



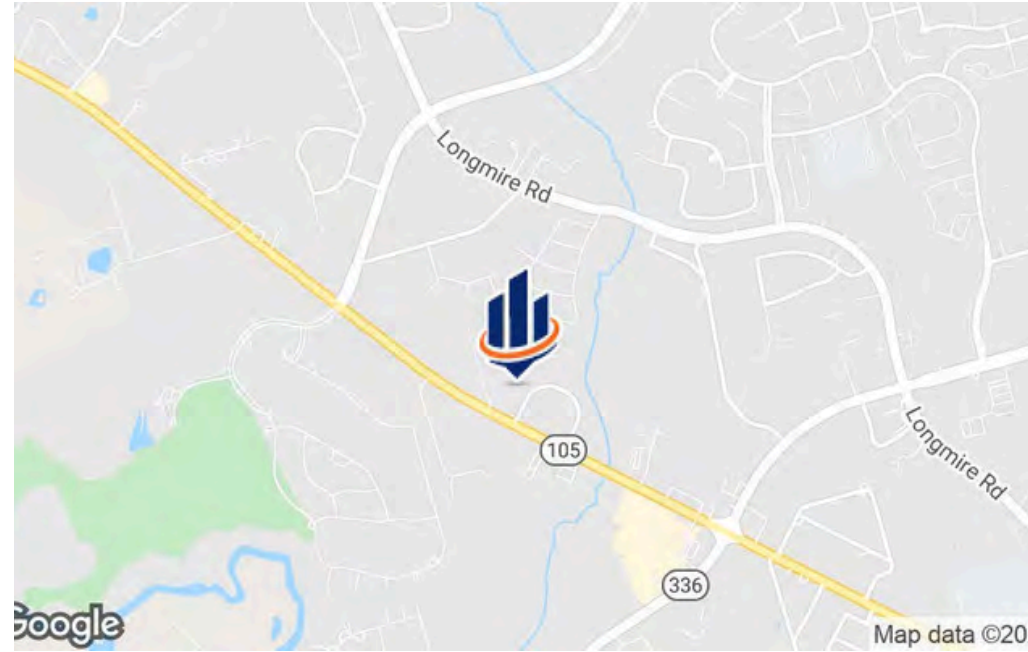
OFFICE SPACE FOR LEASE

GATEWAY OFFICE PARK

1801 | 1803 | 1805 W WHITE OAK TER, CONROE, 77304

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS:

- ±26,500 SF Suburban-Style Office Complex.
- 1,520 - 4,033 SF Office Space Available for lease
- Monument Signage Available
- Located on Highway 105 less than one mile from Conroe's north Loop 336. 2 miles from I-45
- Excellent Access and Visibility.
- Conroe named "Fastest Growing US City" by the US Census Bureau (7.8% population increase from 2015 to 2016; 11x National Avg.).

OFFERING SUMMARY:

LEASE RATE	\$18.00 - \$24.00 SF/YR [NNN]
AVAILABLE SF	1,520 - 4,033 SF
BUILDING SIZE	25,860 SF

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

TOTAL POPULATION	5,678	30,748	80,413
TOTAL DAYTIME POPULATION	5,453	38,766	90,071
AVG HOUSEHOLD INCOME	\$107,184	\$82,958	\$80,742
*Source: STDB 2025			

PROPERTY SITE PLAN



AVAILABLE SPACES

OFFICE LEASE INFORMATION:

LEASE TYPE	NNN
TOTAL SPACE	1,520 - 4,033 SF

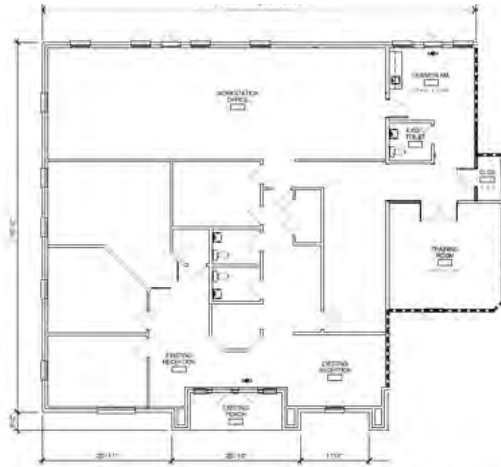
LEASE TERM	Negotiable
LEASE RATE [INDUSTRIAL]	\$18.00 - \$24.00 SF/YR [NNN]

AVAILABLE OFFICE SPACES:

SUITE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
1801 - A	Office	4,033 SF	\$18.00 SF/YR	NNN	Office Space Available
1803 - A	Office	2,024 SF	\$21.00 SF/YR	NNN	Lobby/reception area, two conference rooms, three offices, open work area, copy/storage, IT room, and two restrooms.
1803 - B	Office	1,520 SF	\$21.00 SF/YR	NNN	- Total available contiguous space: 3,544 SF. Lobby/reception area, conference room, three offices, large work room, and two restrooms.
1805 - D	Office/Medical	2,672 SF	\$24.00 SF/YR	NNN	Office/Medical Space (Currently in stud condition)

FLOOR PLANS

1801 A - 4,300 SF



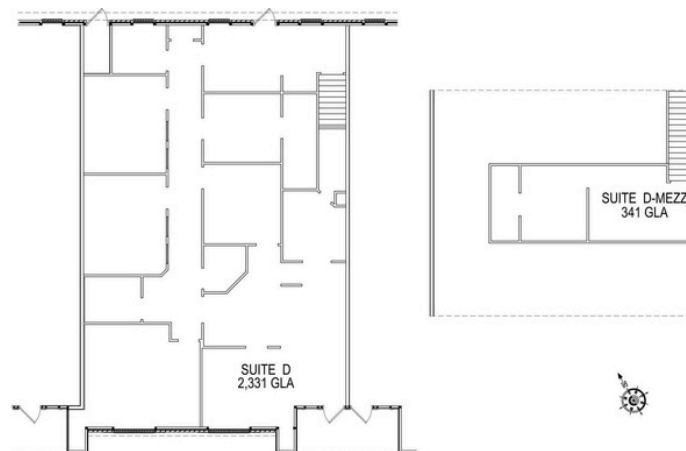
1803 A - 2,024 SF



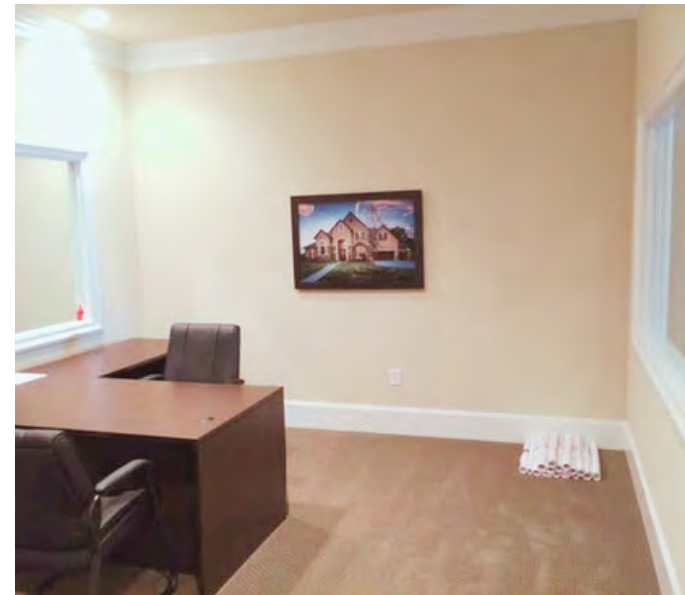
1803 B - 1,520 SF



1805 D - 2,672 SF



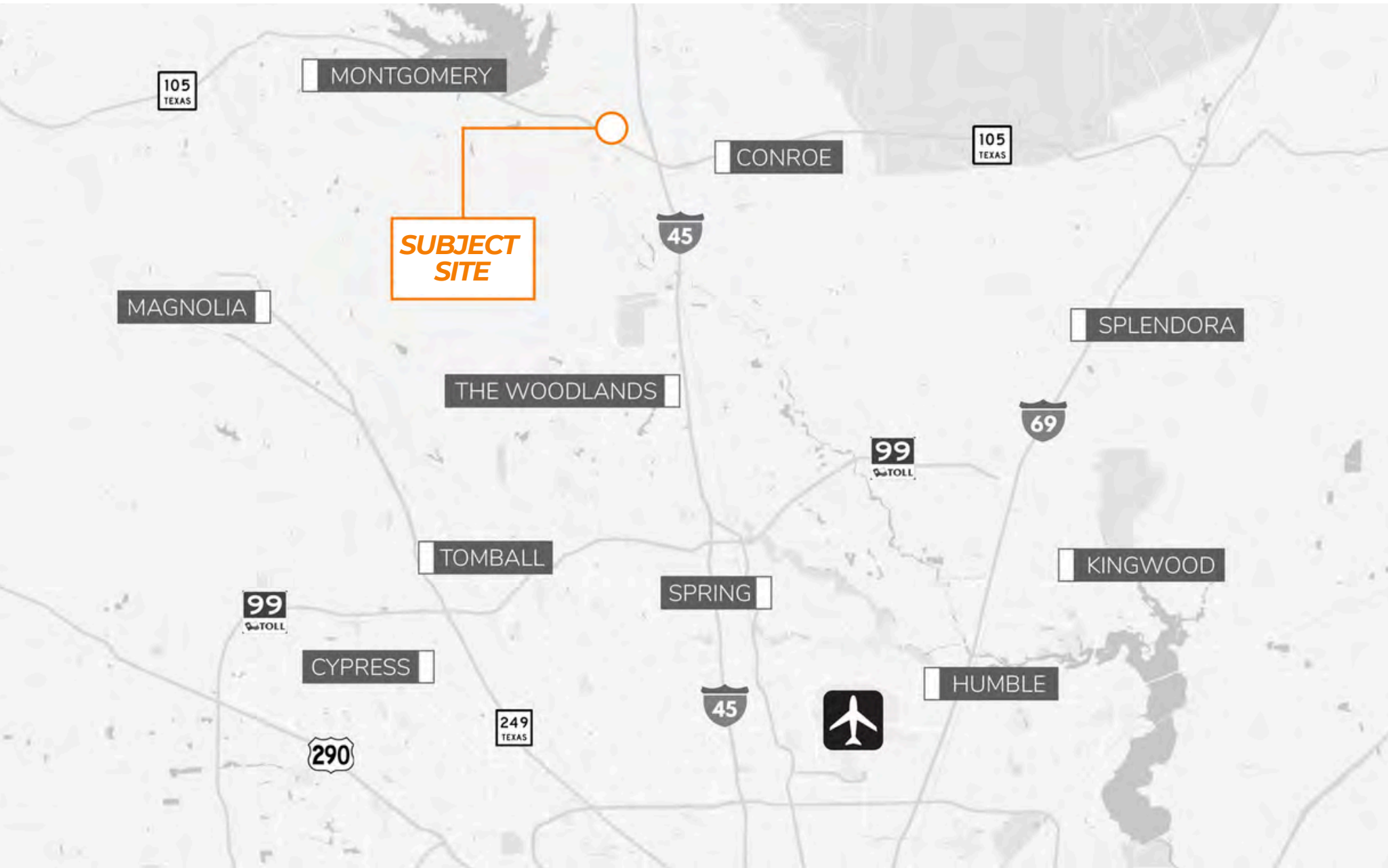
PROPERTY PHOTOS



PROPERTY PHOTOS - 1803

GATEWAY OFFICE PARK

PROPERTY LOCATION



SURROUNDING RETAIL



MARKET OVERVIEW

CONROE MARKET HIGHLIGHTS



Conroe is the county seat of Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as the fastest-growing city in the nation with an annual growth rate of 7.8%, 11 times higher than the national average.

There are several new housing developments in the area, including Johnson Development's Grand Central Park and Woodforest Developments and Howard Hughes newest master planned community, The Woodlands Hills. Current actively planned communities are providing an estimated additional 18,000 homes to the area.

Residential growth is spurring business growth in Conroe. Fortune 500 healthcare company McKesson has recently moved its regional distribution center to Conroe and major oil and gas manufacturer, Reed Hycalog, is building its new world headquarters in Conroe, as well as Tenaris, who also announced its resuming operations in Conroe.

Retail is also expanding, including the addition of "336 Marketplace," a 700,000+ SF power center located at S Loop 336 and I-45, as well as the redevelopment of the "Outlets at Conroe," a 340,000+ SF outlet mall located at League Line Rd. and I-45. The Conroe-North Houston Regional Airport recently underwent a \$17 million expansion to support the area's growth; the airport contributes a \$33 million economic impact to the local economy.

FOR LEASING INFORMATION:

NEAL KING

Senior Advisor
281-367-2220 EXT: 125
neal.king@svn.com

JEFF BEARD, CCIM

Managing Director
281-367-2220
jeff.beard@svn.com



281.367.2220

JBEARDCOMPANY.COM

9320 LAKESIDE BLVD | STE 250
THE WOODLANDS, TX 77381

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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