

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

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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
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	\$2,721,144	
TENANT IMPROVEMENTS	\$1,154,732	
TOTAL IMPROVEMENTS	\$3,875,876	



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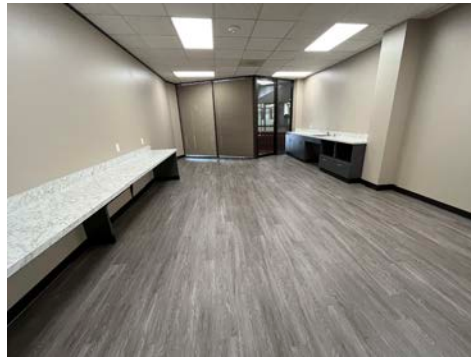
AVAILABLE SPACE

	SUITE	SF	RATE	TIA AVAILABLE*	NOTES
BLDG 600					
	1-135	2,333	\$20.00/SF/YR	\$15.00/SF	SPEC SUITE
BLDG 700					
	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	1,810	\$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
BLDG 900					
	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.



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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

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SPEC SUITES



BLDG 900 SUITE 276 - 2,363 SF



BLDG 900 SUITE 278 - 2,702 SF



BLDG 900 SUITE 282 - 2,169 SF

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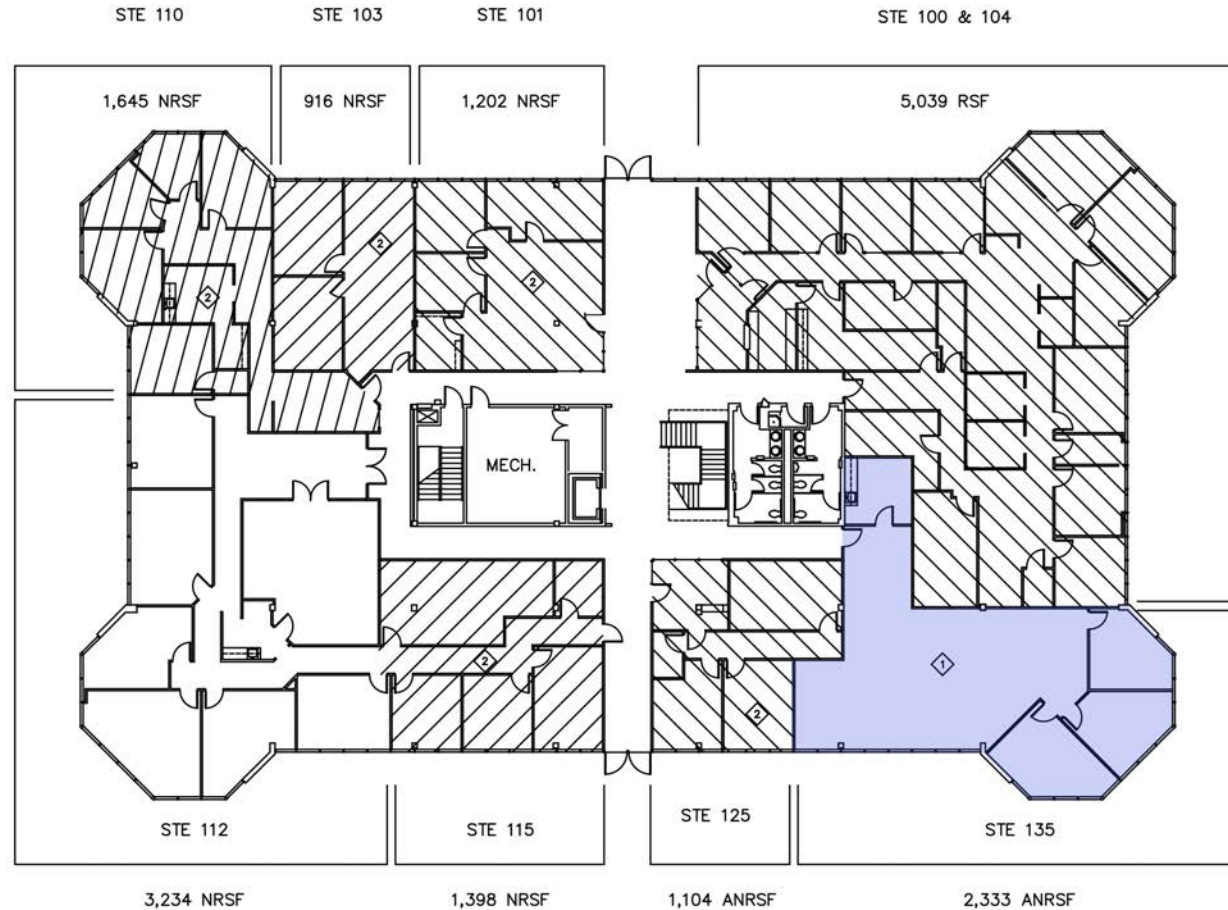
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FLOOR PLANS | 600 ROCKMEAD

FIRST FLOOR



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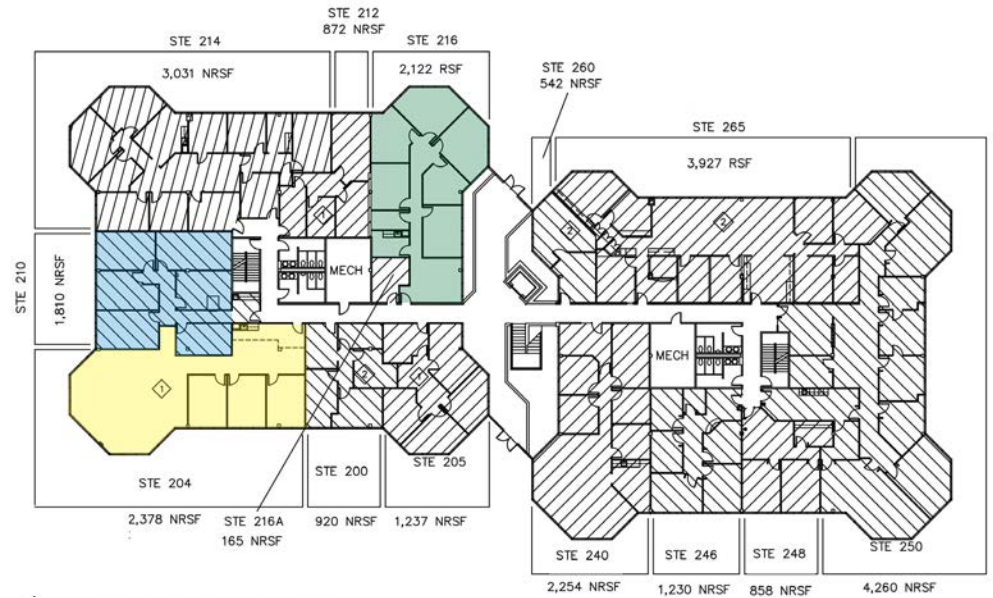
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FLOOR PLANS | 700 ROCKMEAD



FIRST FLOOR

SECOND FLOOR



FOR INFORMATION, CONTACT:

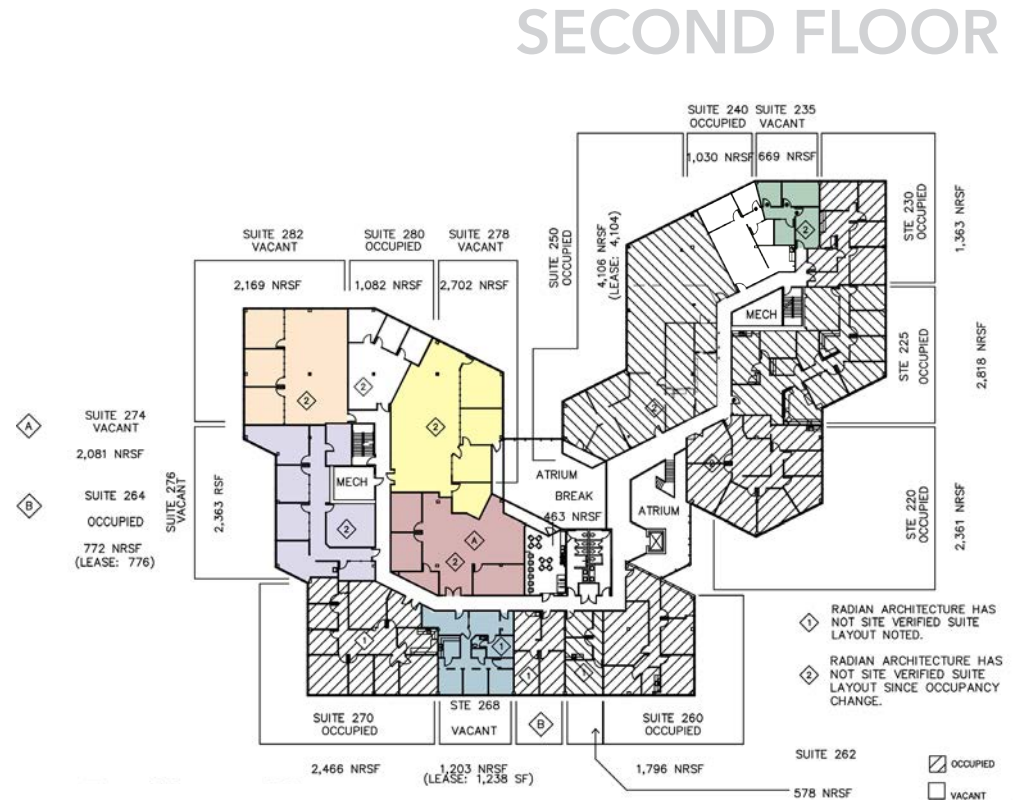
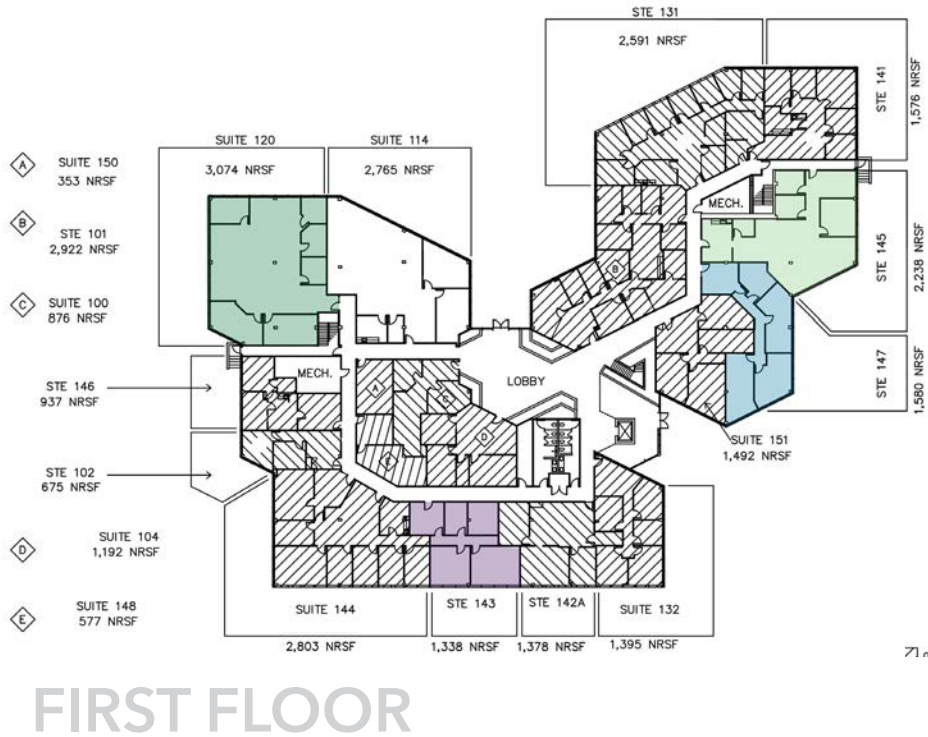
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