

# FOR LEASE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

## 3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS

### MAP LOCATION



### PROPERTY FEATURES

- Suites ranging from +/- 5,285 SF - +/- 7,260 SF
- Close to Pecan Park Sports Complex, Pasadena Convention Center & Fair Grounds, San Jacinto College, Hawthorne at Fairmont Apartments, Mariposa Senior Apartment Homes
- +/- 16,000+ CPD (Fairmont Parkway at Canada Road)
- +/- 13,000 CPD (Spencer Highway at Canada Road)
- New Construction & Business Park Setting



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

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

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

DEVELOPED BY:



Longevity Realty Partners

PRESENTED BY:

COLE BEDFORD

SENIOR ASSOCIATE

[COLE@JOELGHILL.COM](mailto:COLE@JOELGHILL.COM)

(713) 540-5457

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.



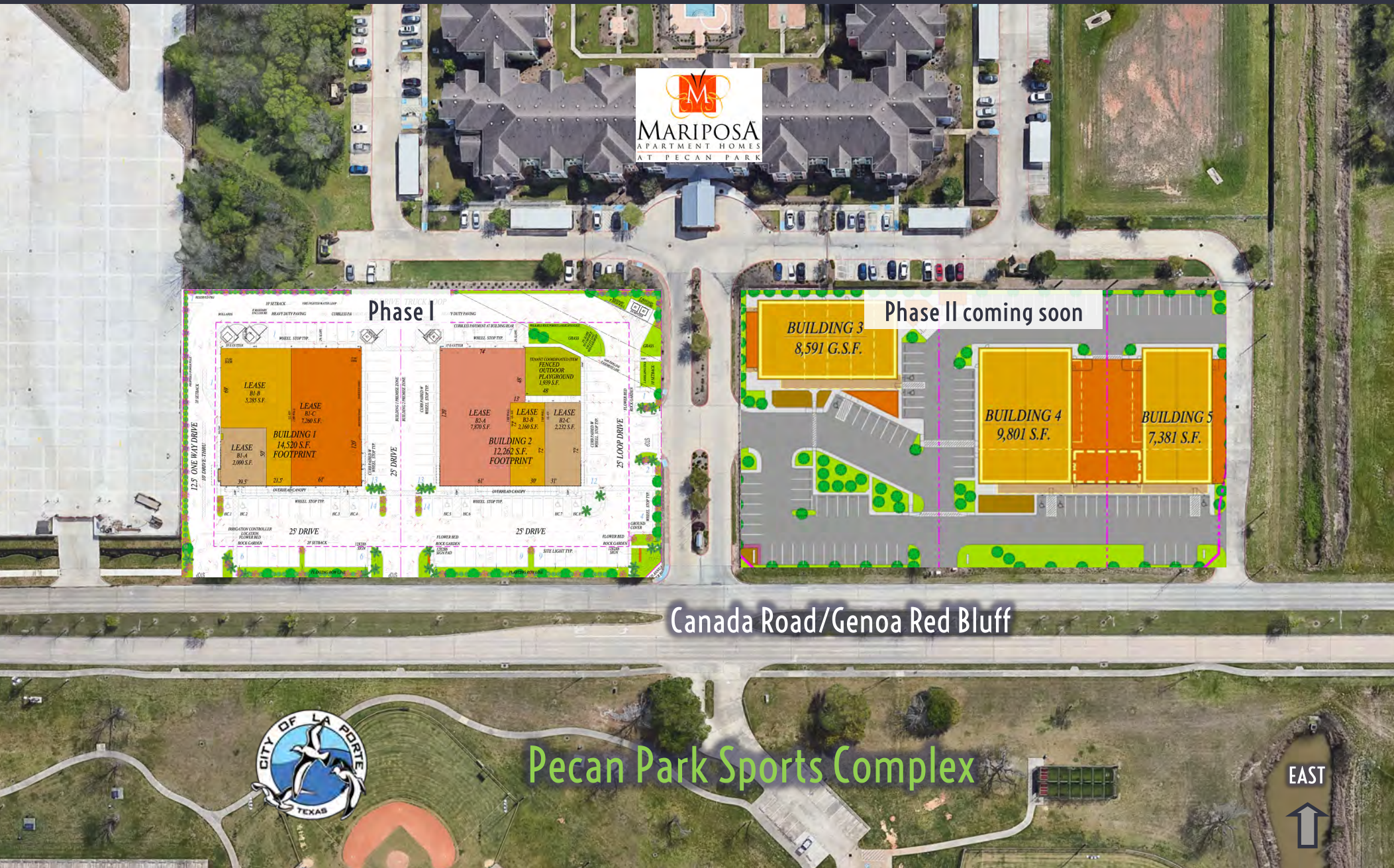
# FOR LEASE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

## 3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS



DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.



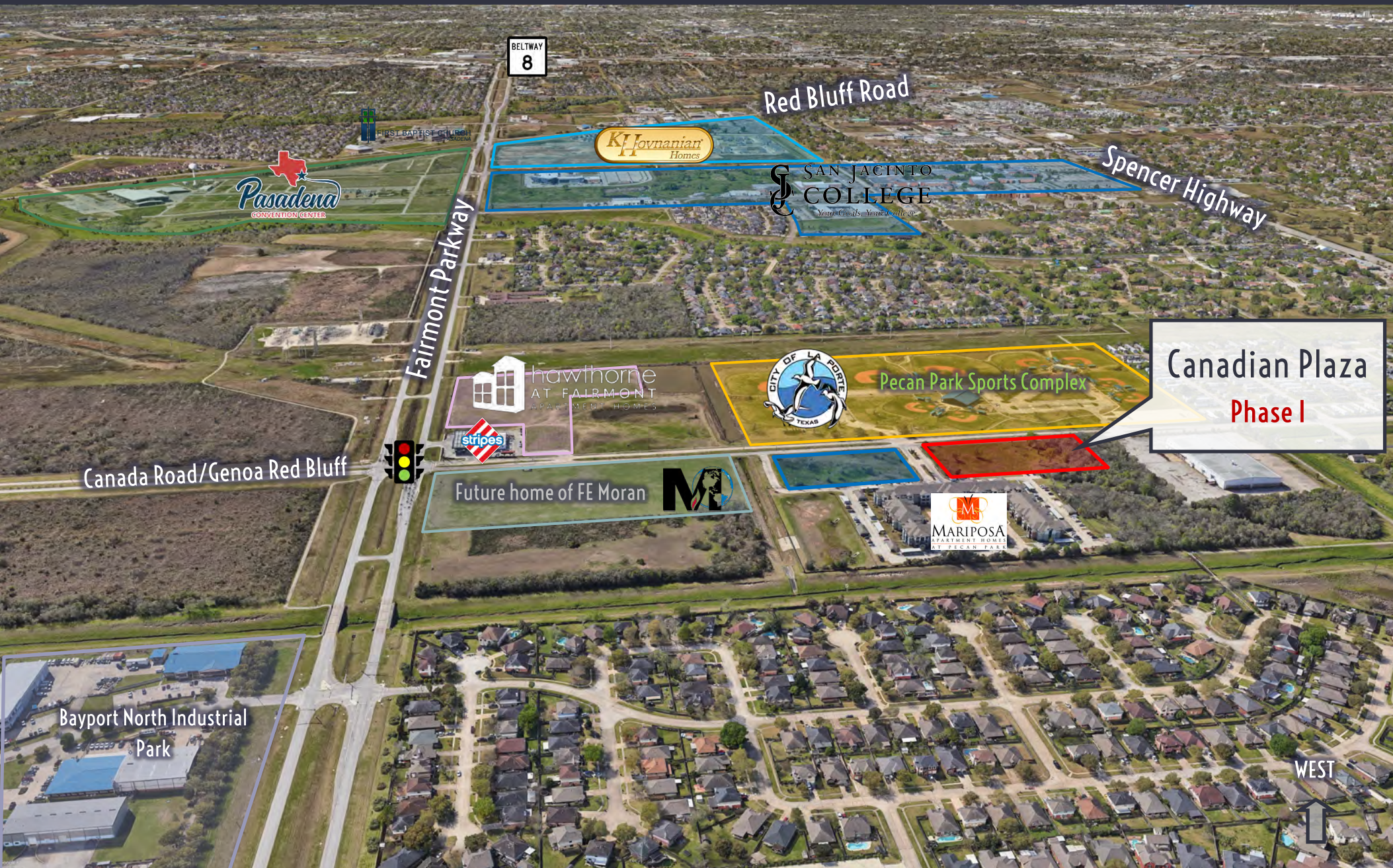
# FOR LEASE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

## POINTS OF INTEREST



Canadian Plaza  
Phase I

WEST  
↑

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.





## 3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS

*CANADIAN PLAZA*

*B1*

*LA PORTE, TEXAS*



### New High-Quality Flex Space

3515 Canadian Plaza is a well-located site offering up to 7,260 SF, strategically located close to Fairmont Parkway, Red Bluff and Genoa Red Bluff within minutes distance to numerous economic drivers including, San Jacinto College, Pasadena Convention Center & Fair Grounds, K Hovnanian's Parkway Trails New Home development, Mariposa Senior Apartments, Hawthorne at Fairmont New Luxury Apartments, Pecan Park Sports Complex, and many more restaurants and retail.

The development offers new office/flex space. TI allowance is available.

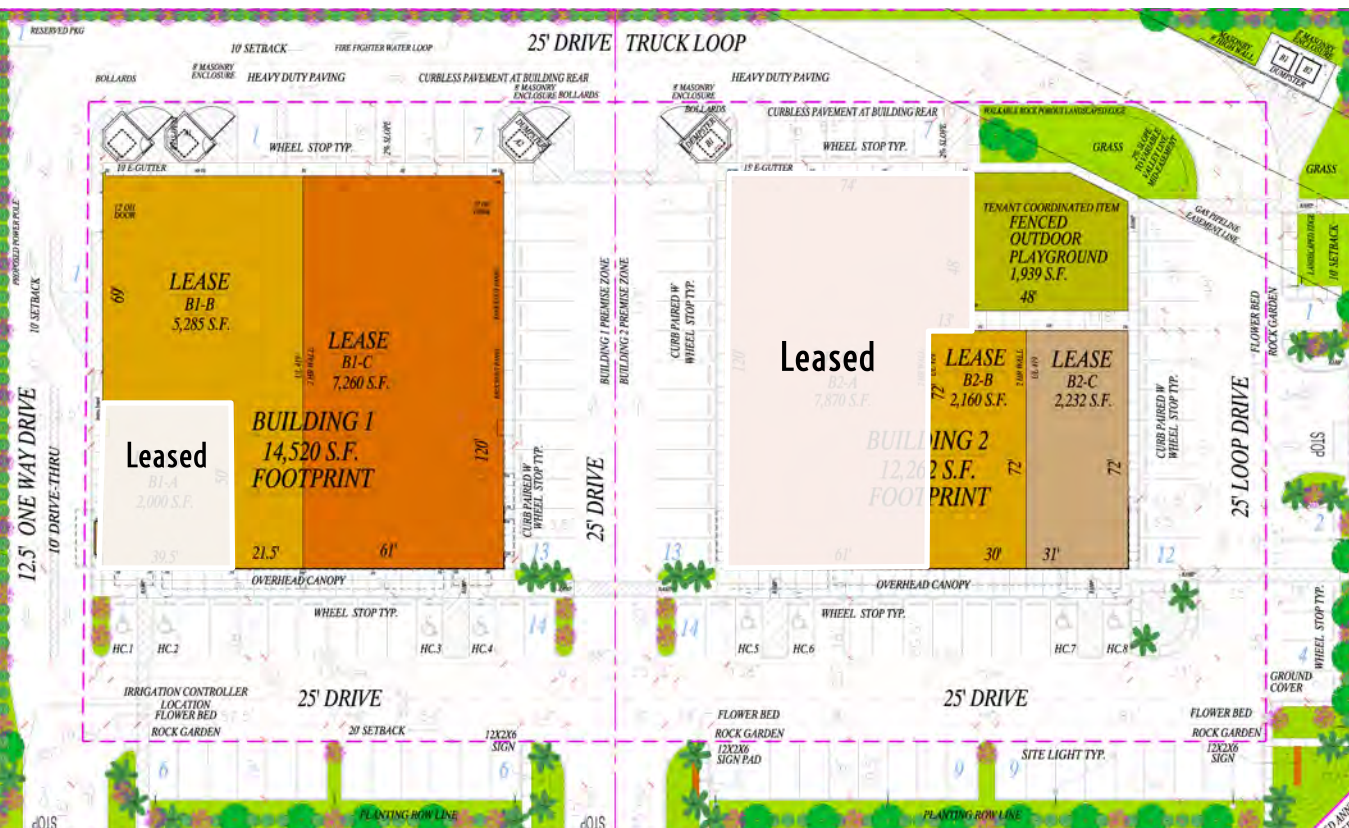
La Porte, Texas is one of the best places for jobs in the Houston MSA with proximity to the Port of Houston, Barbour's Cut and Bayport Shipping Terminals, and also one of the largest Petrochemical complexes in the world.

3515 Canadian Plaza is more than a great office/flex location, it is an excellent choice for those entrepreneurs desiring new space, in a business park setting at affordable rates with best of class services.



## 3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS

### Canadian Plaza Phase I Site Plan



### PROPERTY PROFILE

**LOCATION** Canada Road near Fairmont Parkway

**STORIES** 1

**YEAR BUILT** New Development

**ASSET TYPE** Flex Options

**INGRESS/EGRESS** Multiple Ingress/Egress Points on Canada Road

**LOADING** Grade Level

**FEATURES AND AMENITIES** Multiple options for space Geometry offering efficient, flexible planning and interior design.

### LEASE ECONOMICS & AVAILABILITIES

**SUITE AVAILABILITY** BI-B: +/-5,285 SF Shell Space with a 12 x 12 OH Door  
BI-C: +/- 7,260 SF Shell Space with a 12 x 12 OH Door

**TERM** 5–10 Years

**OCCUPANCY** Shell (BTS IN PHASE II ONLY)

**RENTAL RATE** \$1.40 PSF

**2025 OPEX (ESTIMATED)** \$0.58 PSF (Estimated)

**TI ALLOWANCE** \$15 PSF



# FOR LEASE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

## 3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS



Canadian Plaza  
Phase I

Phase II

NORTHWEST

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.





### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3535 Cassida, La Porte, TX 77571

#### CITY, STATE

**La Porte, TX**

#### POPULATION

**97,294**

#### AVG. HH SIZE

**2.84**

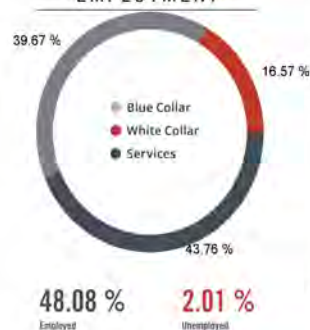
#### MEDIAN HH INCOME

**\$72,813**

#### HOME OWNERSHIP

Renters: **7,590**  
Owners: **26,074**

#### EMPLOYMENT



48.08 %  
2.01 %  
Employed  
Unemployed

#### EDUCATION

High School Grad: **31.11 %**  
Some College: **32.12 %**  
Associates: **7.07 %**  
Bachelors: **21.58 %**

#### GENDER & AGE

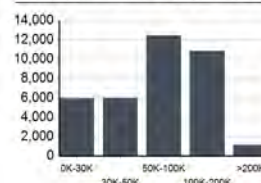


#### RACE & ETHNICITY

White: **62.06 %**  
Asian: **0.84 %**  
Native American: **0.13 %**  
Pacific Islanders: **0.03 %**  
African-American: **2.38 %**  
Hispanic: **25.79 %**  
Two or More Races: **8.78 %**

#### Catylst Research

#### INCOME BY HOUSEHOLD



#### HH SPENDING



#### Radius

#### Median Household Income

1-Mile	\$68,802.57
3-Mile	\$80,007.91
5-Mile	\$83,550.92

#### Radius

#### Average Household Income

1-Mile	\$70,229.29
3-Mile	\$83,706.03
5-Mile	\$85,754.80

#### Radius

#### Aggregate Household Income

1-Mile	\$187,737,790.87
3-Mile	\$1,668,271,331.34
5-Mile	\$3,304,211,529.34

### Education

	1-Mile	3-mile	5-mile
Pop > 25	4,444	35,157	67,910
High School Grad	1,560	11,299	19,566
Some College	1,411	11,770	20,419
Associates	311	2,770	4,550
Bachelors	424	4,056	9,777
Masters	328	1,374	4,012
Prof. Degree	22	300	930
Doctorate	120	258	574

### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	12	359	559	271	294	297	25	260	837	170	97	343
3-Mile	10	337	2,551	5,735	1,124	2,357	1,804	291	2,361	6,379	1,614	991	2,141
5-Mile	47	762	4,661	10,460	2,106	4,277	3,400	447	5,092	11,890	3,559	1,674	3,919

### JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

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

### JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

### COMMERCIAL Real Estate



### DEVELOPED BY:



**Longevity Realty Partners**

### PRESENTED BY:

**COLE BEDFORD**

SENIOR ASSOCIATE

[COLE@JOELGHILL.COM](mailto:COLE@JOELGHILL.COM)

(713) 540-5457



# FOR LEASE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

## TRAFFIC COUNTS

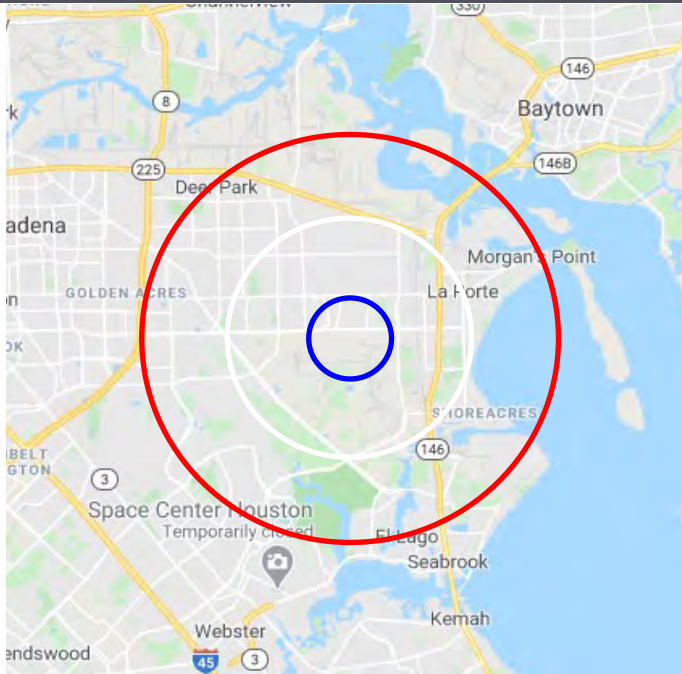


DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

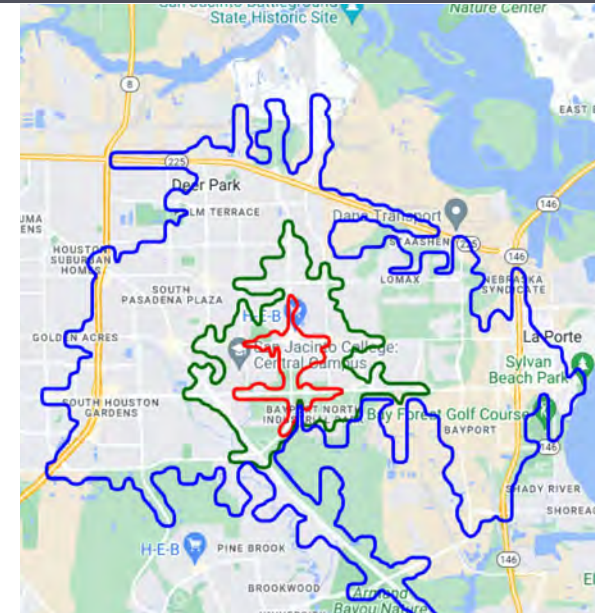




# Population



## By Radius



Demographic Information obtained from Catalyst Research

## By Drivetime

Distance	Male	Female	Total	Distance	Male	Female	Total
1-Mile	3,735	3,853	7,587	1-Mile	1,738	1,782	3,520
3-Mile	29,248	29,345	58,593	3-Mile	10,268	10,405	20,673
5-Mile	56,000	56,202	112,202	5-Mile	48,559	48,735	97,294





## LA PORTE, TEXAS



### LA PORTE - IT'S MORE THAN A BUSINESS VENTURE - IT'S HOME.

Home to the most loyal of consumers, you won't find a community more committed to buying and shopping local. La Porte offers warm hospitality and small-town charm with serious business potential. The City of La Porte offers a fantastic location, a relaxed, enjoyable quality of life, competitive incentives and a strong affiliation with its sister cities in the Houston Bay Area. Our two industrial districts provide a strong employment base of residents who love their hometown and go out of their way to support it. Our friendly neighbors, cool summer breezes, and proximity to the natural beauty of the bay make La Porte a superb choice for businesses considering a new location or an expansion in the Houston Bay Area.

**GATEWAY TO INDEPENDENCE & TEXAS-SIZED OPPORTUNITIES** | A few quick and convincing reasons you should consider La Porte for your next business venture:

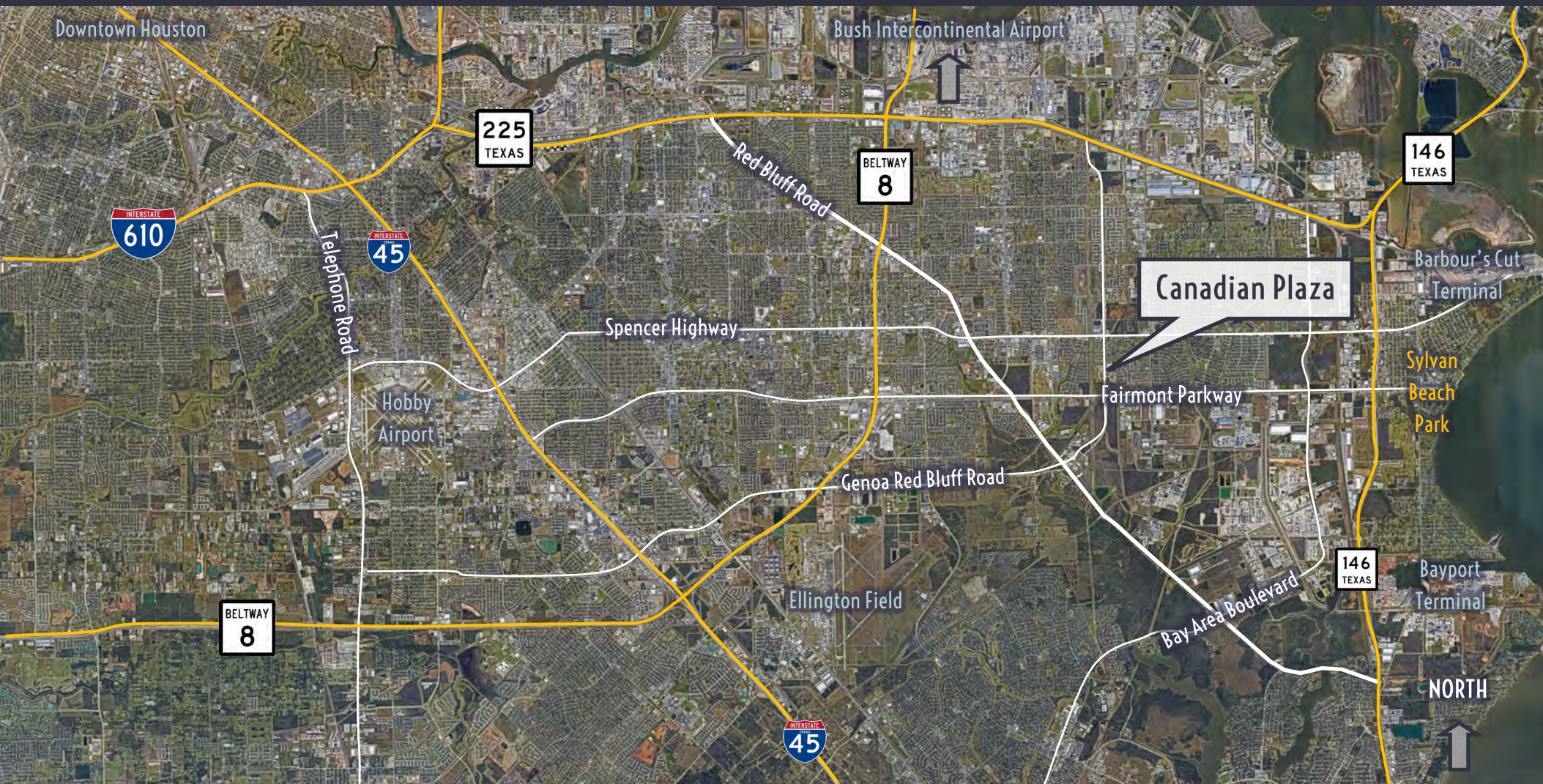
- Texas-sized opportunities for retail and restaurants
- Billions of dollars in new commercial trade area investment
- A population of 380,000 in our trade area with an average household income of \$72,000
- Commercial greenfield and redevelopment sites available
- Estimated trade area daytime employment of 154,000

Source: The La Porte EDC website





## 3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS



Employee-friendly commuting and easily accessible to Beltway 8, Highway 146 & Highway 225

Approximately 25-minutes to the Houston CBD

15-minute commute to Hobby Airport and 30-minutes to George Bush Intercontinental Airport

Convenient location to numerous consumer drivers within La Porte, Pasadena & Deer Park





# INFORMATION ABOUT BROKERAGE SERVICES



## Information About Brokerage Services

11-2-2015

*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:
  - 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.

Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Designated Broker of Firm	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cole Bedford	725006	cole@joelghill.com	713.540.5457
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-D