

LEASE

OLD TOWN SPRING BUSINESS PARK, SUITE 406

27323 West Hardy Road, Ste. 406 Spring, TX 77373



PROPERTY DESCRIPTION

Space Available: 2,625 square feet

Property Features:

- Door Height - 14 feet, accommodating large vehicles and equipment
- Clearance - Generous 16 feet, sloping majestically up to over 25 feet, perfect for a variety of storage and operational needs
- HVAC - Enjoy year-round comfort with fully air-conditioned office and warehouse areas
- Parking - Ample parking available for staff and visitors
- Accessibility - Effortless access to major highways, including the nearby Highway 99, enhancing your logistical efficiency

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,625 SF
Lot Size:	4.8 Acres
Building Size:	49,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	447	1,447
Total Population	197	1,384	4,480
Average HH Income	\$104,309	\$107,320	\$120,721

Quenton Rockwell
832 658 1796



LEASE

OLD TOWN SPRING BUSINESS PARK, SUITE 406

27323 West Hardy Road, Ste. 406 Spring, TX 77373

LEASE RATE

\$18.00 SF/YR

LOCATION INFORMATION

Building Name	Old Town Spring Business Park, Suite 406
Street Address	27323 West Hardy Road, Ste. 406
City, State, Zip	Spring, TX 77373
County	Harris
Market	Houston
Sub-market	Spring
Cross-Streets	West Hardy and Spring Stuebner

BUILDING INFORMATION

Building Size	49,000 SF
Tenancy	Single
Minimum Ceiling Height	16 ft
Office Space	600 SF
Number of Floors	1
Average Floor Size	2,625 SF
Year Built	2019

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Lot Size	4.8 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Quenton Rockwell
832 658 1796



COLDWELL BANKER
COMMERCIAL
REALTY

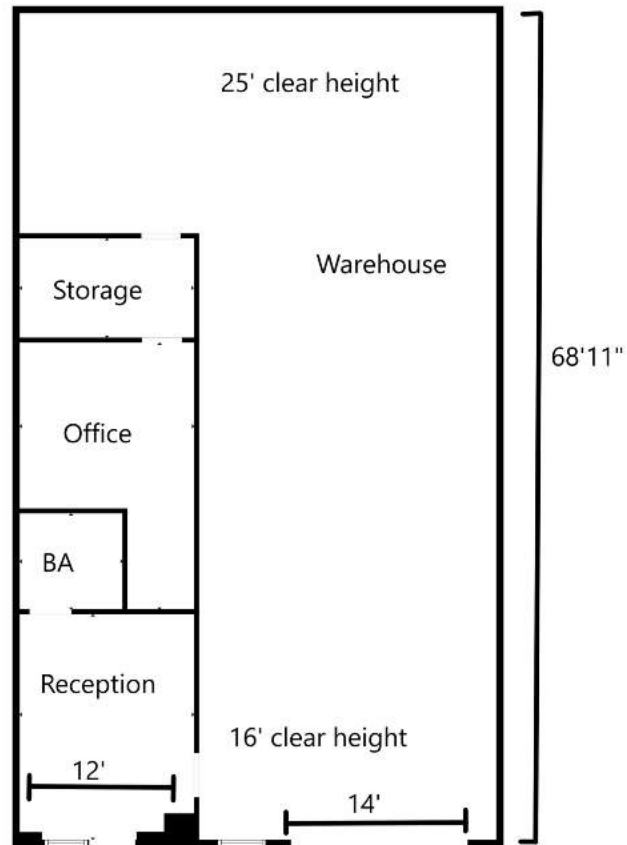
LEASE

OLD TOWN SPRING BUSINESS PARK, SUITE 406

27323 West Hardy Road, Ste. 406 Spring, TX 77373

2,625 sf total

14' clearance at roll up door
Ceiling slopes from 16' to 25'



Quenton Rockwell

832 658 1796

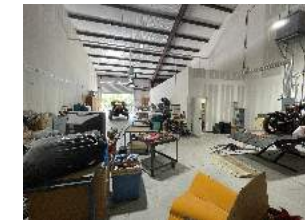
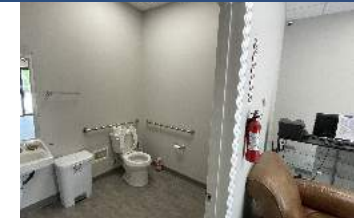


**COLDWELL BANKER
COMMERCIAL
REALTY**

LEASE

OLD TOWN SPRING BUSINESS PARK, SUITE 406

27323 West Hardy Road, Ste. 406 Spring, TX 77373



Quenton Rockwell
832 658 1796



LEASE

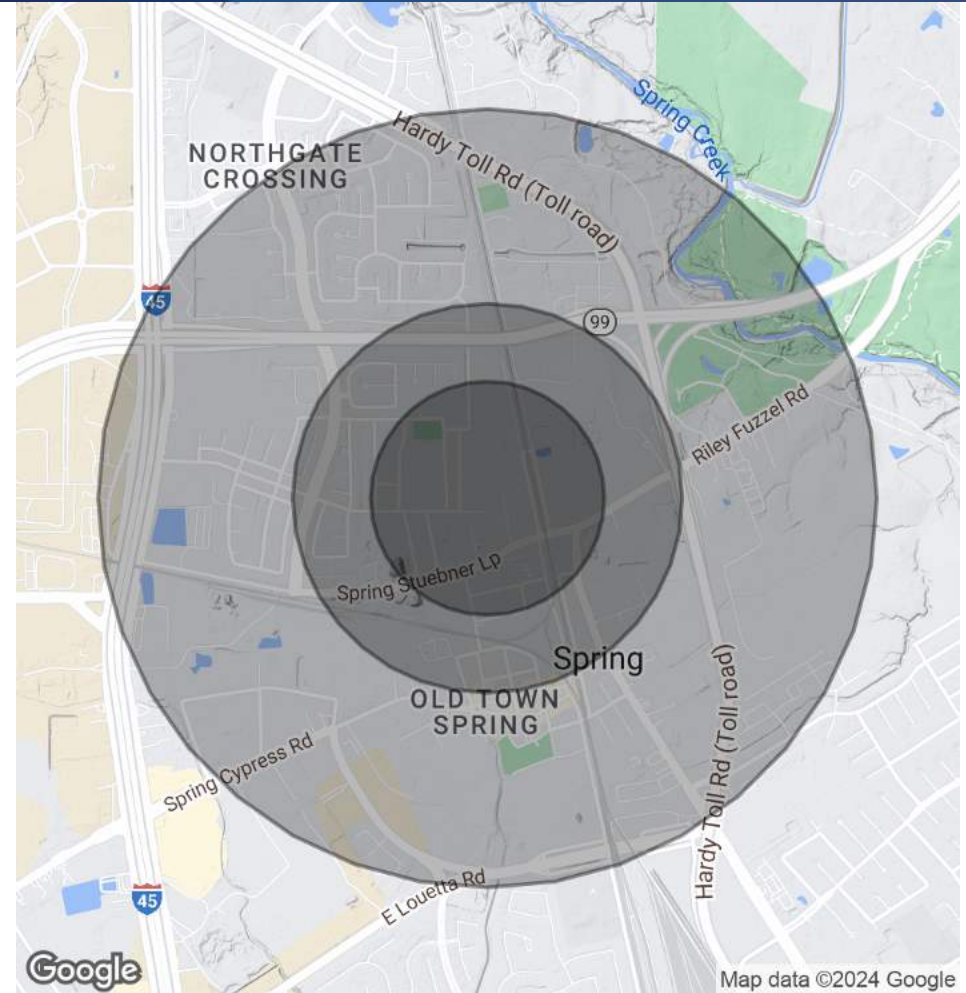
OLD TOWN SPRING BUSINESS PARK, SUITE 406

27323 West Hardy Road, Ste. 406 Spring, TX 77373

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	197	1,384	4,480
Average Age	39	37	37
Average Age (Male)	39	37	37
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	447	1,447
# of Persons per HH	3	3.1	3.1
Average HH Income	\$104,309	\$107,320	\$120,721
Average House Value	\$286,852	\$292,165	\$291,272

Demographics data derived from AlphaMap



Quenton Rockwell
832 658 1796

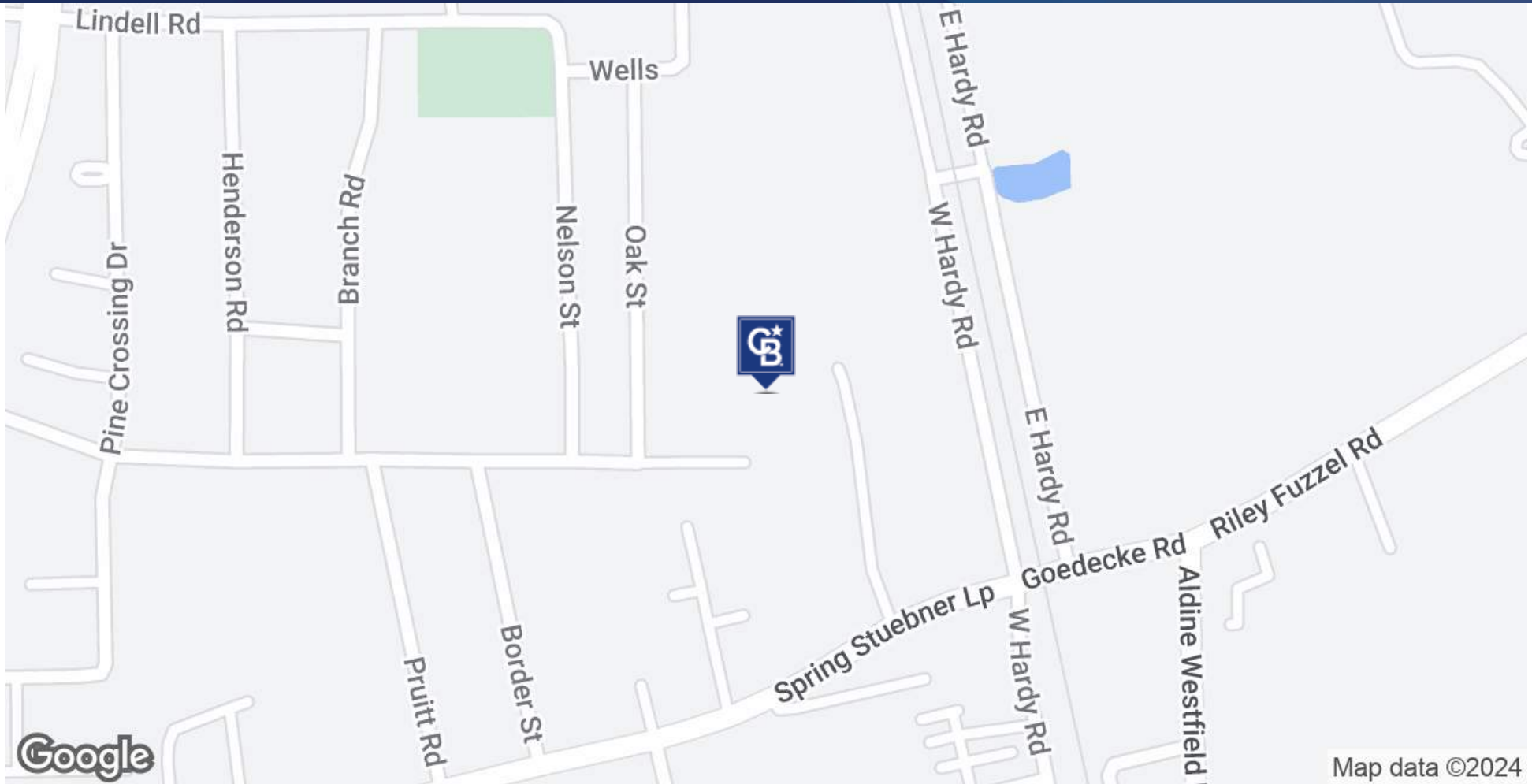


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

OLD TOWN SPRING BUSINESS PARK, SUITE 406

27323 West Hardy Road, Ste. 406 Spring, TX 77373



Quenton Rockwell

832 658 1796



COLDWELL BANKER
COMMERCIAL
REALTY



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 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.

<u>Coldwell Banker Commercial dba Rockwell Commercial</u>	<u>420132</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)906-7700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joanne Justice</u>	<u>159793</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)906-7700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kim Lalou</u>	<u>552317</u>	<u>kimberly.lalou@cbrealty.com</u>	<u>(281)378-1800</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Quenton Rockwell</u>	<u>641265</u>	<u>qrock@rockwellcommercialgroup.com</u>	<u>(832)658-1796</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Rockwell Commercial Group / Coldwell Banker Commercial, 18425 Spring Cypress, Ste. 230 Spring TX 77379
Quenton Rockwell

Phone: 8328722703

Fax: 2813781801

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.bwdf.com

Information available at www.trec.texas.gov

IABS 1-0 Date