

THE THOMPSON

PROFESSIONAL OFFICE BUILDING

704 North Thompson St.
Conroe, Texas 77301

THE THOMPSON

704
Families 152
152 Carolee Sherry Bollen
154-155 Britton Design & Promotions
156 Andrew Insurance Agency
157 Bob Wally Insurance At Law
David Wall Insurance
Worth TMSG Insurance
VA UPD-8
VA DCP
VA Party



PROMED REALTY
MANAGEMENT | BROKERAGE



PROFESSIONAL OFFICE SPACE FOR LEASE

704 North Thompson St.
Conroe, Texas 77304

PROPERTY DETAILS

- Use: Professional Office/Retail
- GBA: 17,041 +/- SF
- Renovated in: 2024
- Rental Rate: Starting at \$295.00 per Month
- Services: Full Service Lease
- Term: 3+ years
- Space Available: 104 SF - 3,132 +/- SF

SUITES AVAILABLE

136: 256 SF	162: 417 SF
137: 208 SF	163: 568 SF
154: 291 SF	166: 647 SF
155: 755 SF	170: 1,172 SF
156: 104 SF	171: 405 SF
158: 361 SF	188: 260 SF



CONTACT

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100 MEDICAL CENTER BLVD. CONROE, TEXAS 77304

BUILDING PHOTOS



Professional Office Suites Available in Prime Downtown Conroe Location

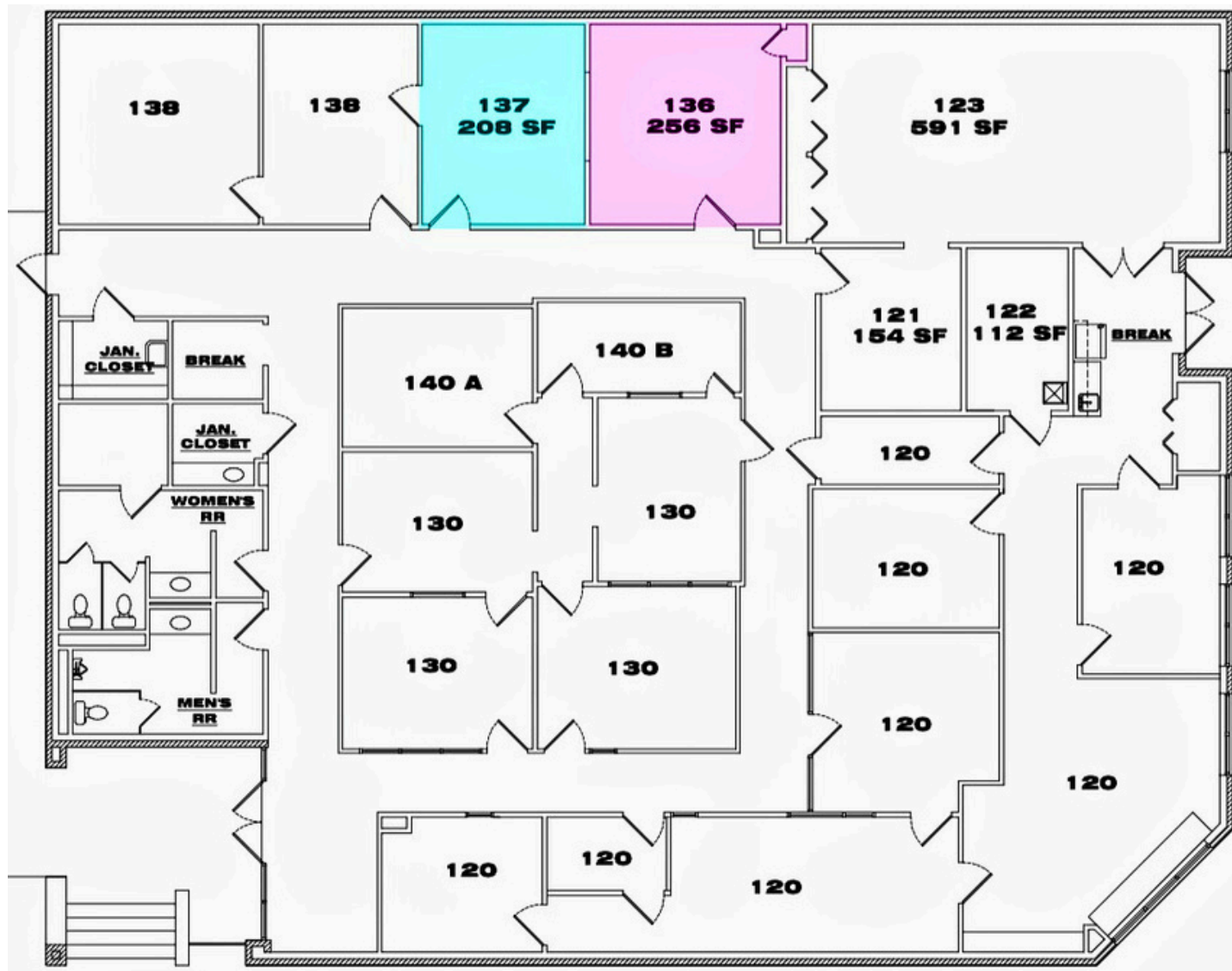
Professional office space located just two blocks from the Montgomery County Courthouse and City of Conroe administrative offices, this property is ideally situated for attorneys, engineering firms, insurance professionals, and other service-based businesses. Office sizes range from efficient 200 SF single-room offices to spacious 3,000 SF multi-room suites—perfect for teams of all sizes. The building sits along high-visibility North Thompson Street and is one of the few properties downtown that offers ample parking, including street parking, a large private lot off Lewis Street, and overflow parking at the corner of North Thompson and Nugent Streets.

Conroe, recently named one of America's fastest-growing cities, offers an exceptional quality of life, just 45 minutes from Houston and 15 minutes from The Woodlands. With flexible lease terms, refreshed interiors, and a variety of available spaces, this iconic property is the perfect home for your growing business.

AERIAL PHOTOS



702 BUILDING



704 BUILDING



INFORMATION ABOUT BROKERAGE SERVICES

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. **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.

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 AND A BROKER SHOULD BE IN WRITING AND 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.

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