KINGWOOD PLACE

600 -900 ROCKMEAD • KINGWOOD, TX 77339

6% Broker Incentive

FOR LEASE | OFFICE SPACE

McALPINE INTERESTS

PROPERTY HIGHLIGHTS

PRIMARY USE
OFFICE

AREA OF TOWN
NORTHEAST / LAKE HOUSTON AREA

PROPERTY SIZE
199,183 SF
- 600 ROCKMEAD: 35,374 SF
- 700 ROCKMEAD: 50,132 SF
- 800 ROCKMEAD: 53,573 SF
- 900 ROCKMEAD: 60,104 SF

AVAILABLE SPACE
327 SF - 4,250 SF

LEASE RATE
$21.00/SF/YR; FULL SERVICE

DATE AVAILABLE
IMMEDIATE

Two story atrium office buildings located in master-planned community of Kingwood. Four-building portfolio (199,183 SF total) . Property features lush trees/park-like surroundings with pathways. Built in 1982 and well-maintained with extensive renovations completed in 2022. Controlled access (24hrs cardkey access). Security system & on-site patrolling. On-site responsive management. On-site building engineer. Surface parking – 3.03 spaces/1,000 SF. Immediate access to and from Highway 59 (Interstate 69) and just 15 minutes to and from Bush International Airport and Beltway 8. Numerous banks, hotels, restaurants, shopping and close proximity to numerous premier golf courses.

For Information, Contact:
Adam McAlpine, CCIM
Office: 281.973.4562
adam@mi-cre.com

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WWW.MCALPINEINTERESTS.COM

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RENOVATIONS

	AMOUNT SPENT	COMMENTS
ROOF	$547,142	COMPLETED
HVAC	$633,175	COMPLETED
PARKING LOT	$197,045	COMPLETED
ELEVATORS	$362,954	COMPLETED
LOBBIES	$75,608	COMPLETED
CORRIDORS	$241,269	COMPLETED
RESTROOMS	$446,756	COMPLETED
LANDSCAPING	$12,850	COMPLETED
SIGNAGE	$12,000	COMPLETED
LED LIGHTS	$77,267	COMPLETED
OTHER	$115,079	COMPLETED
	$2,721,144	
TENANT IMPROVEMENTS	$1,154,732	
TOTAL IMPROVEMENTS	**$3,875,876**	

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AVAILABLE SPACE

	SUITE	SF	RATE	TIA AVAILABLE*	NOTES
BLDG 600					
	1-101	1,202	$21.00/SF/YR	$15.00/SF	
	1-103	916	$21.00/SF/YR	$15.00/SF	
	1-135	2,333	$21.00/SF/YR		SPEC SUITE
	2-211	4,250	$21.00/SF/YR	$15.00/SF	MEDICAL SPACE
BLDG 700					
	1-106	1,938	$21.00/SF/YR	$15.00/SF	
	1-150	327	$750/month		SPEC SUITE
	1-165	1,368	$21.00/SF/YR		SPEC SUITE
	1-170	2,179	$21.00/SF/YR	$15.00/SF	
Bldg 800					
	1-122	1,591	$21.00/SF/YR	$15.00/SF	
	1-136	711	$1,350/month	$15.00/SF	
	1-180	2,337	$21.00/SF/YR	$15.00/SF	

	SUITE	SF	RATE	TIA AVAILABLE*	NOTES
BLDG 900					
	1-100	876	$1,700/month	$15.00/SF	
	1-114	2,765	$21.00/SF/YR	$15.00/SF	
	1-145	2,238	$21.00/SF/YR		SPEC SUITE
	1-147	882	$1,700/month	$15.00/SF	
	2-262	578	$1,200/month	$15.00/SF	
	2-274	2,081	$21.00/SF/YR		SPEC SUITE
	2-278	2,702	$21.00/SF/YR		SPEC SUITE
	2-282	2,169	$21.00/SF/YR		SPEC SUITE

*Landlord has ability to fund TI allowance without any lender approval.
Landlord is willing to finance TIs above the TIA listed.

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SPEC SUITES

BLDG 600 SUITE 135 - 2,333 SF

BLDG 700 SUITE 165 - 1,368 SF

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SPEC SUITES

BLDG 900 SUITE 145 - 2,238 SF

BLDG 900 SUITE 278 - 2,702 SF

BLDG 900 SUITE 274 - 2,081 SF

BLDG 900 SUITE 282 - 2,169 SF

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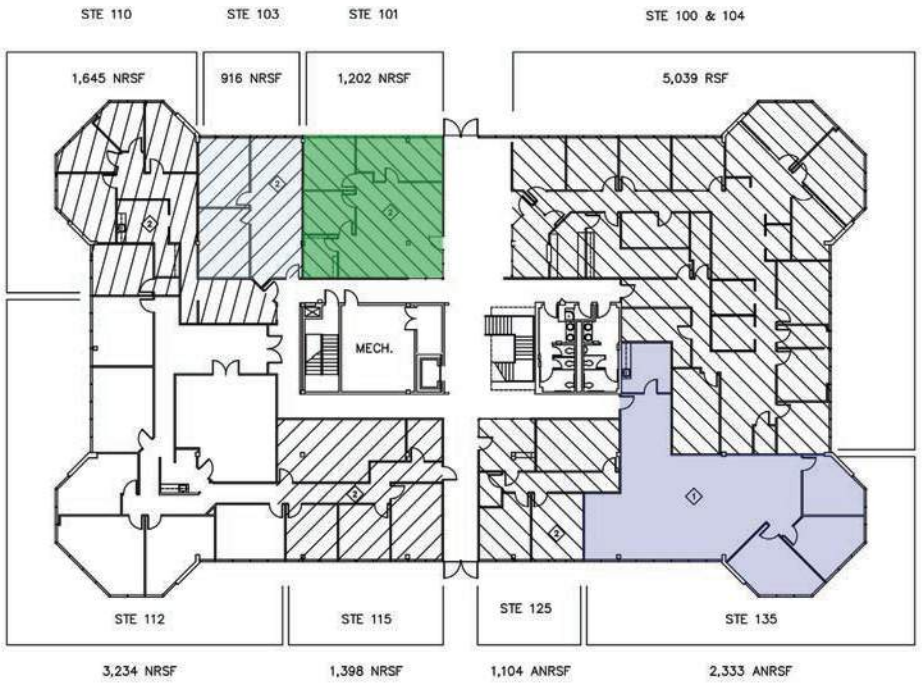
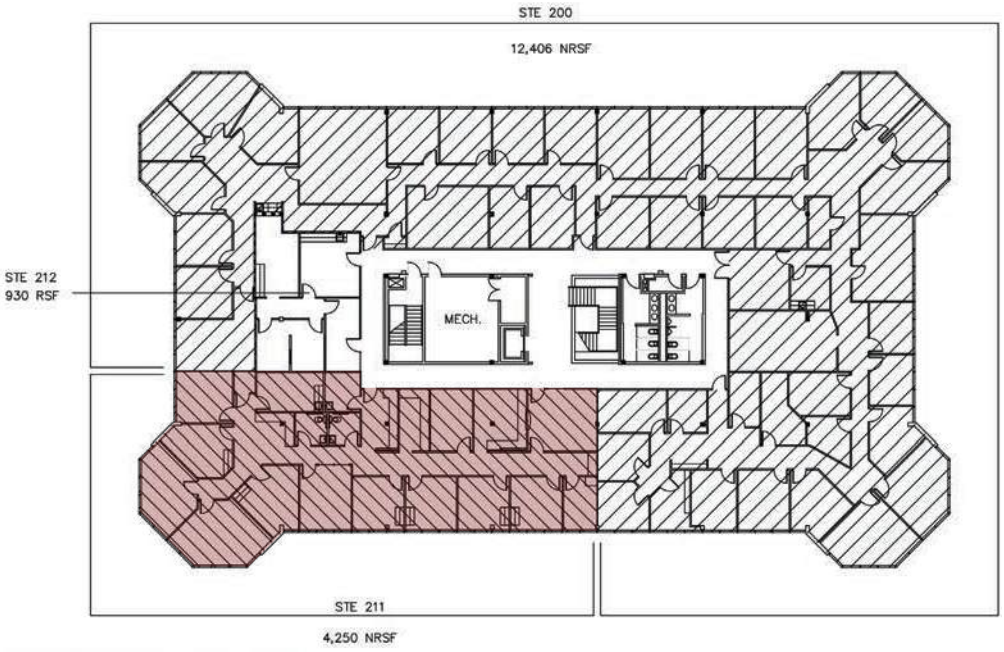
FLOOR PLANS | 600 ROCKMEAD



FIRST FLOOR

SECOND FLOOR



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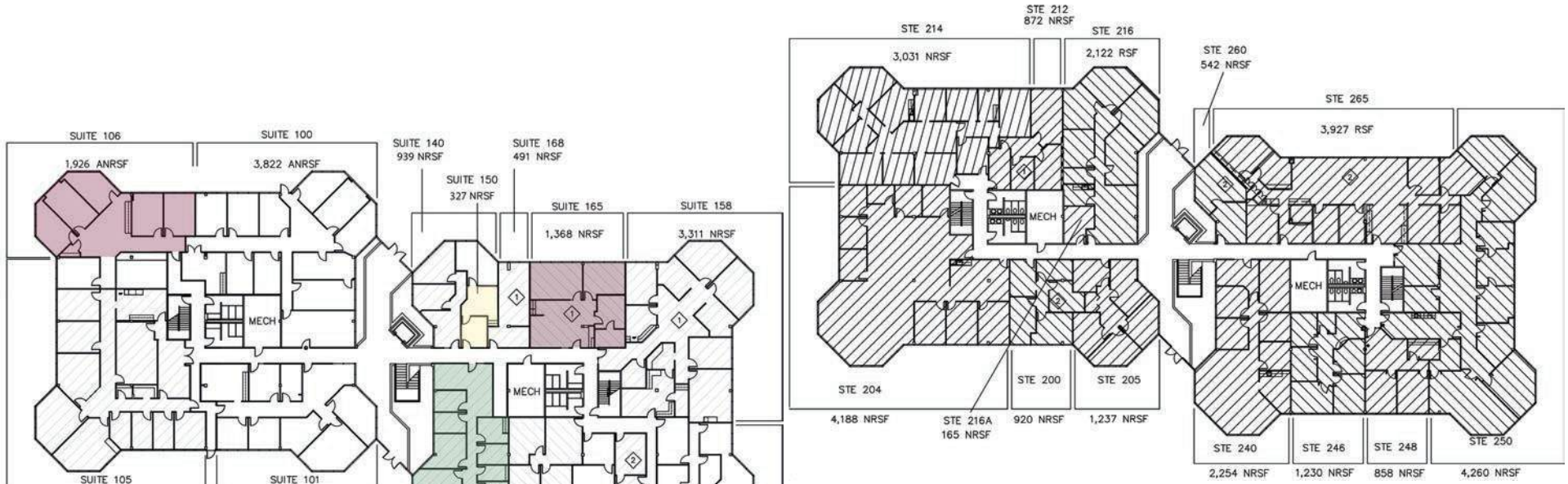
FLOOR PLANS | 700 ROCKMEAD

SECOND FLOOR



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FLOOR PLANS | 800 ROCKMEAD

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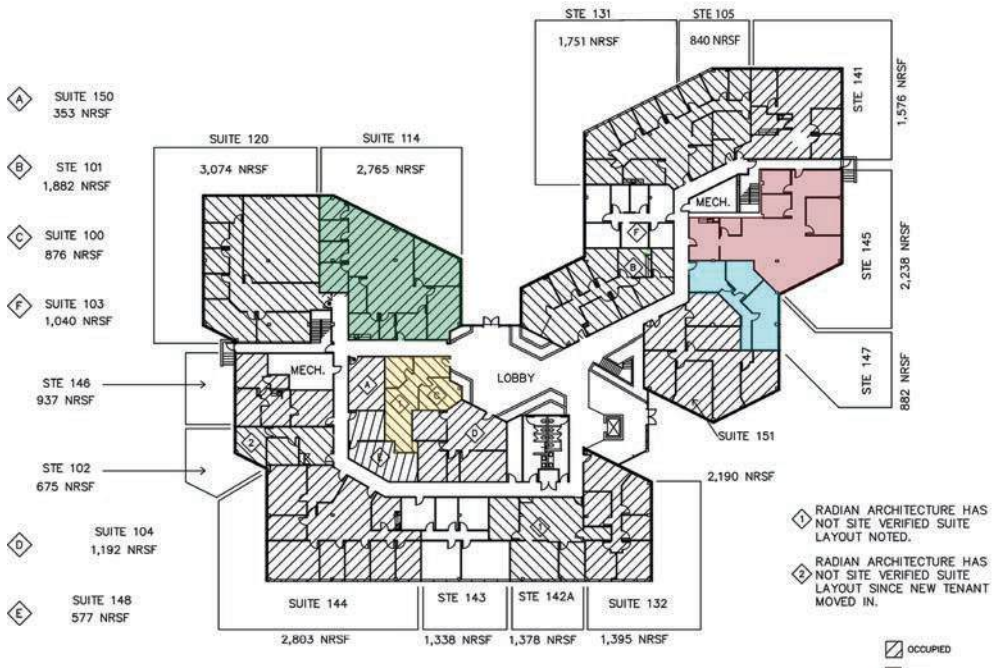

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INFORMATION ABOUT BROKERAGE SERVICES

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.

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