FOR LEASE

1097

15498-15604 Summit Park Dr Office | Warehouse | Flex

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Start .

15349-15391 Summit Park Dr Office Suites | Executive Suites

Summit Business Park

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15349-15604 Summit Park Dr Montgomery, Texas 77356



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2550 Gray Falls Drive, Suite 400 Houston, Texas 77077 **713.789.2200** 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		
UNIT	SF	RATE (sf/yr)
B-2 (Shell Space)	1,500-6,000 SF	\$18+NNN
B-3 (Shell Space)	1,500-6,000 SF	\$18+NNN
B-4 (401)	1,500-3,000 SF	\$18+NNN
B-4 (403)	Executive Suites	\$18+NNN

For More Information

Ryan Burnaman 713.292.3485 (Cell) rburnaman@landparkco.com Bill McGrath, CCIM 281.598.9860 bmcgrath@landparkco.com

LandPark Commercial

2550 Gray Falls Drive, Suite 400

Houston, Texas 77077

713.789.2200

www.LandParkCo.com

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.



HIGHLIGHTS

- 1,200 6,000 SF Office Suites
- Executive Suites Consists of Private Offices/Kitchen/Conf Rm/Restrooms
- Utilities serviced by City of Montgomery
- Minutes to Lake Conroe and Margaritaville
- 15 miles to Conroe/I-45
- 25 Miles to The Woodlands

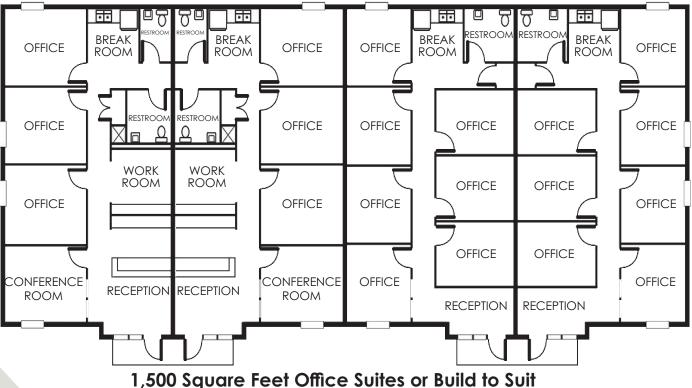
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OFFICE SUITES



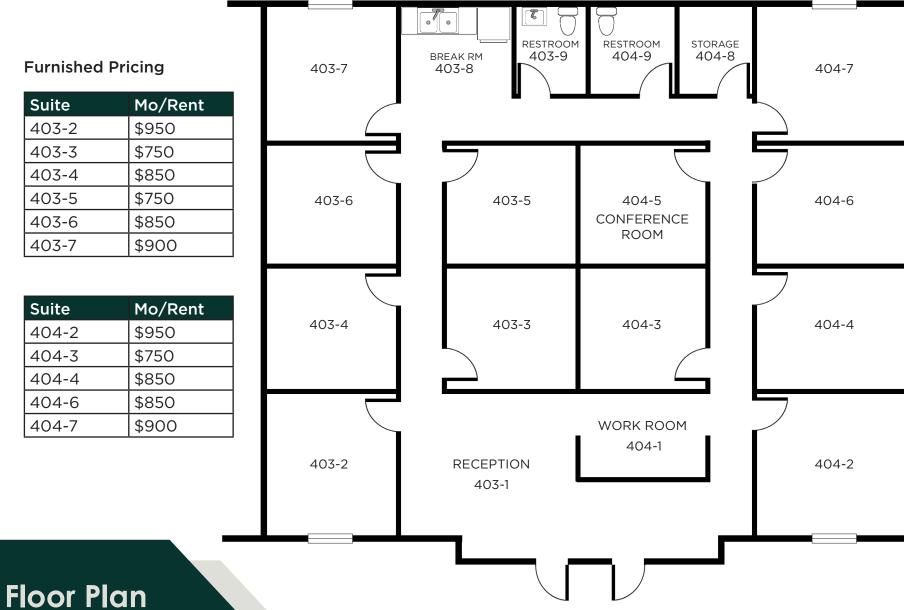


Photos





EXECUTIVE SUITES



Furnished Pricing

Suite	Mo/Rent
403-2	\$950
403-3	\$750
403-4	\$850
403-5	\$750
403-6	\$850
403-7	\$900

Suite	Mo/Rent
404-2	\$950
404-3	\$750
404-4	\$850
404-6	\$850
404-7	\$900



B2

g

OFFICE SUITES

B4

B3

Site Plan B

B



OFFICE | WAREHOUSE | FLEX

SUMMIT BUSINESS PARK

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SPACE	AVAILABILITY		
UNIT		SF	RATE (sf/yr)
F1-101	(Vacant)	4,800 SF	\$18 (sf/yr + NNN)
F2-201	(Vacant)	2,400 SF	\$18 (sf/yr + NNN)
F4-401	(Vacant)	2,400 SF	\$18 (sf/yr + NNN)
F5-502	(Vacant)	2,400 SF	\$18 (sf/yr + NNN)
F9-901	(Vacant)	4,800 SF	\$18 (sf/yr + NNN)

For More Information

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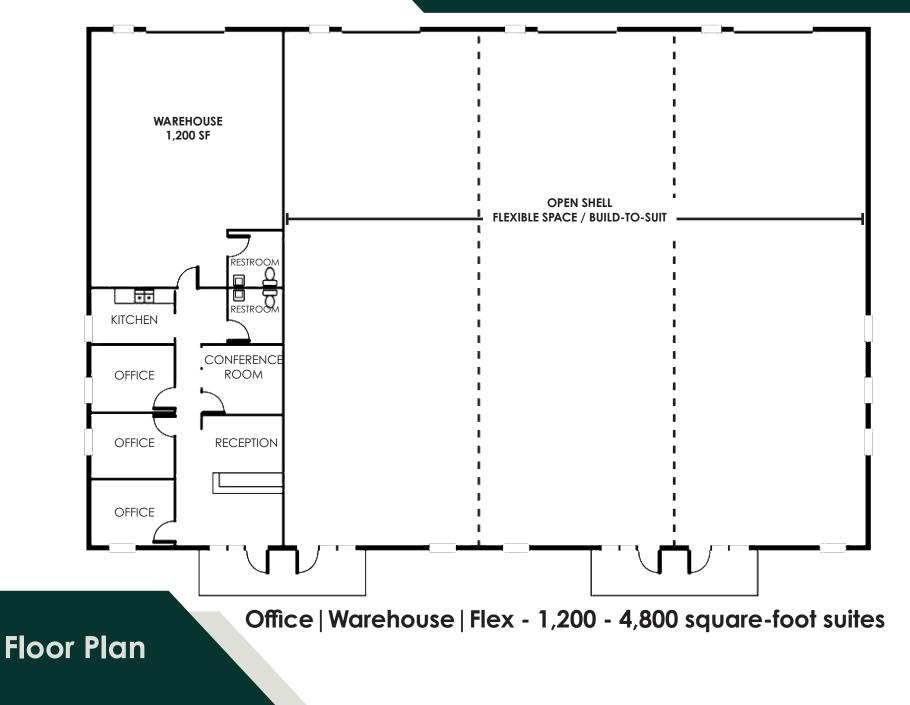


PROPERTY HIGHLIGHTS

- 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



OFFICE | WAREHOUSE





F1

F3

//// F4 F5

F6

F8-

Dh

OFFICE | WAREHOUSE | FLEX

Summit Port Drives

Site Plan F



OFFICE | WAREHOUSE | FLEX











Photos

 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 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:
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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0