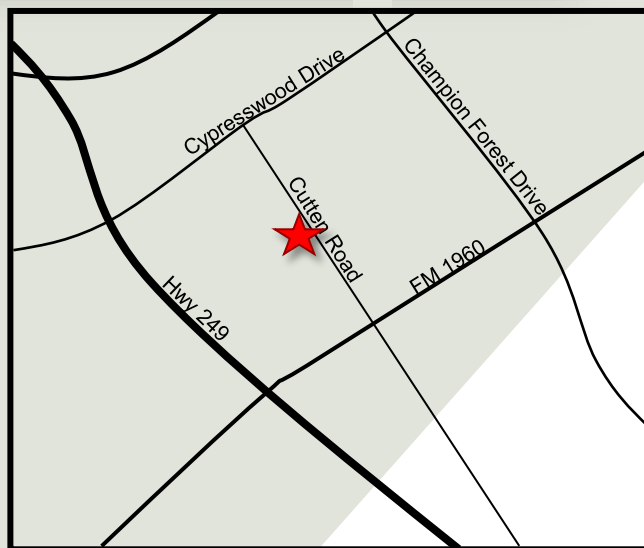


CHAMPIONS CENTRE - FOR LEASE

13455 CUTTEN ROAD – SPRING, TEXAS



- **41K+ RETAIL/OFFICE BUILDING**
- **ON SITE PROPERTY MANAGEMENT**
- **MOVE-IN READY SUITES AVAIL.**

AVAILABLE SPACES:

- 1C: 1,440 SF move-in ready
- 2C: 3,650 SF former hair salon
- 1D: 1,440 SF
- 1E: 1,440 SF move-in ready
(Open concept, polished concrete flooring)
- 2J: 1,145 SF move-in ready

ECONOMICS:

- \$21.00 psf per year (\$1.75 psf per month)
NNN with 5% increases
- \$5.28 psf Operating Expenses
- Suites starting at \$1,890 per month

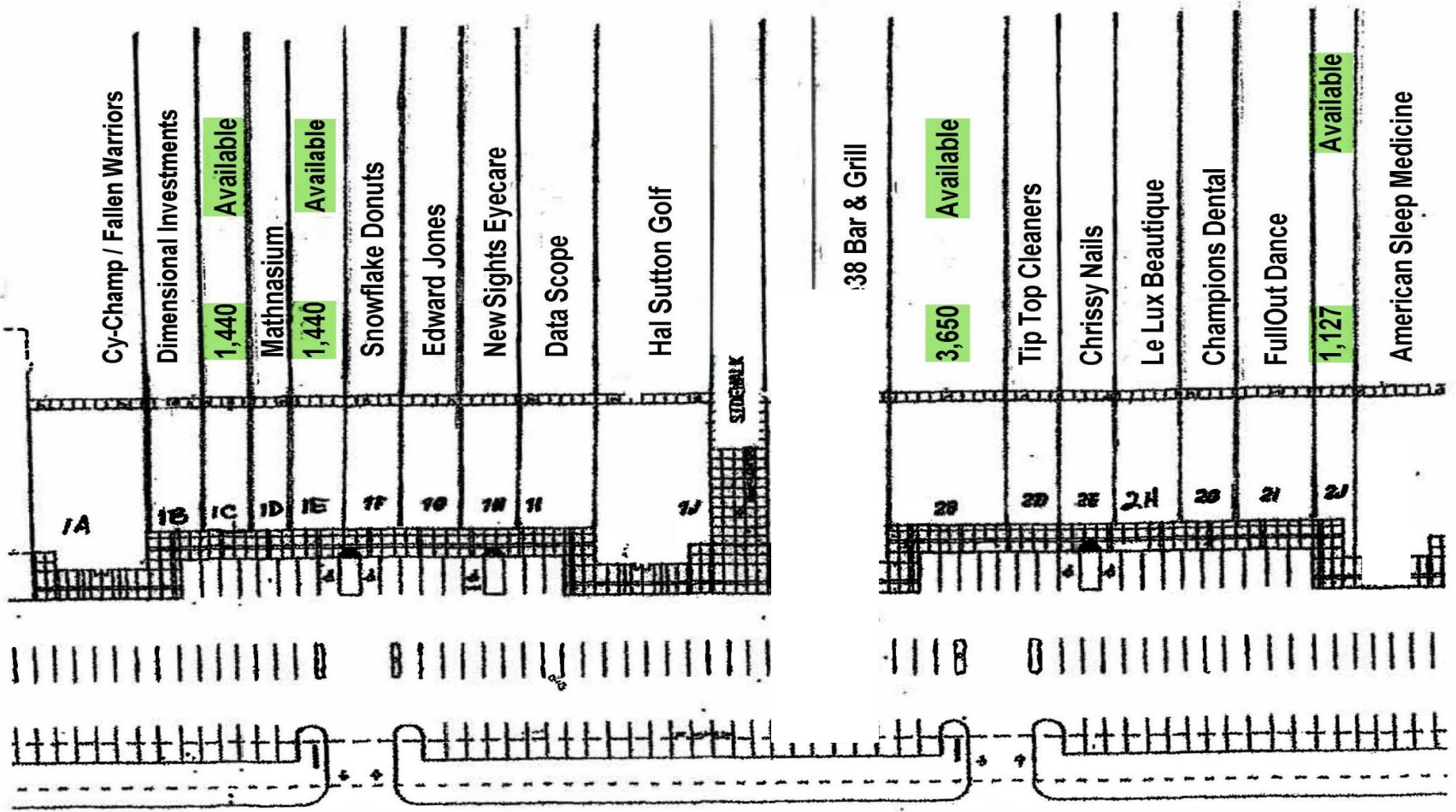
BUILDING FEATURES:

- One-story, 41,768 SF Building
- 170 parking spaces Avail.
- Spaces range from 65 feet – 85 feet in depth

CHAMPIONS CENTRE - FOR LEASE

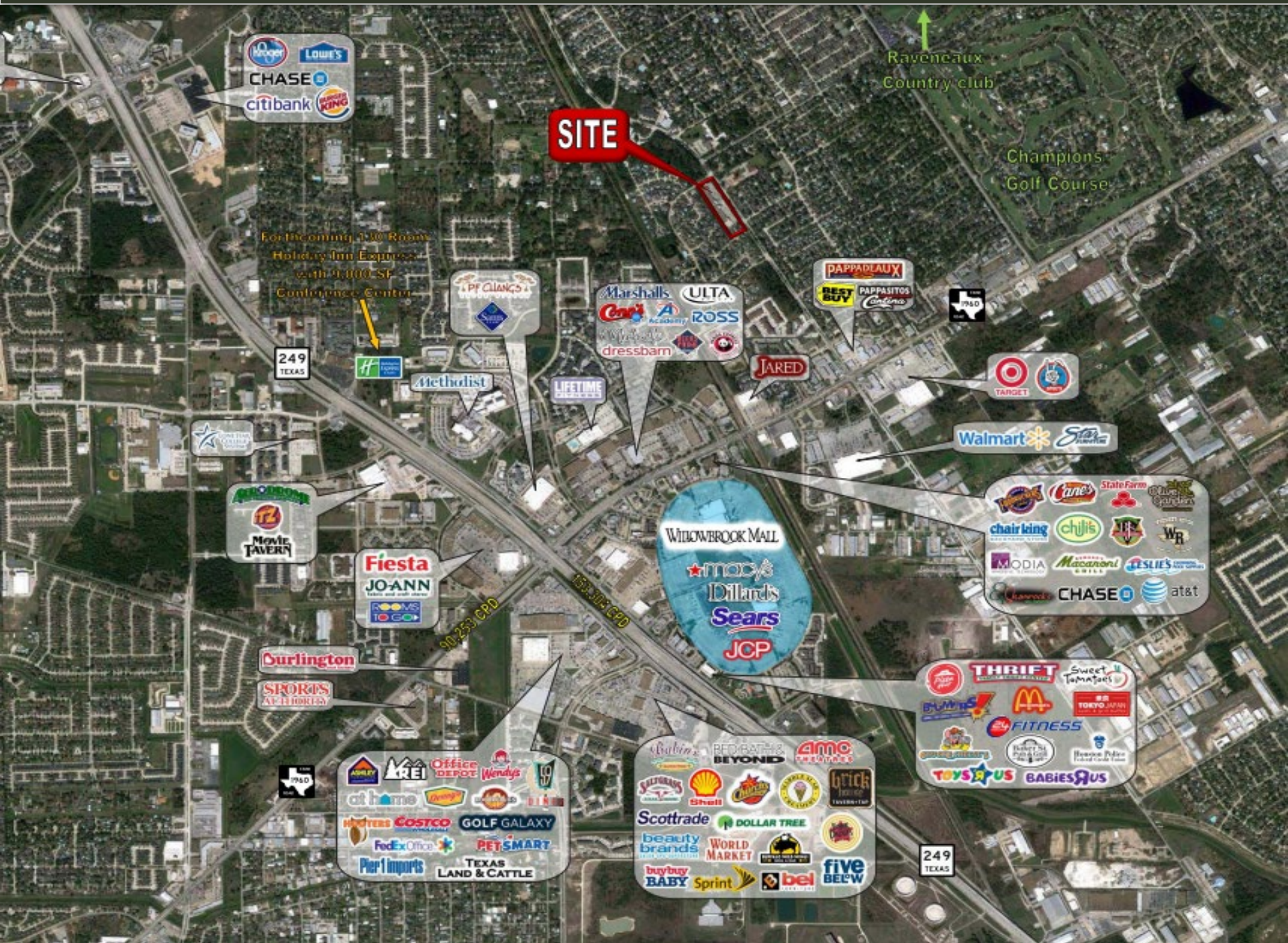
13455 CUTTEN ROAD – SPRING, TEXAS

SITE PLAN



CHAMPIONS CENTRE - FOR LEASE

13455 CUTTEN ROAD – SPRING, TEXAS



TRAFFIC COUNTS:

15,000 CPD on Cutten Rd

	1.00 Mi	3.00 Mi	5.00 Mi
Active Population	11,541	102,662	303,775
Residential Count	5,571	40,571	107,131
Avg Household Income	\$97,813	\$95,537	\$90,798
Historic 5YR Growth	2.95%	15.83%	13.78%

AREA AMENITIES:

- Immediate access to SH 249, FM 1960 and Beltway 8
- Near the prestigious Champion Forest community
- Minutes from Kickerillo-Mischer Preserve
- Numerous retail, restaurant, fitness and banking outlets in the Champions and Willowbrook Mall area

CHAMPIONS CENTRE - FOR LEASE

13455 CUTTEN ROAD – SPRING, TEXAS

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>B.Pennington Commercial Real Estate, Inc.</u>	<u>404012</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

This form was produced by the subscriber named below through Texas FormSource.

Information available at www.trec.texas.gov

IABS 1-0 Date

TXR 2501

Brenda Pennington Commercial Real Estate, 19500 SH 249, Suite 330 Houston TX 77079
BRENDA PENNINGTON

Phone: (713)621-5050

Fax:

26942 Riley Rd.

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com