

# FOR LEASE

15498-15604 Summit Park Dr  
Office | Warehouse | Flex

15349-15391 Summit Park Dr  
Office Suites | Executive Suites

1097

Willis Montgomery

## LANDPARK

### Summit Business Park

15349-15604 Summit Park Dr  
Montgomery, Texas 77356

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)





# OFFICE SUITES

## SUMMIT BUSINESS PARK

15349 Summit Park Dr • Montgomery, Texas 77356

### PROPERTY DESCRIPTION

Summit Business Park is located on FM 1097 just north of downtown Montgomery, Texas. Summit Business Park gives business owners and employees the opportunity to work in a space conveniently located minutes from downtown Montgomery, 15 minutes from Conroe, and only 25 minutes from the Woodlands area. Summit Business Park features office space, warehouse, flex-space and executive suites to meet all your business needs. Office spaces range from 1,200 to 6,000 sf with build to suit opportunities. The office/warehouse buildings consist of Grade Level 12 ft. overhead doors, clear heights of 14 ft, 480V, 3PH power. The executive office suites consist of private offices/kitchen area/conference room/two restrooms. Natural gas and high-speed fiber internet are available throughout the park.

### SPACE AVAILABILITY 15349 Summit Park Dr

UNIT	SF	RATE (sf/yr)
B1-102	900 SF Built Out	\$19+NNN
B1-103	2,100 SF Built Out	\$18+NNN
B2-201 Shell	1,500 - 4,000 SF	\$23+NNN
B4 - 401-402 Shell	1,500 - 3,000 SF	\$23+NNN
B4 - 404	1,500 SF Built Out	\$19+NNN
F1 - 101	2,400 SF	\$15+NNN

### For More Information

Ryan Burnaman  
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rmiller@landparkco.com

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Houston, Texas 77077

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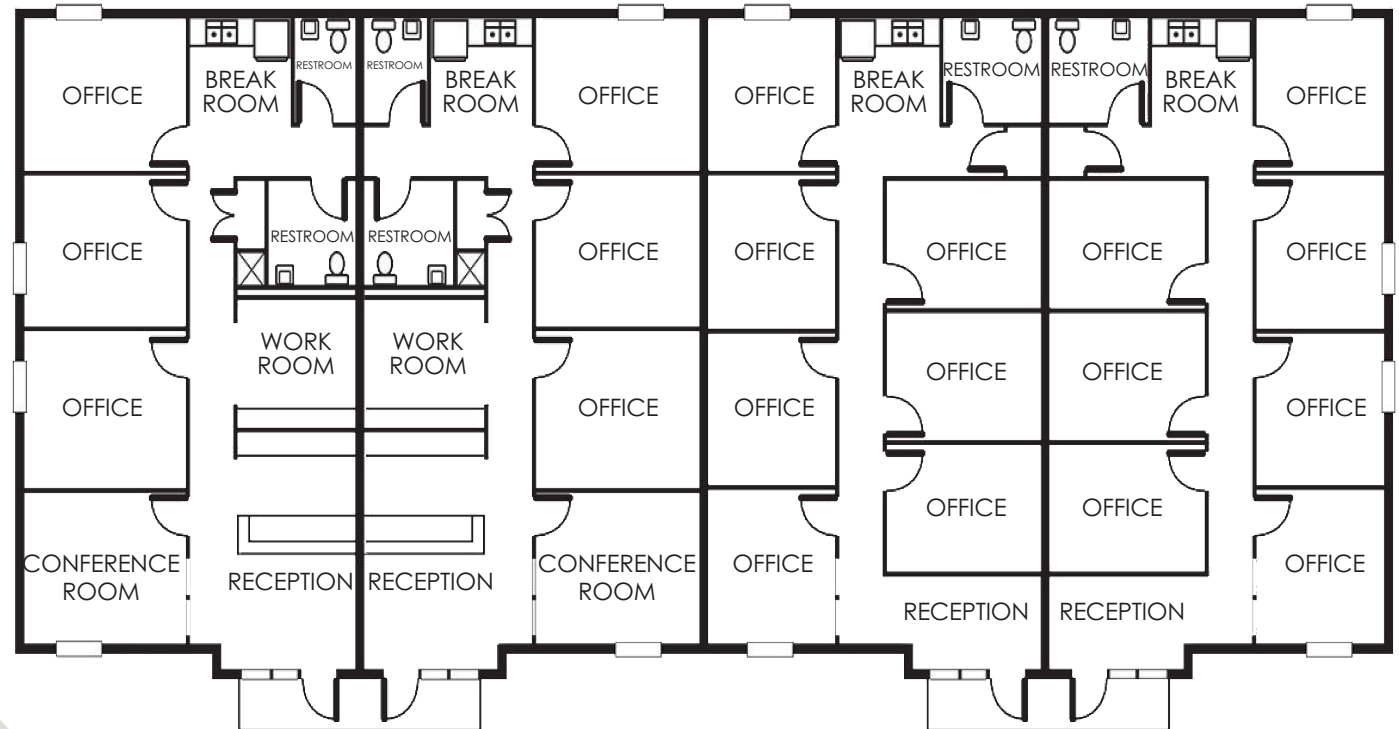
### HIGHLIGHTS

- 1,200 - 6,000 SF Office Suites
- Utilities serviced by City of Montgomery
- Minutes to Lake Conroe and Margaritaville
- 15 miles to Conroe/I-45
- 25 Miles to The Woodlands



# LANDPARK

# OFFICE SUITES



**1,500 Square Feet Office Suites or Build to Suit**

**Photos**



LANDPARK

# OFFICE SUITES



Site Plan B





# OFFICE | WAREHOUSE | FLEX

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### SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
F1-101 (Vacant)	2,400 SF	\$15 (sf/yr + NNN)

### For More Information

**Ryan Burnaman**  
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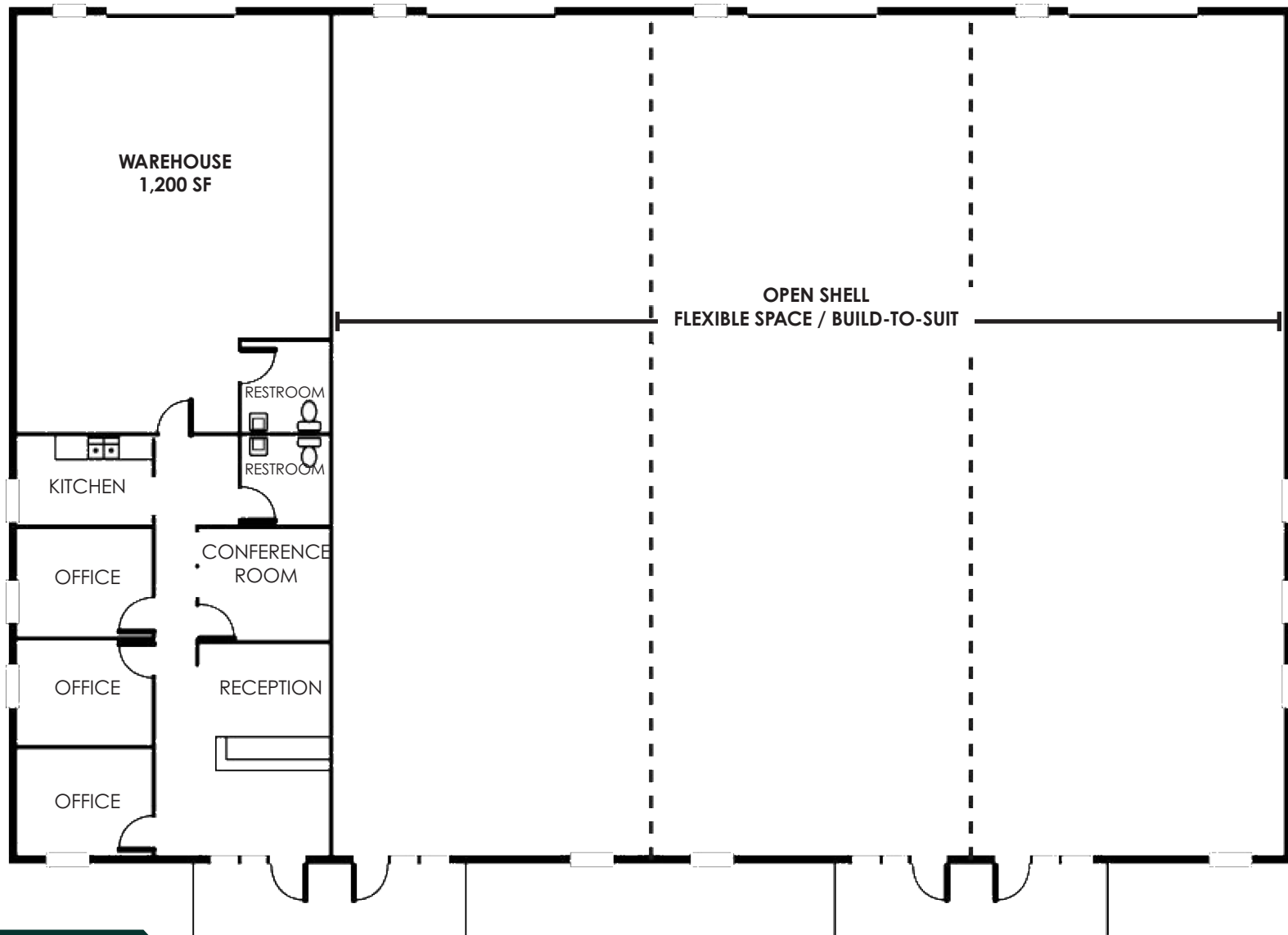


### PROPERTY HIGHLIGHTS

- 1,200 - 4,800 SF Office/Warehouse Flex space
- Utilities serviced by City of Montgomery
- Minutes to Lake Conroe and Margaritaville
- Grade Level 12 ft. Overhead Doors
- Clear Height of 14 ft
- 480V, 3PH Power
- 15 miles to Conroe/I-45
- 25 Miles to The Woodlands

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.





Office | Warehouse | Flex - 1,200 - 4,800 square-foot suites



LANDPARK

OFFICE | WAREHOUSE | FLEX



Site Plan F



LANDPARK

OFFICE | WAREHOUSE | FLEX



Photos





## 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.

**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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Burnaman	718215	rburnaman@landparkco.com	(713) 292-3485
Sales Agent/Associate's Name	License No.	Email	Phone
Ross Allyn Miller	815890	rmiller@landparkco.com	(832) 465-5443
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date