

Old Spring Industrial

702 Spring Cypress Rd, Spring TX 77373



Located in the Old Town Spring Community!

OFFERING 6% COMMISSIONS TO TENANT REP BROKERS IF A LEASE IS SIGNED BY THE END OF THE YEAR!

PROPERTY DETAILS

This 21,564 SF industrial building houses a variety of Office/ Warehouse spaces with sizes ranging from 1,880 SF to 5,400 SF. Versatility makes it tailor-made for different business types. Ample surface parking ensures hassle-free access to spaces it's close proximity to major freeways allow transportation to / from the site!

EXECUTIVE SUMMARY

Total Available SF:	16,040 SF
Approx. Size Ranges:	1,880 - 5,400 SF
Lease Rate:	\$12.50-\$14/SF/Yr + NNN
Power:	200 Amps/208 Volts, 3 Phase, 4 Wire
Class:	Class B
Industrial Building Size:	21,564 SF
Sub-market:	Old Town Spring
Parking:	Ample Surface Level Parking
Parking Ratio:	2.60/1,000 SF
Style:	Industrial/Flex
Traffic Count:	12,224 Per Day



Keen Realty Group, LLC

9703 Richmond Avenue Suite 100 Houston, TX
346.571.5311
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Todd Jurek, RPA

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346-571-5226

PROPERTY DETAILS

- 200 Amps, 208 Volts, 3 Phase, 60 Hz
- 18-foot clear height at center of warehouse.
- 12 ft. X 12 ft. OH door size - one OH door per suite. All grade level doors.
- Various sized conditioned office spaces with en-suite bathroom.
- Climate conditioned warehouse
- Approx. 20% office / 80% warehouse
- Ample Surface Parking Available
- Excellent Access to I-45, Highway 99, and the Hardy Toll Rd

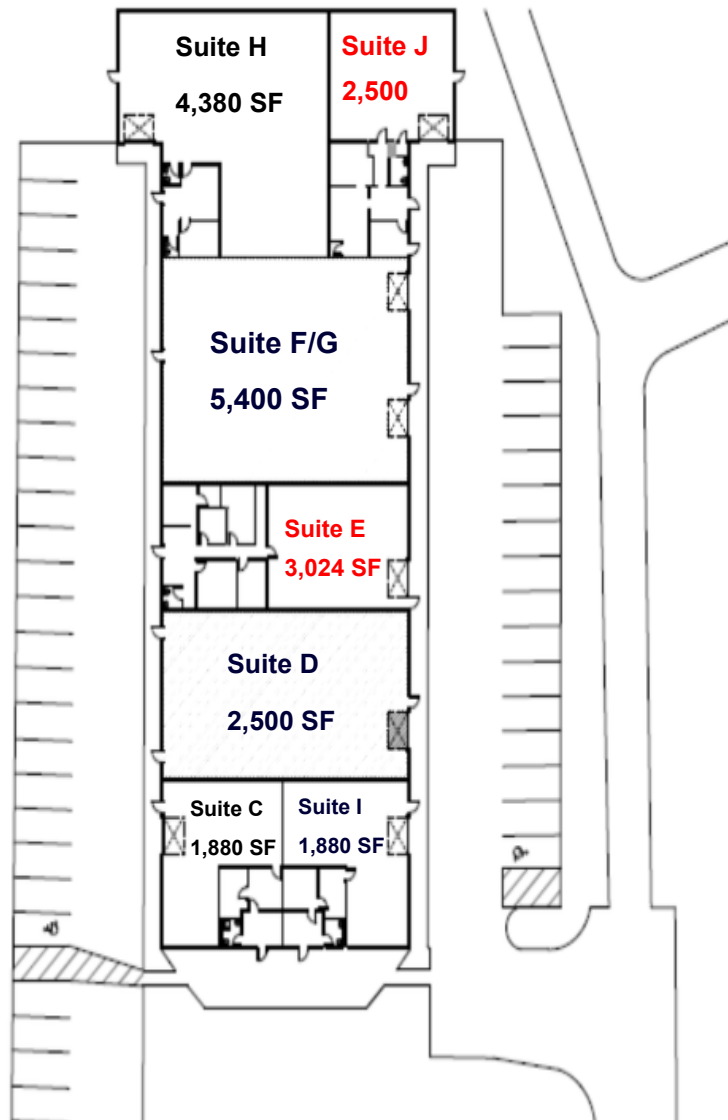


All measurements are estimated and should be verified independently

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SITE PLAN



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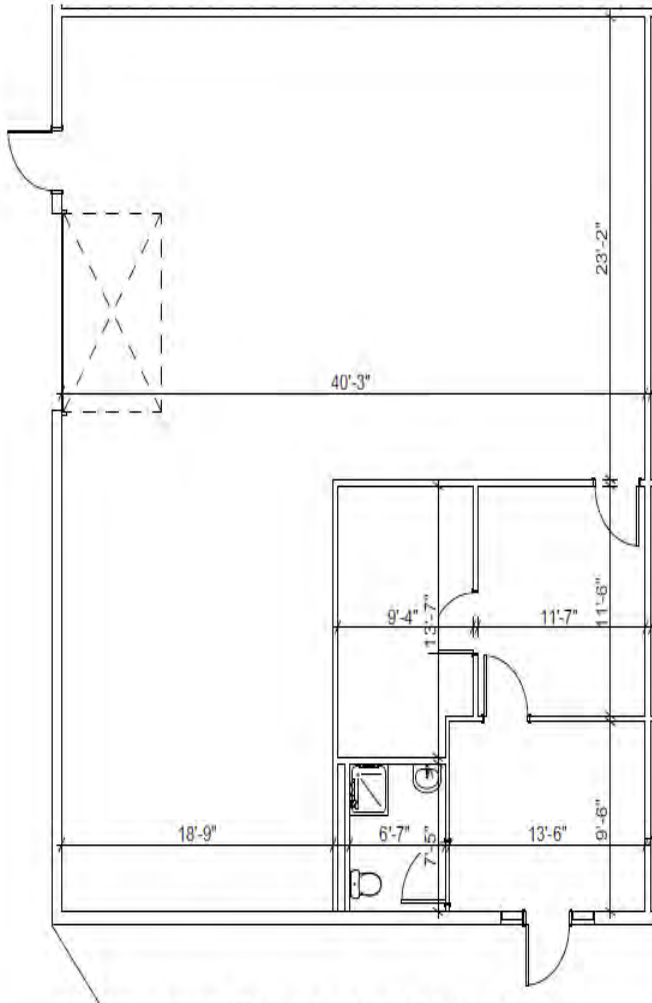
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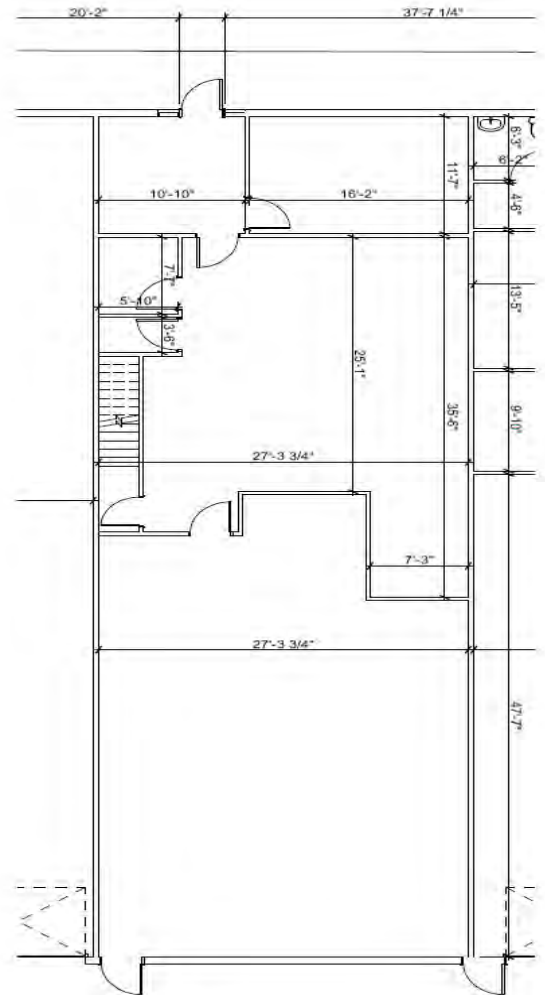
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AVAILABLE SUITES

Suite C



Suite D

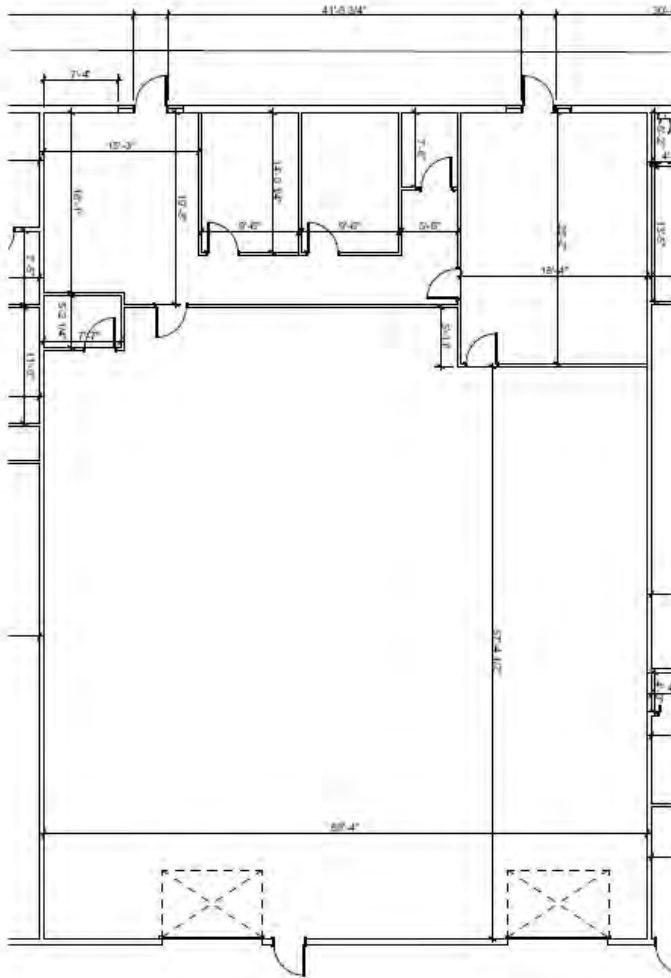


SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite C	\$14/SF/Yr + NNN	Triple Net	1,880 SF	
Suite D	\$14/SF/Yr + NNN	Triple Net	2,500 SF	

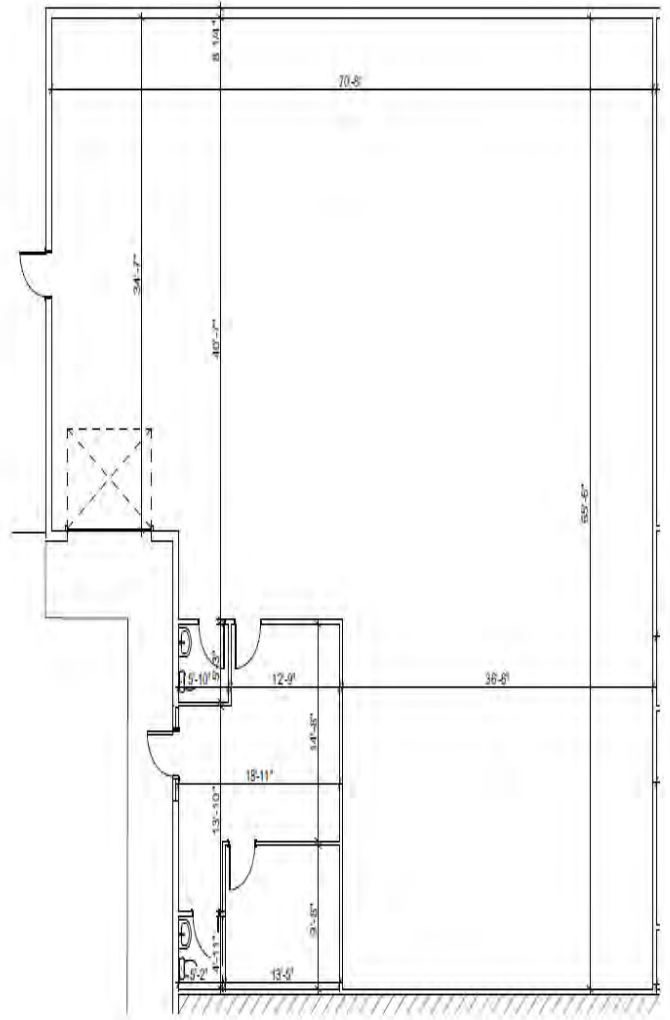
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AVAILABLE SUITES

Suite F/G



Suite H



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite F/G	\$12.50/SF/Yr + NNN	Triple Net	5,400 SF	Can be sub-divided
Suite H	\$13/SF/Yr + NNN	Triple Net	4,380 SF	

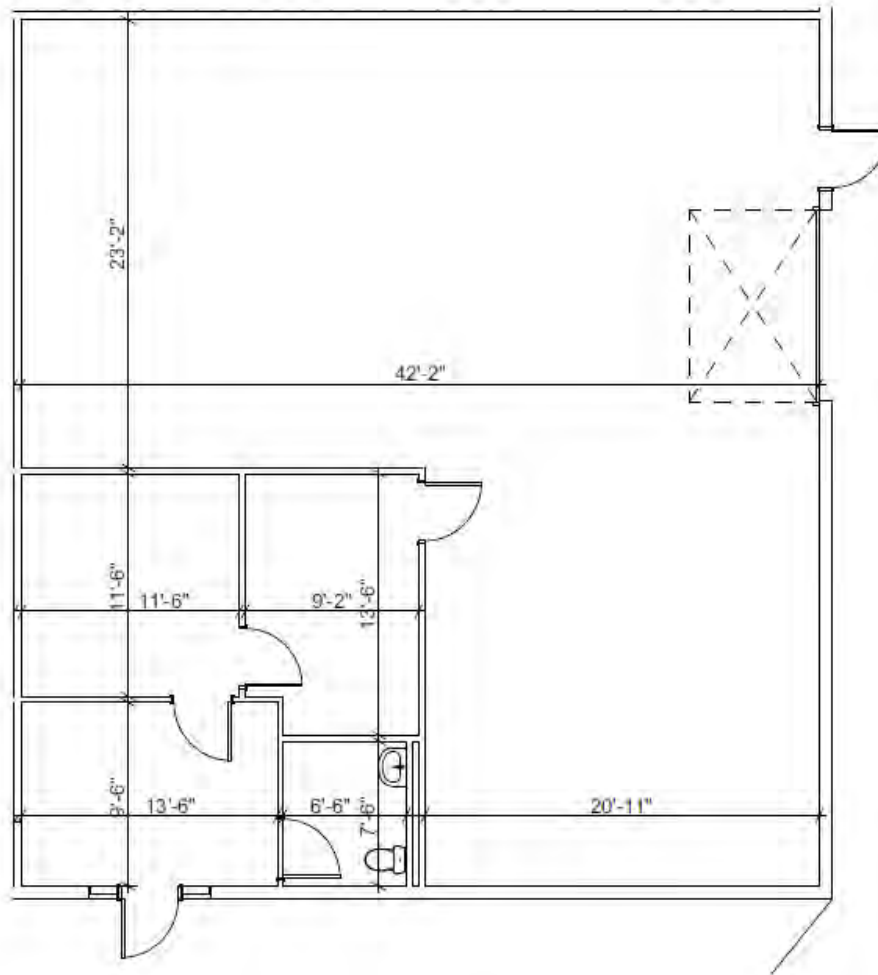
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AVAILABLE SUITES

Suite I



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite I	\$14/SF/Yr + NNN	Triple Net	1,880 SF	

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AERIAL MAP



Houston George Bush Intercontinental Airport	15.1 mi
William P. Hobby Airport	34.8 mi
Downtown Houston	25.7 mi
NRG Stadium	33.5 mi
Port of Houston	30.8 mi



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

KEEN REALTY MANAGEMENT, LLC	9004546	todd@keenrealty.com	346-571-5226
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Todd Michael Jurek	381470	todd@keenrealty.com	346-571-5226
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date