

1603 LAKEVILLE DR.

KINGWOOD, TX 77339



FOR LEASE

OFFICE SPACE



PROPERTY HIGHLIGHTS

Primary Use: Office

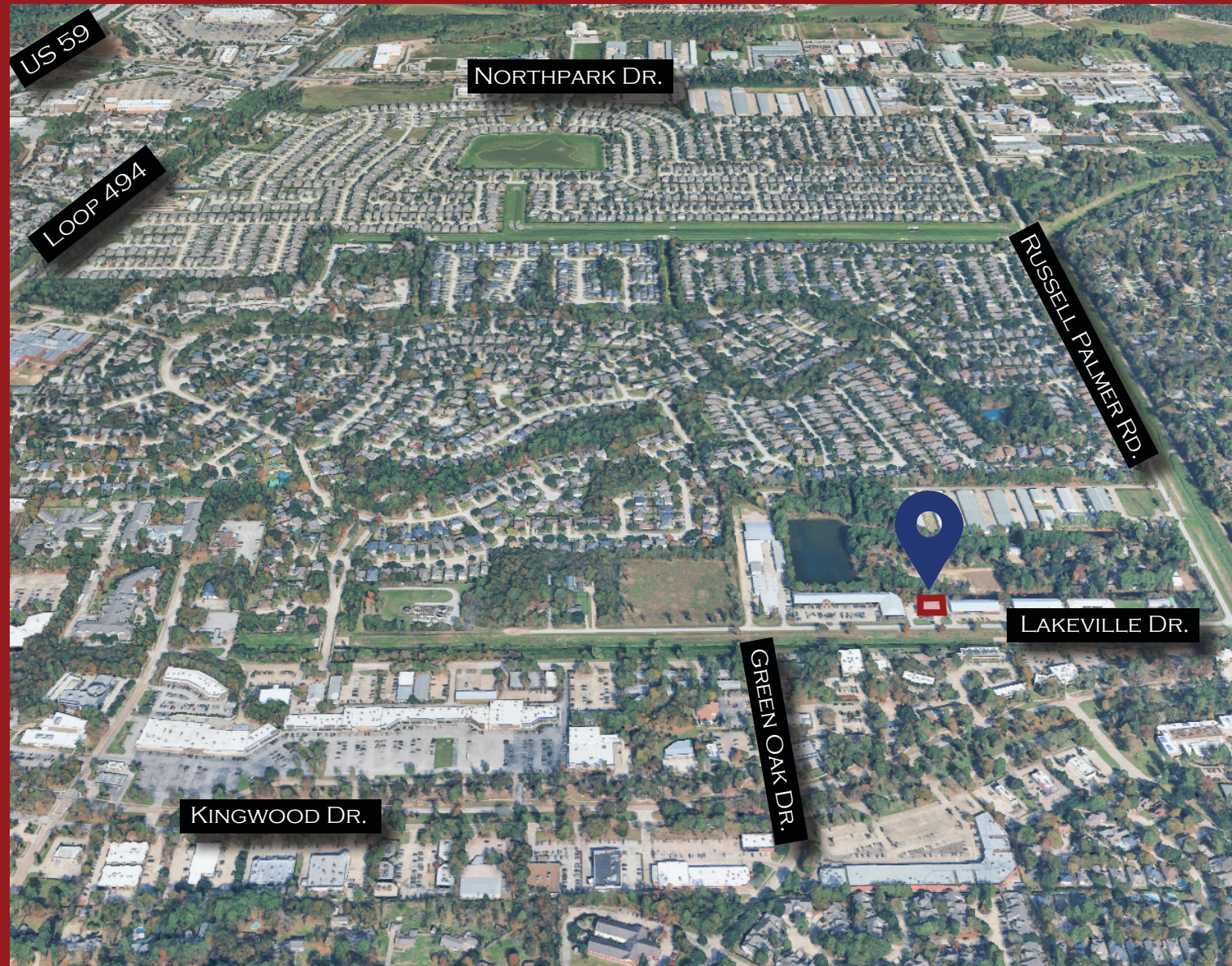
Area of Town: Northeast -
Kingwood - Lake Houston Area

Building Size: 5,100 SF

Available Space: 2,600 SF

Smallest Available: 2,600 SF

Lease Rate: \$16.00/SF/YR; Gross



FOR INFORMATION, CONTACT:

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

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

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PROPERTY DESCRIPTION:

- Parking is ~4.5/1,000 SF
- Built in 1999; renovations completed in 2007



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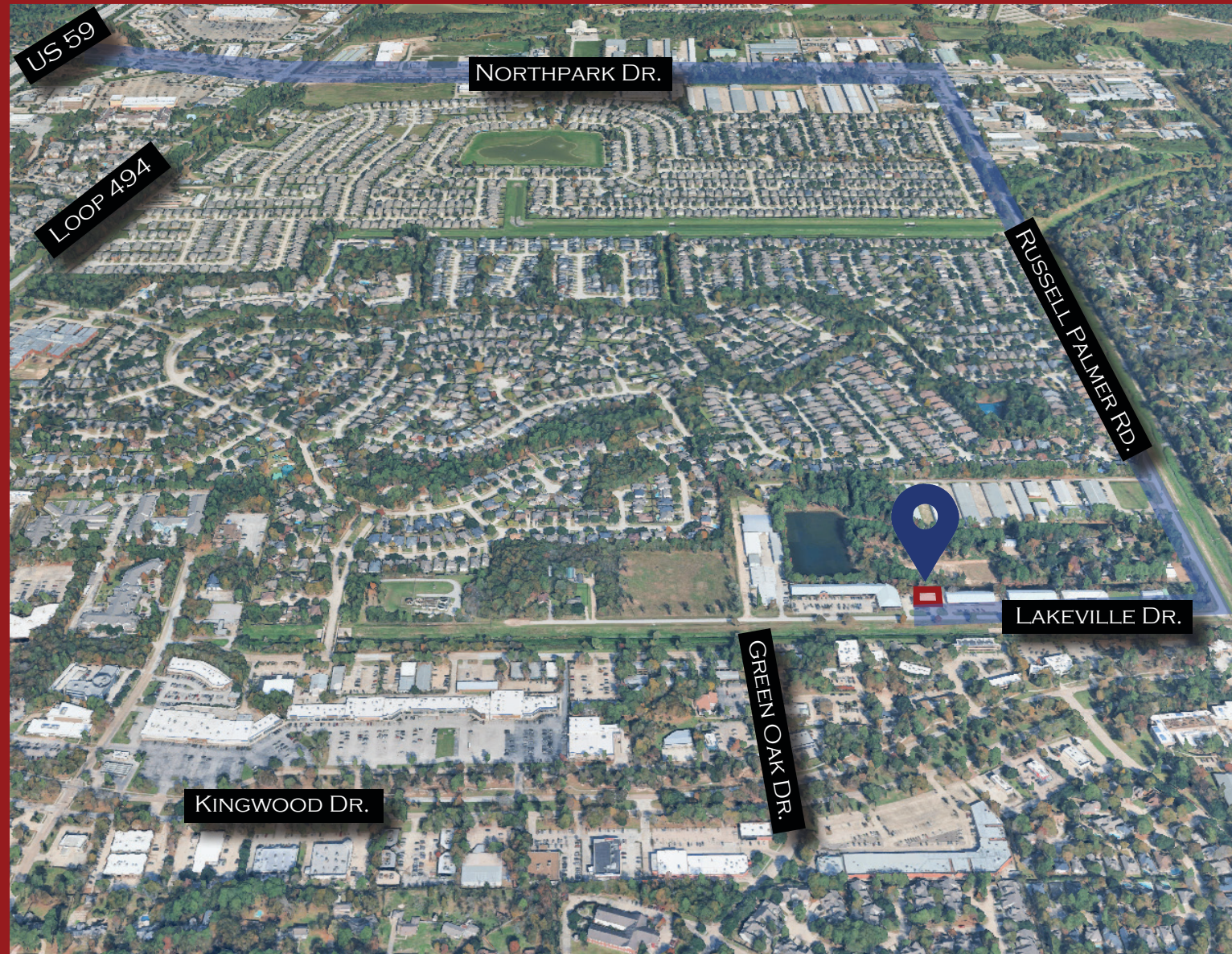
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LOCATION DESCRIPTION:

- 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 Russell Palmer Rd./Lakeville Dr., which is the second lighted intersection into Kingwood from Hwy 59 / I-69



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**FARMER'S INSURANCE
GAP PLUMBING
KINGWOOD SCREEN GRAPHICS
DEALERMADE
RELIANT SAFETY SOLUTIONS
GATES IN MOTION
PRECISION INSTRUMENT
HUBBARD & ROTTHIER, ATTORNEYS AT LAW**

**KINGWOOD PET RESORT
PAWS INTUITIVE CANINE
COACH**

**SHOWBIZ CINEMAS
SONIC
EXXON
KINGWOOD PAWN &
JEWELRY
CHIC-FIL-A
CULVER'S
EL RANCHERO MEXICAN
RESTAURANT
MCDONALD'S
PANERA BREAD
TACO CABANA
SMASHBURGER
PANDA EXPRESS
KROGER
POPEYE'S
BREWINGS
WHATABURGER**

**HCA HOUSTON
KINGWOOD**

**GOODWILL DONATION
CENTER
JIFFY LUBE
DARST FUNERAL HOME
G&S TIRE & AUTO PROS
KENNETH'S COMPLETE
CAR CARE
US NAIL
FLOWERS OF KINGWOOD
THE NATHANIEL CENTER
GRACE CHURCH OF
KINGWOOD
CROSSWAY COMMUNITY
CHURCH**

**ADVANCE AUTO PARTS
DOGS DAY INN PET RESORT
COLLISION CENTER
AMERICAN SCREEN
GRAPHICS
SHIPLEY DONUTS
KINGWOOD KWIK KAR
CROSS FIT 1836
BEST AUTOMOTIVE**

**SHERWIN-WILLIAMS
NEXTCARE URGENT
CARE
SKERO'S FURNITURE
MONSTER GYM
DYNAMIC CHEER
CALVARY CHRISTIAN
FELLOWSHIP
MISTER TINT
KOLACHE HOUSE
NORTHPARK DISCOUNT
STORAGE
NORTHPARK BOAT & RV
STORAGE
NORTHPARK CHRISTIAN
CHURCH
WARREN'S SOUTHERN
GARDENS
DUNKIN' DONUTS**

NORTHPARK DR.

LOOP 494

US 59/ I-69

RUSSELL PALMER RD.

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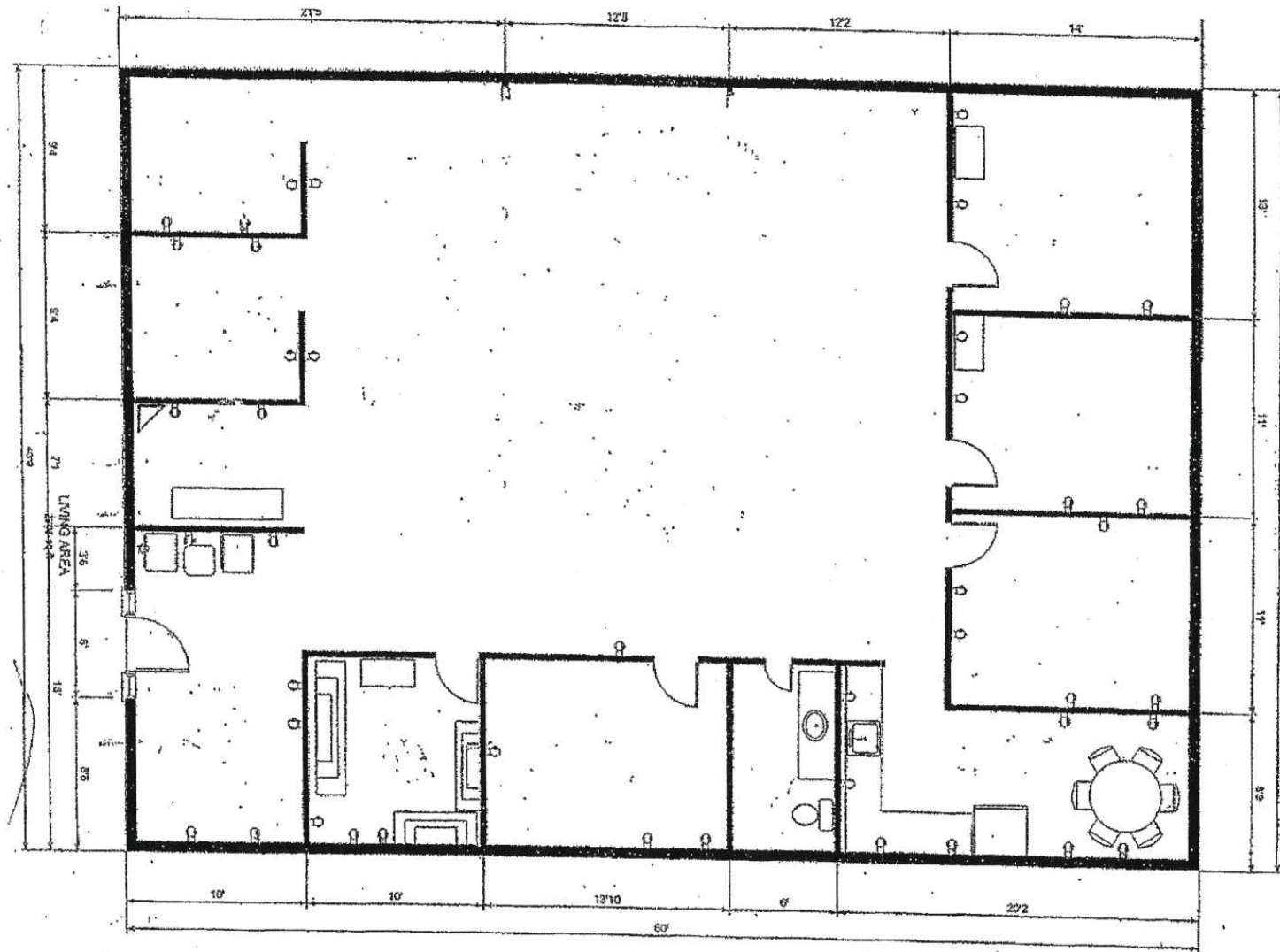
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INFORMATION ABOUT BROKERAGE SERVICES

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. **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.

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

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
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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