

# KINGWOOD PLACE

600 - 900 ROCKMEAD • KINGWOOD, TX 77339



600



700



800



900

**FOR LEASE** | **OFFICE SPACE**



# 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  
**669 SF - 3,311 SF**

LEASE RATE  
**\$20.00 - \$22.50/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

**McALPINE  INTERESTS**

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# 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
	<hr/>	
	\$2,721,144	
TENANT IMPROVEMENTS	\$1,154,732	
<b>TOTAL IMPROVEMENTS</b>	<b>\$3,875,876</b>	



## FOR INFORMATION, CONTACT:

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

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# AVAILABLE SPACE

	SUITE	SF	RATE	TIA AVAILABLE*	NOTES
<b>BLDG 600</b>					
	1-135	2,333	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
<b>BLDG 700</b>					
	1-101	2,450	\$20.00/SF/YR	\$15.00/SF	
	1-106	2,538	\$20.00/SF/YR	\$15.00/SF	
	1-158	3,311	\$20.00/SF/YR	\$15.00/SF	
	1-165	1,368	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
	2-204	2,378	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
	2-210	1,800	\$20.00/SF/YR	\$15.00/SF	
	2-216	2,122	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE

	SUITE	SF	RATE	TIA AVAILABLE*	NOTES
<b>BLDG 900</b>					
	1-120	3,074	\$20.00/SF/YR	\$15.00/SF	
	1-143	1,338	\$20.00/SF/YR	\$15.00/SF	
	1-145	2,238	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
	1-147	1,580	\$20.00/SF/YR	\$15.00/SF	
	2-235	669	\$1,275/MO	\$15.00/SF	
	2-268	1,238	\$20.00/SF/YR	\$15.00/SF	
	2-274	2,081	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
	2-276	2,363	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
	2-278	2,702	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
	2-282	2,169	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE

\*Landlord has ability to fund TI allowance without any lender approval.

Landlord is willing to finance TIs above the TIA listed.



## FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# SPEC SUITES



BLDG 600 SUITE 135 - 2,333 SF



BLDG 700 SUITE 204 - 2,378 SF



BLDG 900 SUITE 145 - 2,238 SF



BLDG 700 SUITE 165 - 1,368 SF



BLDG 700 SUITE 216 - 2,122 SF



BLDG 900 SUITE 274 - 2,081 SF

**FOR INFORMATION, CONTACT:**

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

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# SPEC SUITES



BLDG 900 SUITE 276 - 2,363 SF



BLDG 900 SUITE 278 - 2,702 SF



BLDG 900 SUITE 282 - 2,169 SF

**FOR INFORMATION, CONTACT:**

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

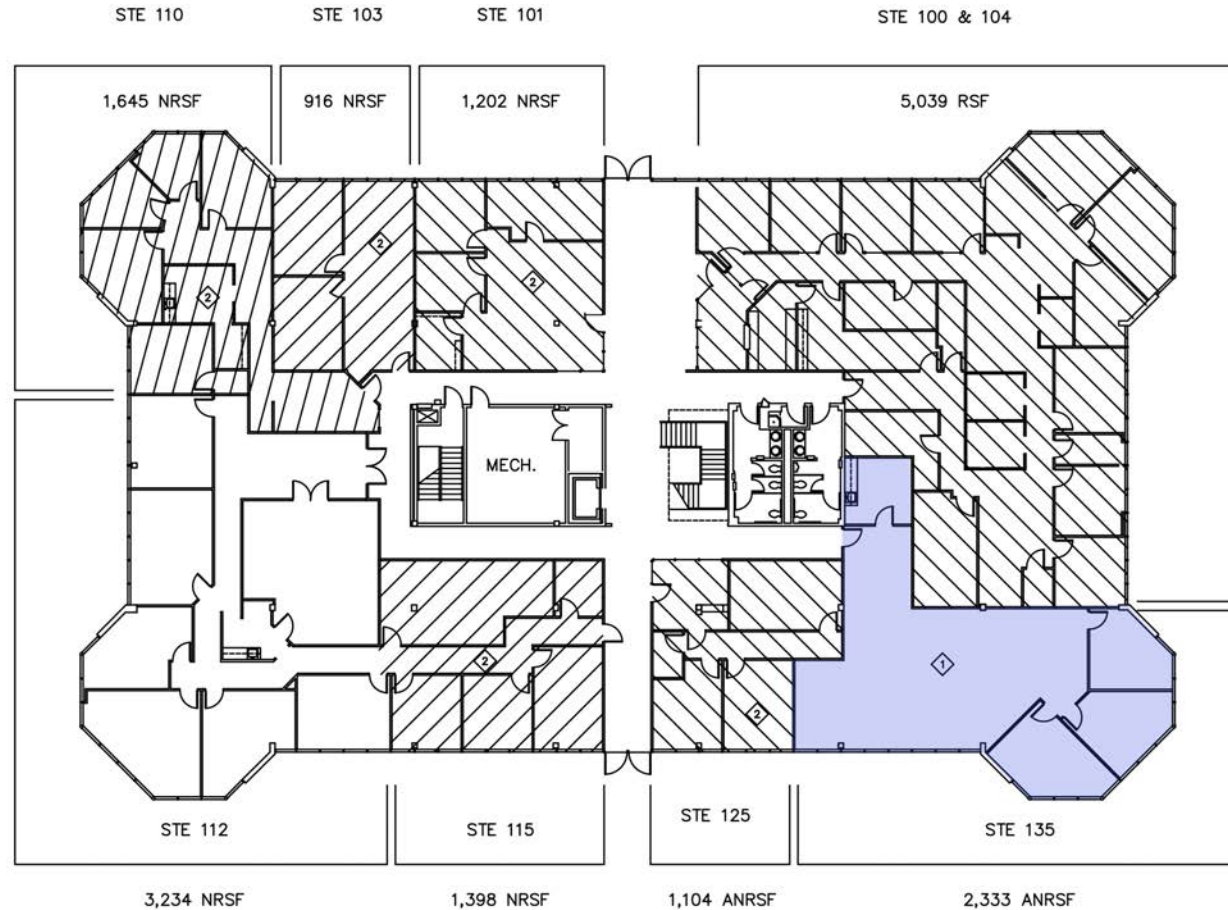
McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# FLOOR PLANS | 600 ROCKMEAD

## FIRST FLOOR



### FOR INFORMATION, CONTACT:

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

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

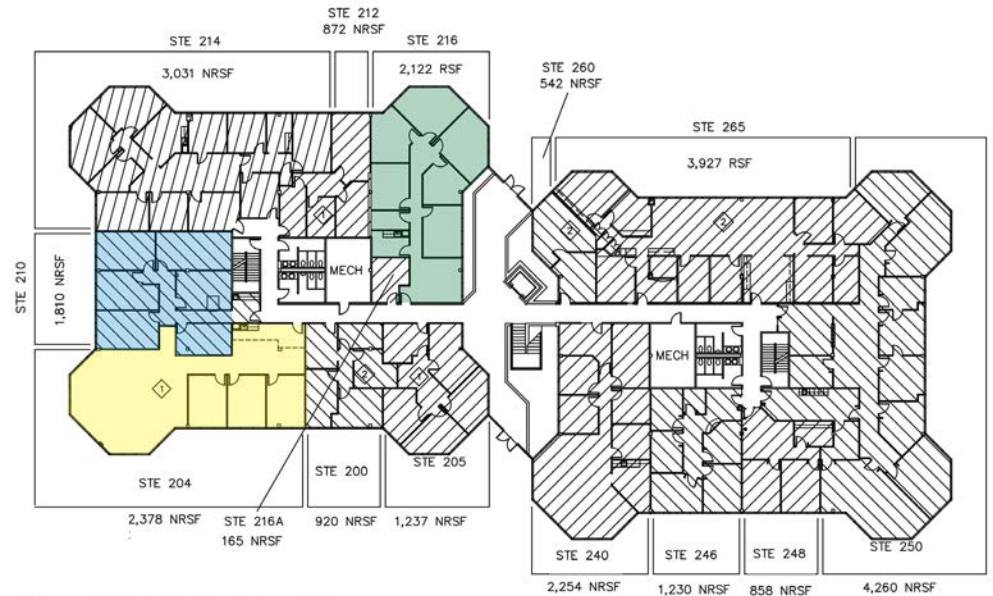
This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

# FLOOR PLANS | 700 ROCKMEAD



FIRST FLOOR

## SECOND FLOOR



**FOR INFORMATION, CONTACT:**

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

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.





