

22749 PROFESSIONAL DR.
KINGWOOD, TX 77339



FOR LEASE | MEDICAL/PROFESSIONAL

McALPINE  INTERESTS

PROPERTY HIGHLIGHTS

Primary Use: Medical / Professional

Area of Town: Northeast - Kingwood

Building Size: 7,500 SF

Available Space: 1,206 SF

Suite #2: 1,206 SF

Smallest Available: 1,206 SF

Lease Rate: \$24.00/SF/YR + NNNs



FOR INFORMATION, CONTACT:

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

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PROPERTY DESCRIPTION:

- 1st generation space on pad site fronting Professional Drive
- Located in Medical Center of Kingwood, TX

LOCATION DESCRIPTION:

- Located just off US 59/I-69, at the entrance to Kingwood, TX
- Very easily accessible with the newly completed US 59/I-69 turn and U-turn lanes
- Very near Beltway 8, FM 1960, and Intercontinental Airport



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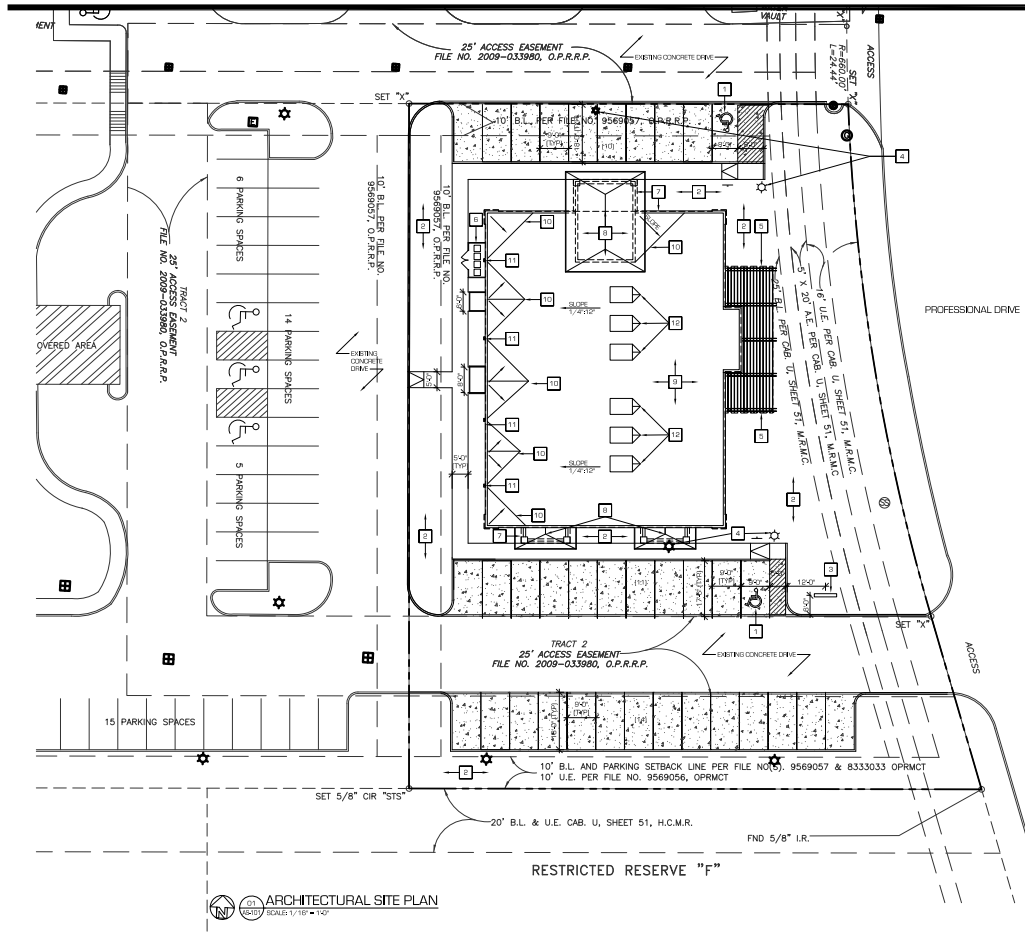
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SITE PLAN



LOCATION MAP



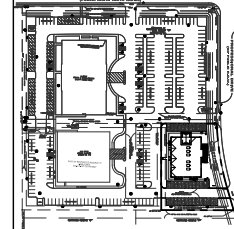
SITE PLAN NOTES

1. REFEREE ELECTRICAL SHEETS FOR SITE LIGHTING LAYOUT.
2. REFERENCE CIVIL DRAWINGS FOR SITE DEMOLITION.
3. REFERENCE CIVIL DRAWINGS FOR GEOMETRIC LAYOUT AND UTILITIES.
4. PROVIDED ADA PARKING SIGNAGE, SEE CIVIL.

SITE PLAN LEGEND



VICINITY MAP



SITE PLAN KEYNOTES

1. ADA PARKING, SEE CIVIL.
2. LANDSCAPING / GREEN SPACE AREA PER
3. MONUMENT SITE BERMAGE WITH LANDSCAPING MATERIALS, 24\"/>

PARKING ANALYSIS

TOTAL GSF	7,500 GSF
REQUIRED PARKING FOR BUSINESS	25 / 1,000 GSF
TOTAL PARKING SPACES REQUIRED	18 SPACES
ACCESSIBLE PARKING ANALYSIS	
1 TO 25 SPACES PROVIDED	3 ACCESSIBLE SPACES
1 NOW ACCESSIBLE SPACE PROVIDED	
TOTAL PARKING SPACES PROVIDED	36

KW PLACE WEST ANALYSIS

SITE SIZE	0.755 ACRES
OPEN SPACE PERCENTAGE	65% REQUIRED
88,810 SF LOT SIZE	
12,368 SF GREEN SPACE PROVIDED	14% OPEN SPACE PROVIDED
BUILDING SIZE	7,500 GSF
LANDSCAPE & PAVEMENT	
LANDSCAPE & PAVEMENT TO BE PROVIDED UPON FULL CONSTRUCTION DOCUMENTS.	



NOAH LABAUE
STATE FARM
NEW OFFICE
BUILDING
0 PROFESSIONAL DRIVE
HOUSTON, TX

PRELIMINARY
NOT FOR
CONSTRUCTION

ARCHITECTURAL
SITE PLAN

Drawn By:	AL
Checked By:	
Project No:	000077
Project Phase:	SD
Date:	OCTOBER 2017

AS-101

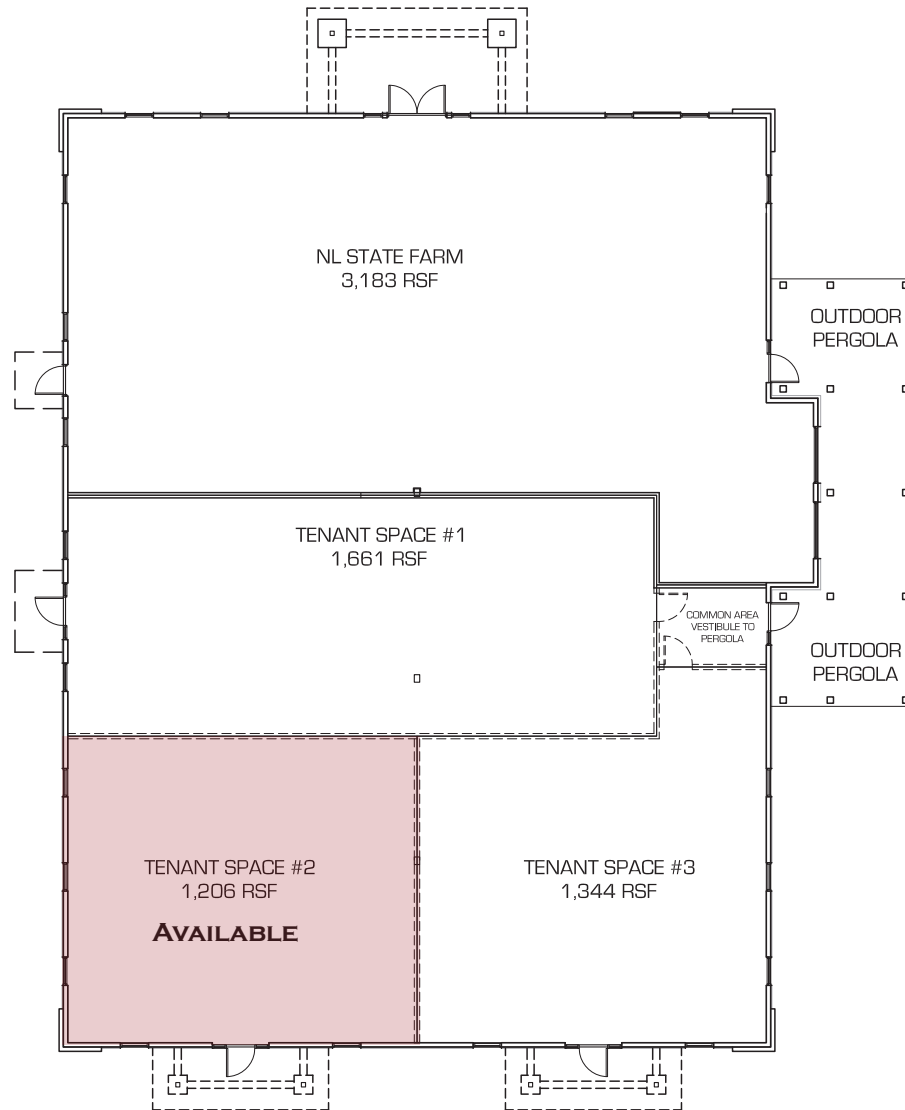
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SPACE PLAN



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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> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>313655</u> License No.	<u>roddy@mc Alpineinterests.com</u> Email	<u>281 973 0456</u> Phone
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_____	_____	_____	_____
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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