

# PROFESSIONAL CENTER AT KINGS CROSSING

2815 W. LAKE HOUSTON PKWY KINGWOOD, TX 77339



FOR LEASE | RETAIL SPACE





# PROPERTY HIGHLIGHTS

PRIMARY USE  
**RETAIL**

AREA OF TOWN  
**NORTHEAST / LAKE HOUSTON AREA**

PROPERTY SIZE  
**24,318 SF**

AVAILABLE SPACE  
**10,306 SF**

LEASE RATE  
**CALL FOR INFORMATION**

DATE AVAILABLE  
**IMMEDIATE**



24,318 SF, 2-story, Class B Retail / Medical Building located at the major intersection of Kingwood Dr. and W. Lake Houston Pkwy in Kingwood, TX. Ideal property for medical, office, or retail users

## FOR INFORMATION, CONTACT:

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

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# PROPERTY OVERVIEW

- **Established Tenant Mix** – Home to long-term tenants in dental and financial services, creating a stable and professional environment
- **Prominent Signage Opportunities** – Building and monument signage available to maximize visibility and brand presence
- **Customizable Shell Space** – Suite 100 interior is in shell condition, offering a blank canvas for tailored layouts and finishes. Other spaces offer existing buildout.
- **Generous Tenant Improvement Allowance** – Backed by institutional ownership ready to invest in build-out costs to meet your specific space and design needs.

## AVAILABLE SPACE

SUITE	AVAILABLE SPACE	LEASE RATE	NOTES
BLDG A - STE 100/200	4,527 RSF	Call for Information	Divisible
BLDG A - STE 102	1,551 RSF	Call for Information	
BLDG A - STE 104/204	2,838 RSF	Call for Information	Divisible
BLDG B - SUITE 109	1,390 RSF	Call for Information	



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# LOCATION HIGHLIGHTS

- **Prime Kingwood Location** – Situated in the heart of one of Houston's most desirable master-planned communities with high visibility and easy access.
- **High Traffic Area** – Located on W Lake Houston Parkway, a major thoroughfare with excellent exposure to daily commuters and local traffic.
- **Affluent Demographics** – Surrounded by established neighborhoods with strong household incomes, ideal for professional services and client-facing businesses
- **Convenient Access** – Minutes from Highway 59/69 and Beltway 8, providing quick connectivity to Greater Houston and George Bush Intercontinental Airport.
- **Ample Nearby Amenities** – Close proximity to restaurants, retail centers, banks, medical facilities, premier golf courses and Kingwood Town Center.
- **Professional Environment** – Located in a well-maintained, business-friendly area that appeals to clients and employees alike.



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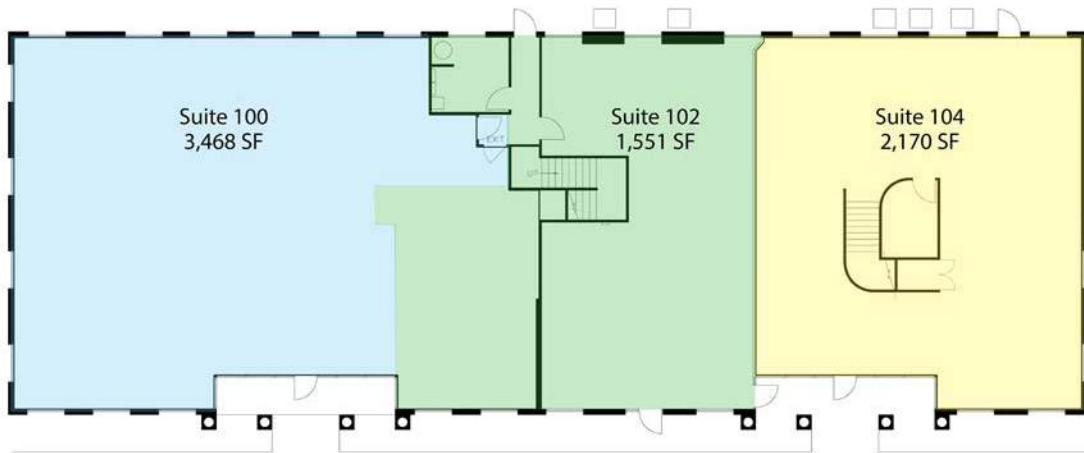
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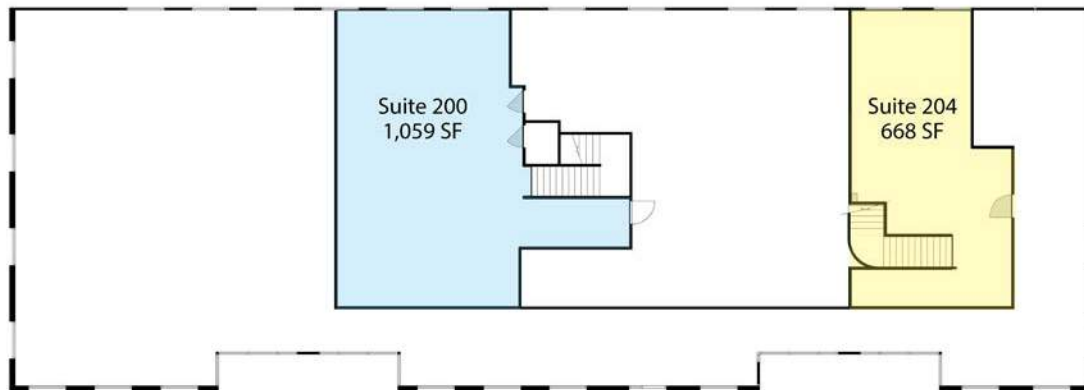
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# BLDG A: AVAILABLE SPACE



## FIRST FLOOR SHELL SPACE DIVISIBLE



## SECOND FLOOR BUILT OUT DIVISIBLE

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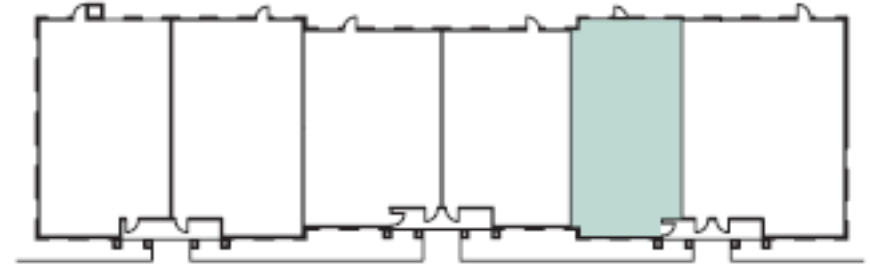
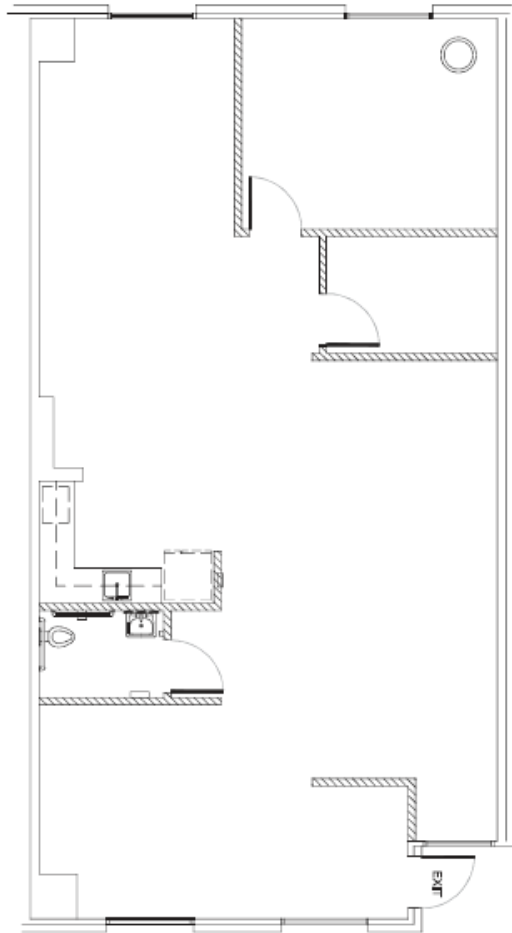
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# BLDG B: SUITE 109 (FIRST FLOOR) | 1,390 SF



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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
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

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