



THE GROVES OFFICE CONDOS

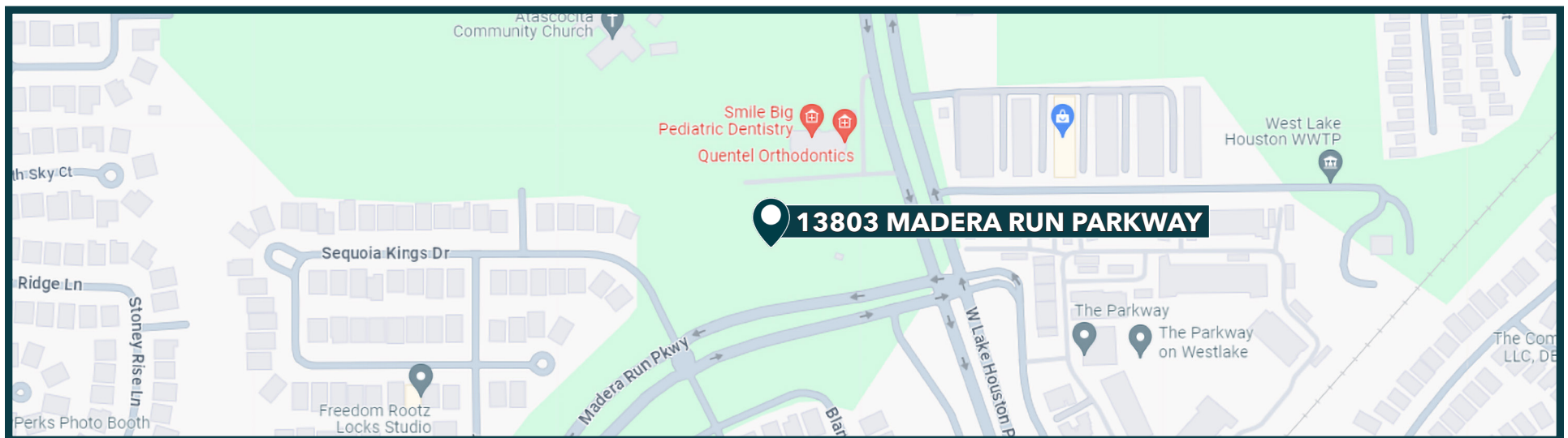
13803 MADERA RUN PARKWAY
HUMBLE, TEXAS 77346

**Commercial Real Estate,
*Reimagined***

Representative Photo

Property Highlights

- For Sale or Lease
- 1,225 SF units available for lease
- Medical or professional use
- Single-story with private front-door entrance and surface parking
- Fully built out with high-end finishes
- Fully landscaped exterior maintained as part of a Community Management Association
- Energy-efficient construction materials
- Commercial-grade windows and doors



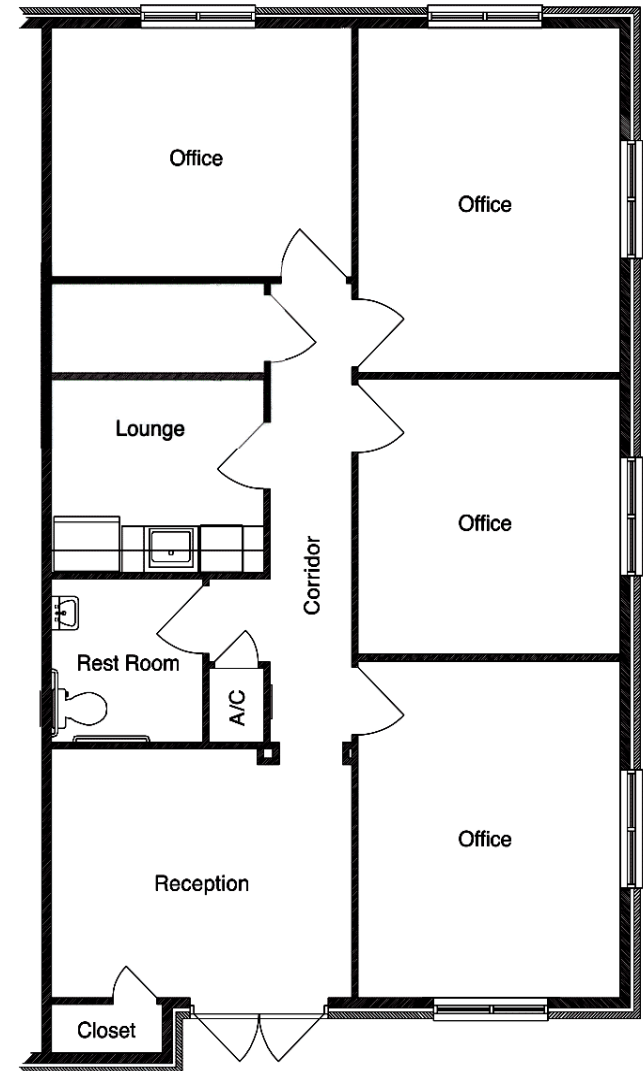
Site Plan



Floor Plan

Standard Single Unit

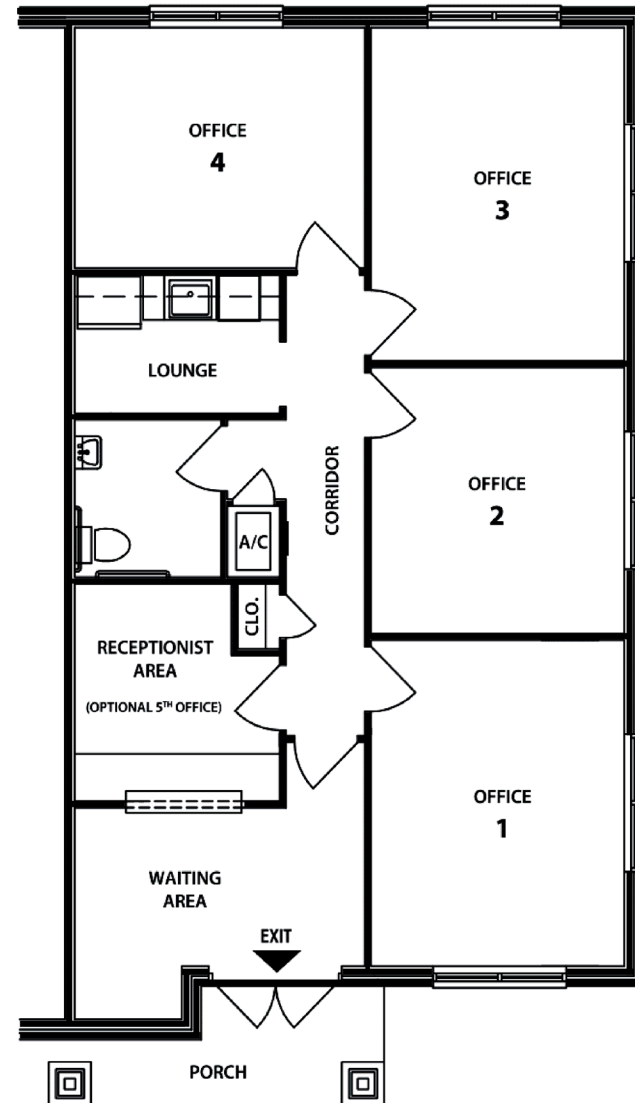
- This is our standard floor plan. Many customizations can be made to create the perfect space for your business needs.



Floor Plan

Receptionist / 5th Office Single Unit

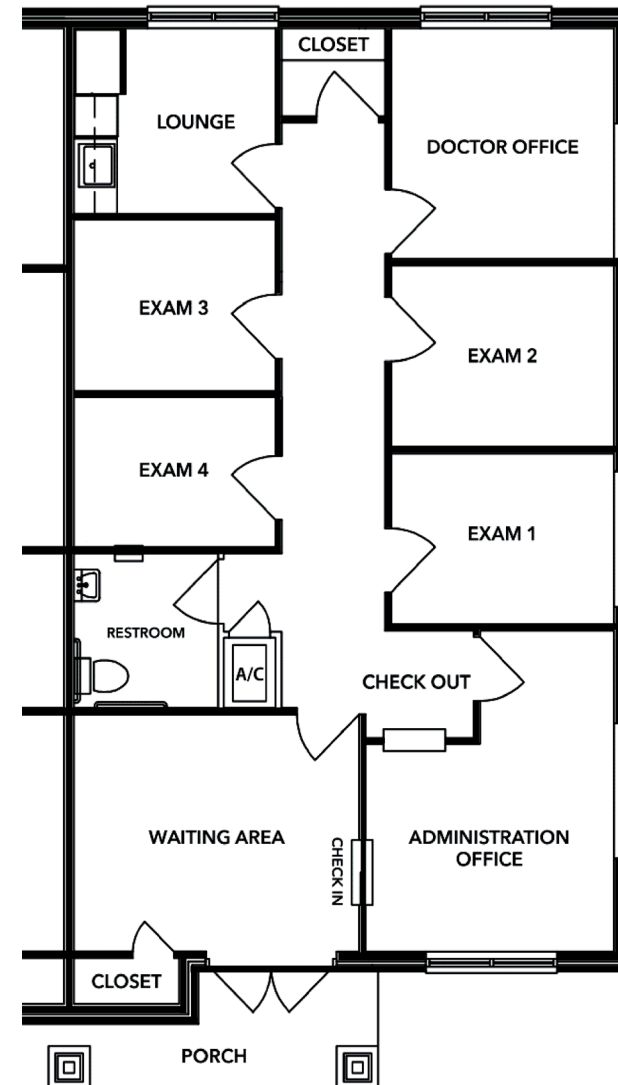
- This is our Receptionist / 5th office floor plan. Many customizations can be made to create the perfect space for your business needs.
- This plan includes all the features of the standard unit plus a modified lounge, receptionist desk with granite top and sliding glass window.
- The 5th office plan is the same as receptionist plan minus the desk and sliding glass window.



Floor Plan

Professional Single Unit

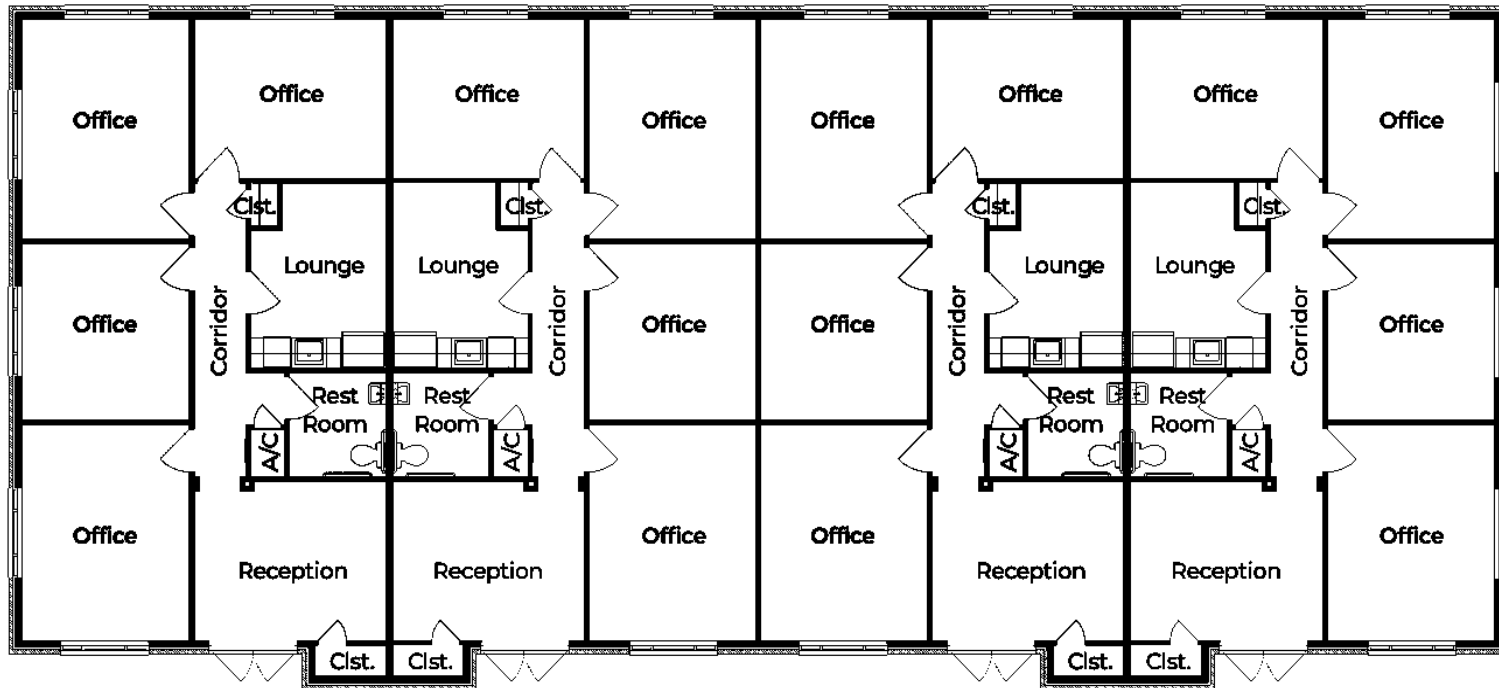
- This is our professional floor plan. This plan is ideal for medical, healthcare, and other users.
- This plan includes all the features of the standard unit plus a modified lounge, lab with lower cabinets with sink and administration desk with granite top and sliding glass window.
- Additional options for this plan include but are not limited to exam room cabinets with sinks, upper cabinets for lab, and additional upper and lower cabinets in the administration area.



Floor Plan

4-Unit

- Offices are efficiently designed and can be combined to create larger units.
- Picture shows a 4-unit floor plan. 3, 4 and 5-unit floor plans are available.



Map

LEGEND:

★ - The Groves Office Condominiums





Nearby Amenities



- A**
- Bakery Donuts
 - Dunkin'
 - El Jimador - Mexican
 - Humble Kids Dentistry
 - Iguana Joe's - Mexican
 - Jiffy Lube
 - Little Cancun - Mexican
 - McDonald's
 - Mojo's Sports Grille
 - Nara Thai
 - Sweet Escape
 - Sweet Land
 - The Center for Audiology - Hearing Aid store
 - The colonnade - Shopping mall
 - Texan Mart - Convenience store

- B**
- Abbott's Frozen Custard Atascocita - Ice Cream
 - Atascocita Park
 - Caliber Auto Care - Auto repair shop
 - CVS Drug store
 - Dog Park at Atascocita Park
 - Dutch Bros Coffee
 - Extra Space Storage
 - Tacos al pastor el trompo - Tacos

About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

Sales and Leasing Team



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 **ASPIRE**
COMMERCIAL



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.

11-2-2015



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.

Aspire Commercial, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9013435 <small>License No.</small>	info@aspirecre.com <small>Email</small>	713-933-2001 <small>Phone</small>
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N/A <small>Licensed Supervisor of Sales Agent/ Associate</small>	N/A <small>License No.</small>	N/A <small>Email</small>	N/A <small>Phone</small>
Anh Rodriguez <small>Sales Agent/Associate’s Name</small>	770522 <small>License No.</small>	anhr@aspirecre.com <small>Email</small>	832-317-8768 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date