

KINGWOOD MEDICAL PLAZA

22751 PROFESSIONAL DR. KINGWOOD, TX 77339



FOR LEASE | **MEDICAL / PROFESSIONAL**



PROPERTY HIGHLIGHTS

PRIMARY USE
MEDICAL / PROFESSIONAL

AREA OF TOWN
NORTHEAST / LAKE HOUSTON AREA

PROPERTY SIZE
40,733 SF

AVAILABLE SPACE
15,777 SF

LEASE RATE
CALL FOR INFORMATION

DATE AVAILABLE
IMMEDIATE



40,733 SF, 2-story, Class B Medical / Office Building located just off Kingwood Drive near HCA Kingwood Medical Center. Ideal property for medical users.

FOR INFORMATION, CONTACT:

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

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

PROPERTY OVERVIEW

- **Prime Location** near Kingwood Drive & I-69 for easy access
- **Steps from HCA Kingwood Medical Center** - ideal for healthcare professionals
- **Diverse Tenant Mix** with no restrictions on medical use
- **Prominent Monument Signage** available for maximum visibility
- **Modern Interior Renovations** recently completed



AVAILABLE SPACE

SUITE	AVAILABLE SPACE	RATE	DATE AVAILABLE
SUITE 130	2,889 RSF	Call for Information	Immediate
SUITE 210	3,058 RSF	Call for Information	Immediate
SUITE 230	1,706 RSF*	Call for Information	Immediate
SUITE 240	1,275 RSF*	Call for Information	Immediate
SUITE 250	3,438 RSF*	Call for Information	11/1/26
SUITE 280	1,631 RSF	Call for Information	Immediate
SUITE 290	1,780 RSF	Call for Information	Immediate

*Suites 230, 240, 250 may be combined for max contiguous of 6,419 RSF.

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LOCATION HIGHLIGHTS

- Situated in the heart of Kingwood's medical and professional corridor
- Just off Kingwood Dr & I-69, offering excellent regional connectivity
- Adjacent to HCA Houston Healthcare Kingwood, a 450-bed acute care facility
- Less than 5 minutes to Memorial Hermann Convenient Care Center
- Surrounded by established neighborhoods and growing residential communities
- Close proximity to retail, dining, and hospitality amenities
- High-income demographics and strong patient base in surrounding area
- Ample surface parking and easy site access for patients and staff
- Easy access to US 59/I-69, Beltway 8, and SH 99/ Grand Pkwy



134,288
POPULATION
(5 MILE RADIUS)



49,145
HOUSEHOLDS
(5 MILE RADIUS)



42.7%
HOUSEHOLD
INCOMES
>\$100,000
(5 MILE RADIUS)



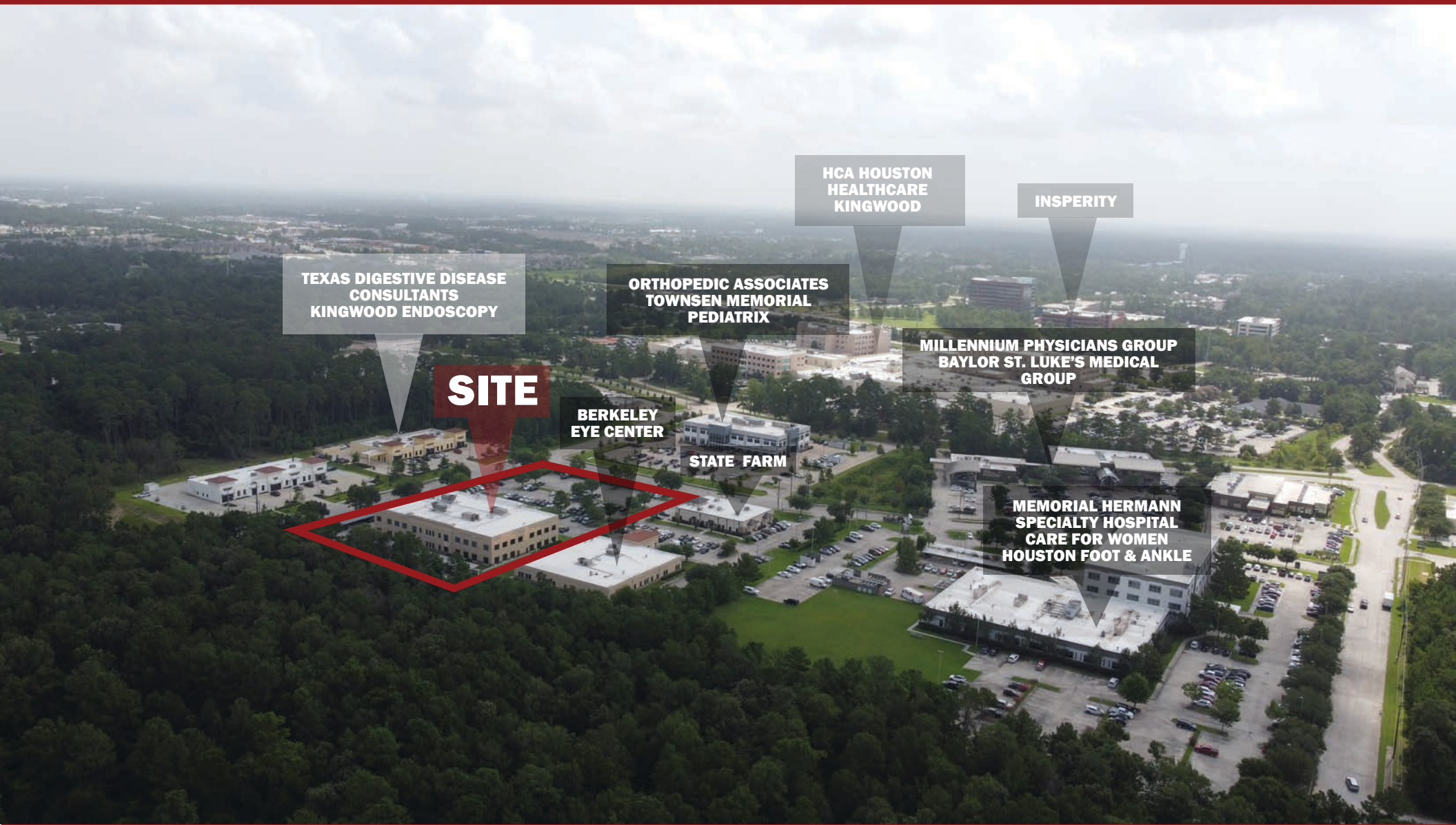
30,827
CARS/DAY
ON KINGWOOD DR.
(1 MILE RADIUS)

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BUILDING INTERIOR



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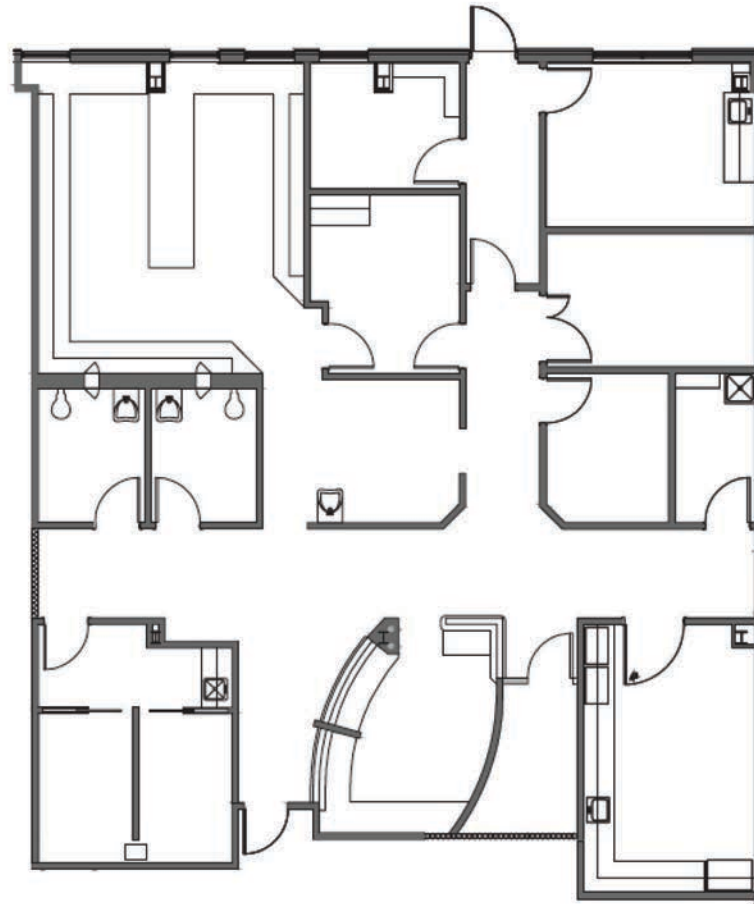
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SUITE 130 (FIRST FLOOR) | 2,889 SF



FIRST FLOOR

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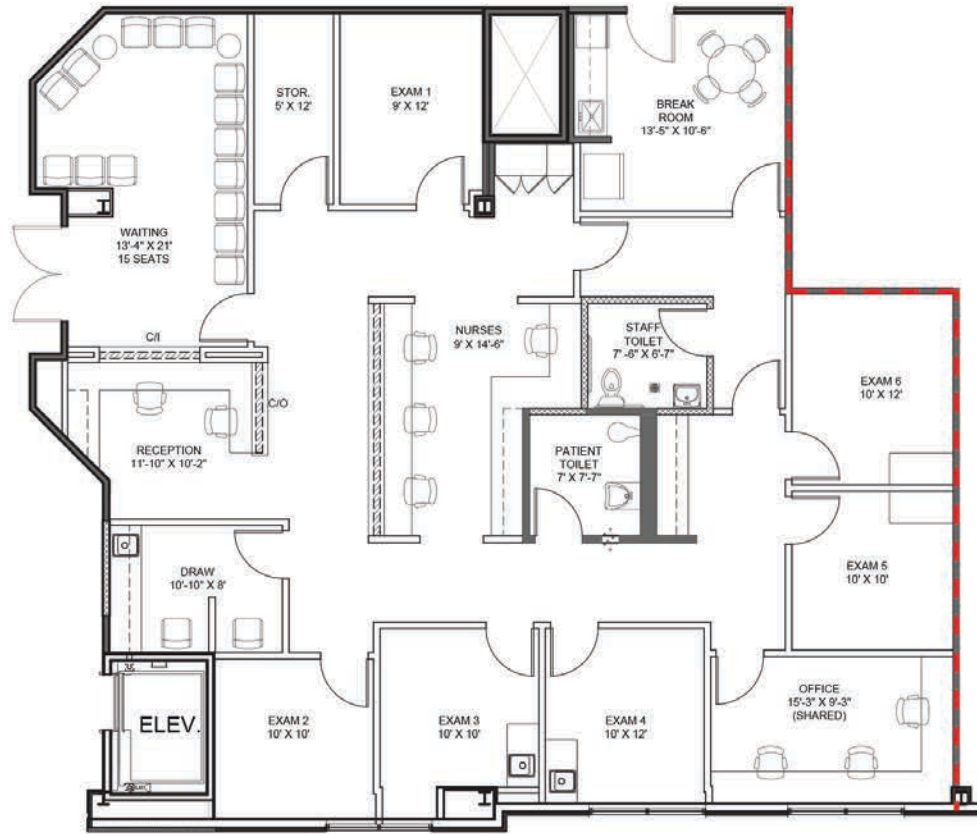
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SUITE 210 (SECOND FLOOR) | 3,058 SF

CONCEPTUAL PLAN



SECOND FLOOR

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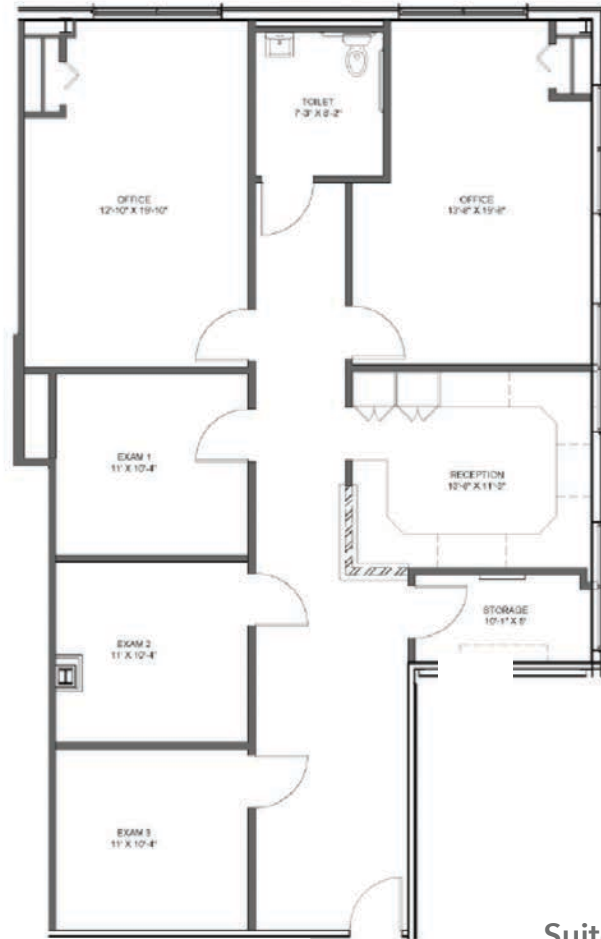
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SUITE 230 (SECOND FLOOR) | 1,706 SF



SECOND FLOOR

Suites 230/240 may be combined for max contiguous of 2,981 RSF.

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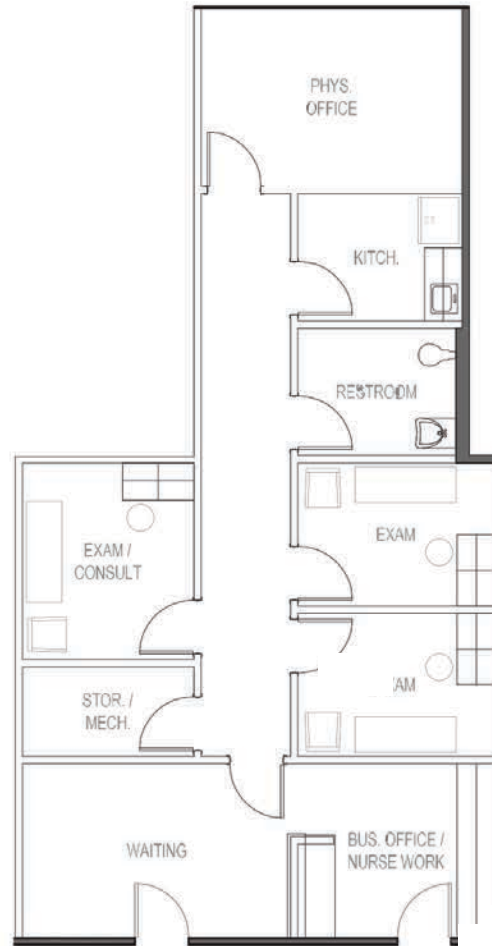
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SUITE 240 (SECOND FLOOR) | 1,275 SF



SECOND FLOOR

Suites 230/240 may be combined for max contiguous of
2,981 RSF.

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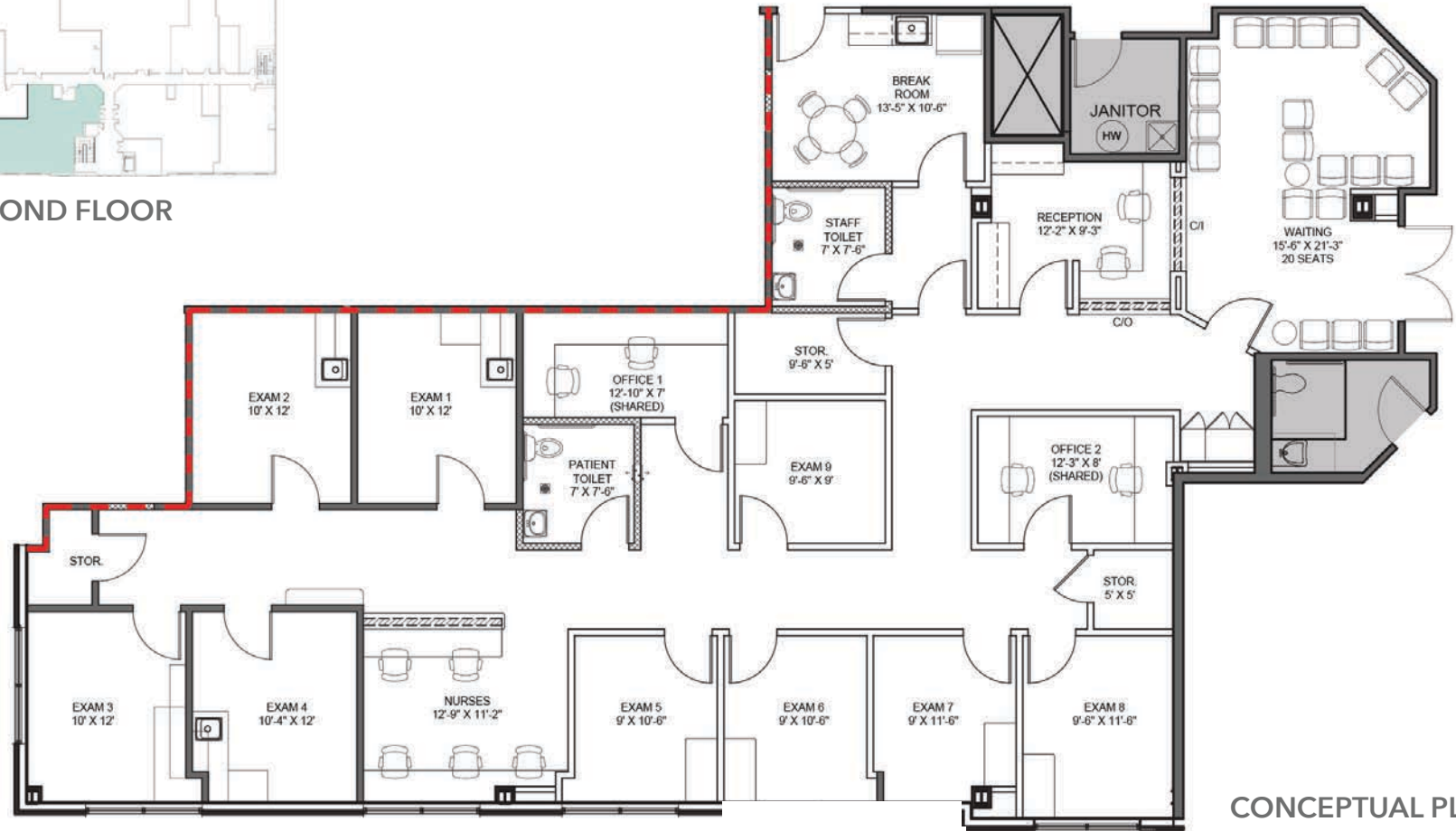
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SUITE 280 (SECOND FLOOR) | 3,341 SF



SECOND FLOOR



CONCEPTUAL 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. **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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