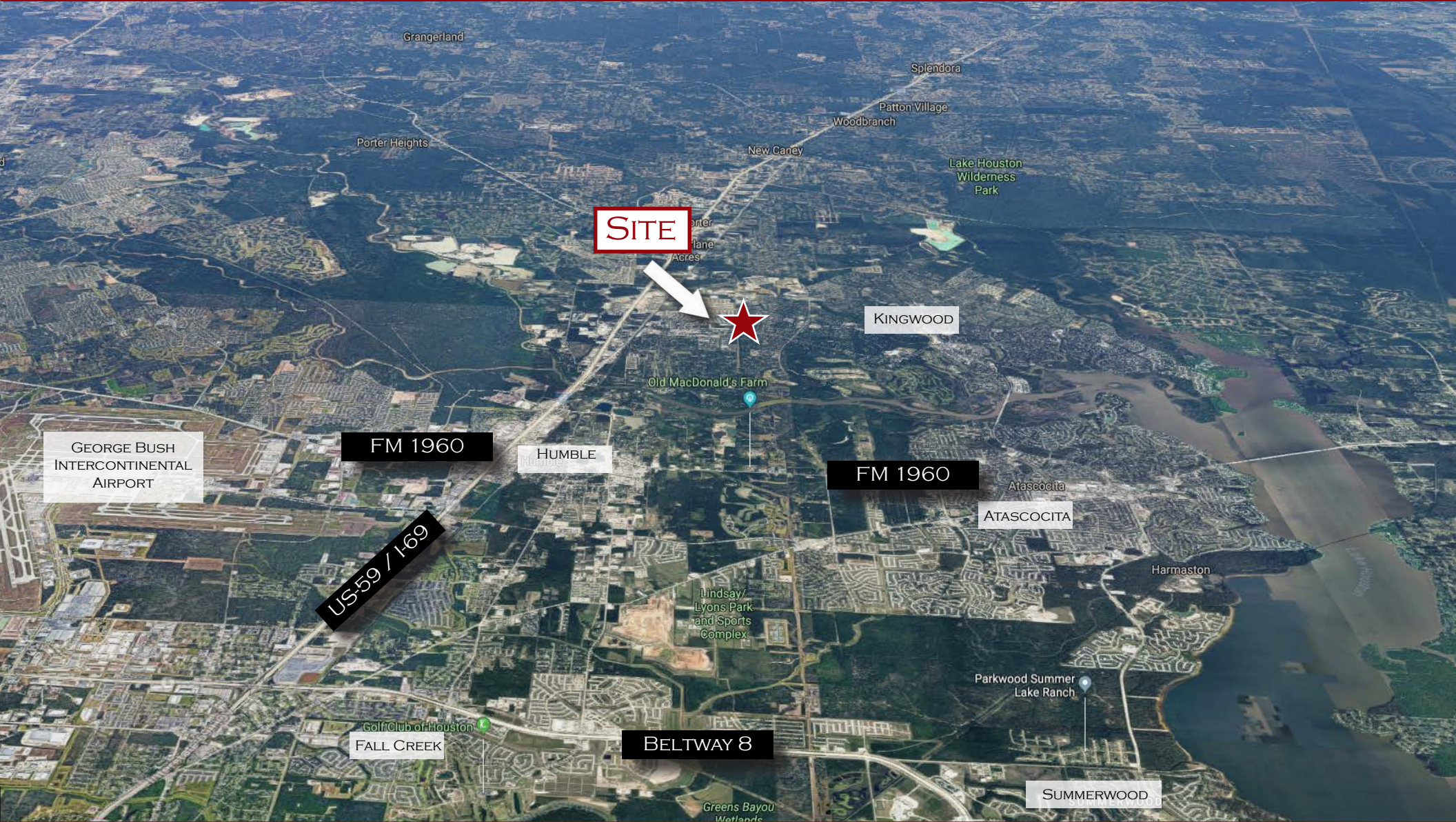
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Information About Brokerage Services

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.

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Primary Assumed Business Name

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Licensed Supervisor of Sales Agent License No. Email Phone

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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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