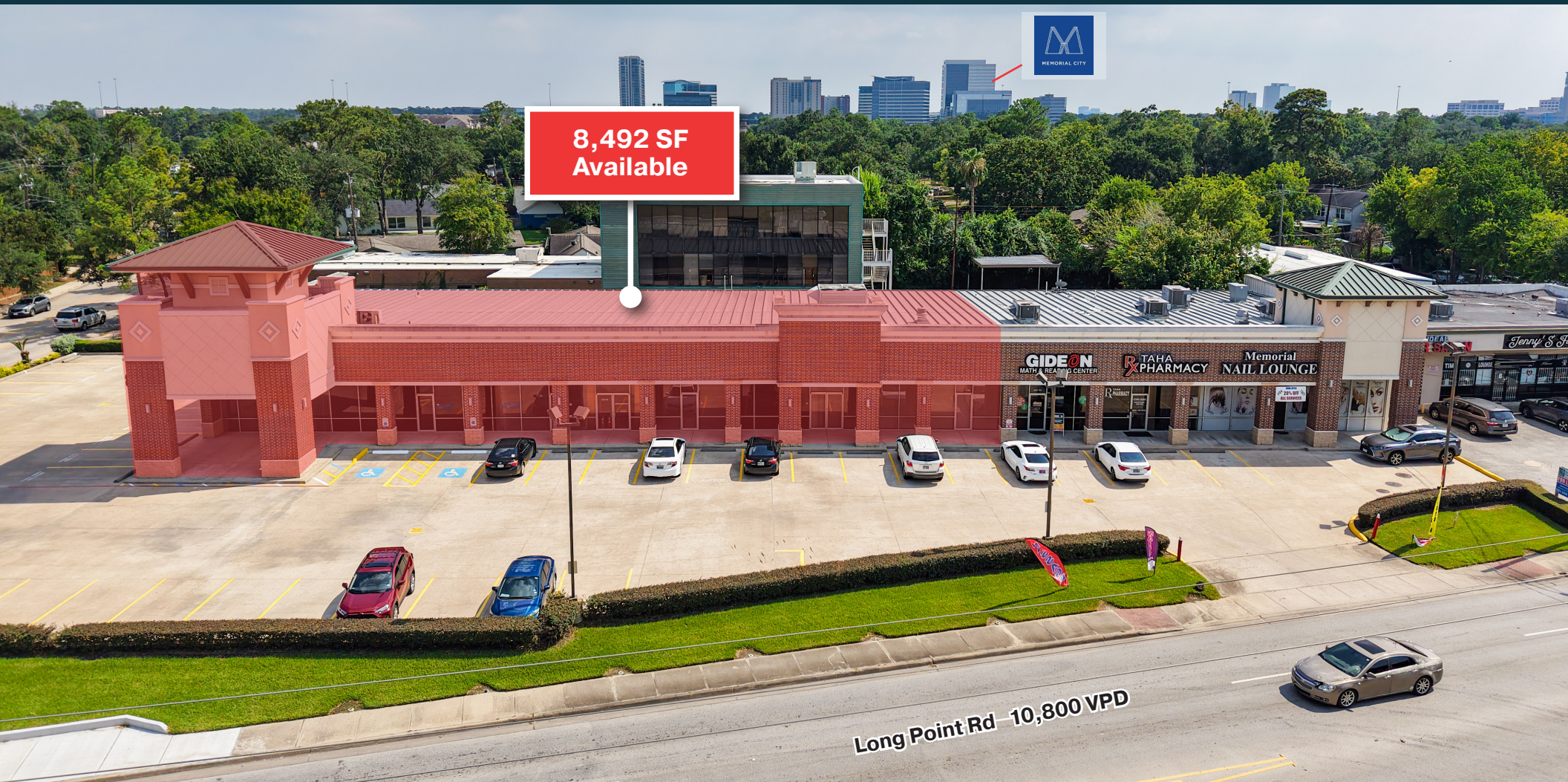


FOR LEASE

±8,492 SF Medical/Retail Space Available

1383 Bunker Hill Rd. Houston, Texas 77055



Peyton Nichols

Associate
713.457.1403
peyton.nichols@partnersrealestate.com

Ryan DeGennaro

Senior Vice President
713.316.7059
ryan.degennaro@partnersrealestate.com

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Property Highlights

- **Versatile Space** – 8,492 SF available, suitable for medical, retail, or professional office use. Previously was used as medical office space.
- **Ample Parking** – 34 surface spaces with a 3.5/1,000 SF ratio
- **Prime Location** – Excellent visibility on a signalized intersection, and access at I-10 (Katy Freeway) and Bunker Hill Road.
- **Healthcare Proximity** – Minutes from Memorial Hermann Memorial City Medical Center and multiple 24/7 emergency facilities.
- **Retail & Mall Access** – Adjacent to H-E-B and Costco, and less than a mile from Memorial City Mall, CityCentre, and Town & Country Village

Area Retailers

MEMORIAL
HERMANN

COSTCO
WHOLESALE

**BEST
BUY**

H-E-B

NORDSTROM
Rack

Academy
SPORTS+OUTDOORS

HOMEWOOD
SUITES by Hilton

FIRST WATCH
THE DAYTIME CAFE

LOWE'S

TJ-maxx

Rent: \$32.00/SF

NNN: \$6.00/SF

TI: Negotiable

Term: 5+ Years

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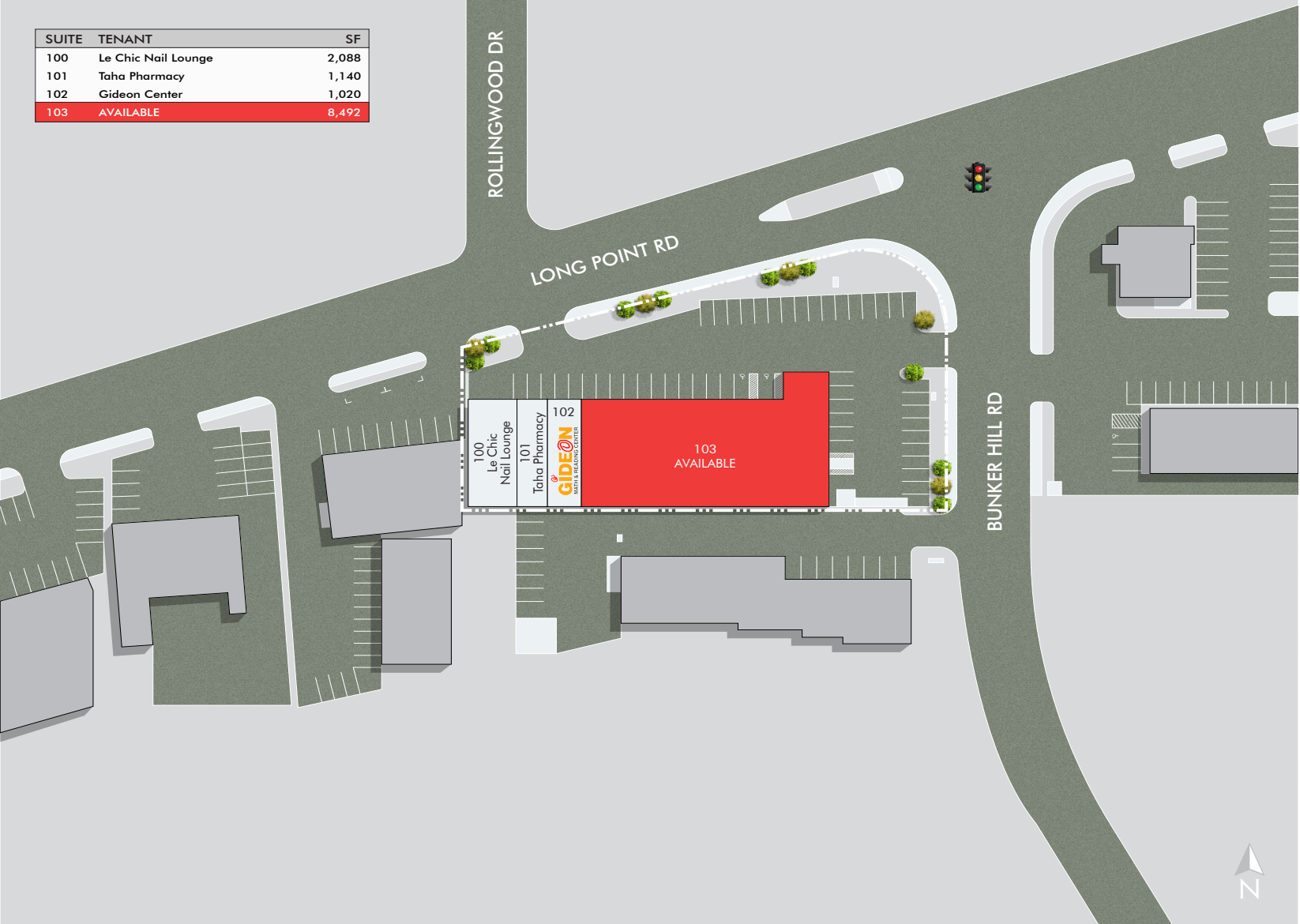
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SUITE	TENANT	SF
100	Le Chic Nail Lounge	2,088
101	Taha Pharmacy	1,140
102	Gideon Center	1,020
103	AVAILABLE	8,492



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02 APPLIANCES KEY NOTES

- A1. NEW 24" UNDERCOUNTER BEVERAGE COOLER. ADD POWER
- A2. NEW 18" WINE COOLER. ADD POWER
- A3. NEW 18" UNDERCOUNTER ICE MAKER. ADD POWER

03 ARCH MILLWORK KEY NOTES

- AM1. NEW WOOD SLAT WALL DETAIL. 6" 34"X3" STAINED RE. 02/04/21
- AM2. NEW PULL OUT TRANS CAN
- AM3. CANTILEVER QUARTZ COUNTERTOP

04 ELECTRICAL KEY NOTES

- E1. NEW TV. VERTICAL WALL MOUNT FULL OUT TV RACK IN MILLWORK NICHE
- E2. NEW TV. HORIZONTAL WALL MOUNT FULL OUT TV RACK IN MILLWORK NICHE

05 FLOOR PLAN KEY NOTES

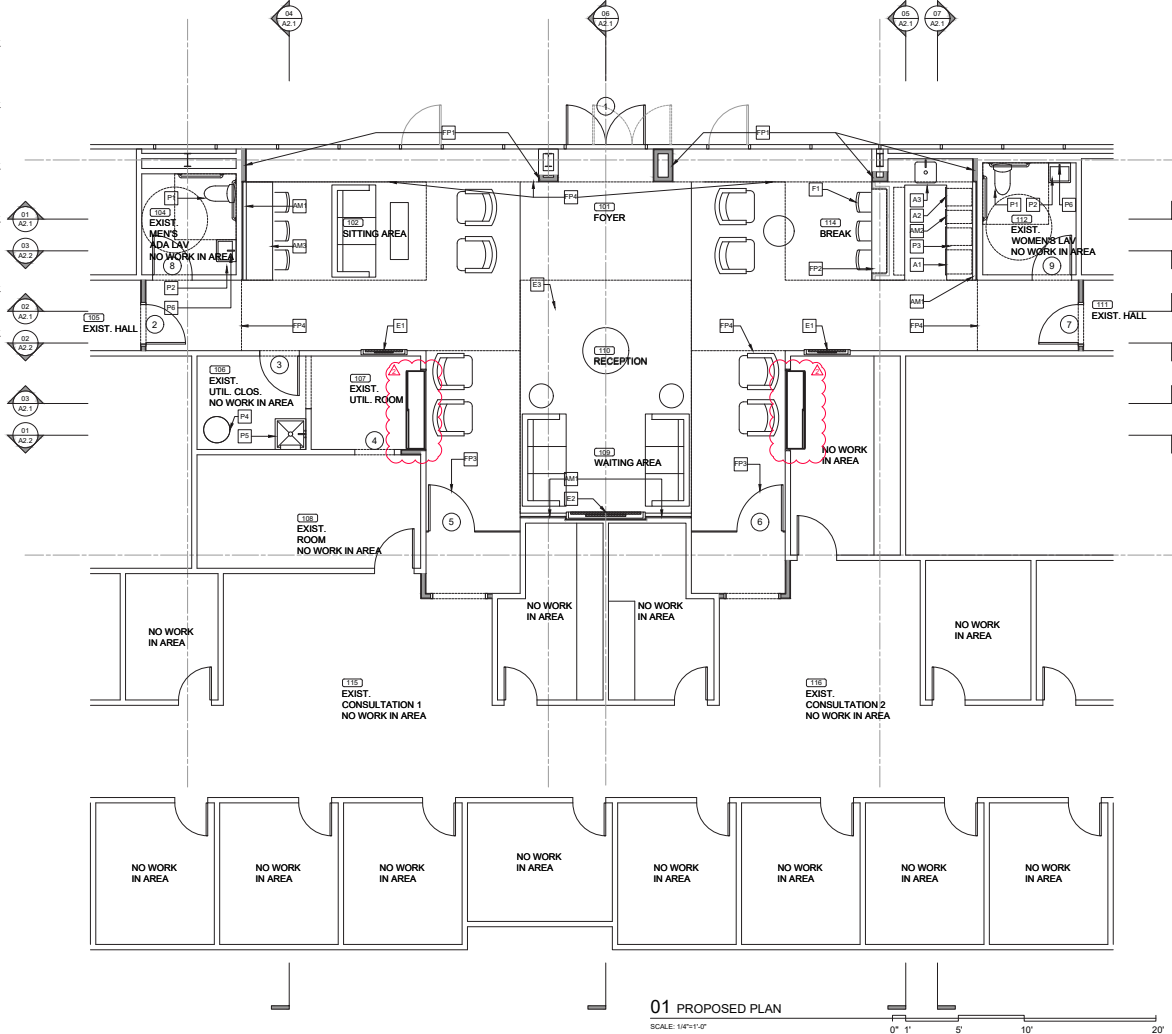
- FP1. NEW 3 5/8" 25 GA. METAL STUDS @ 16" O.C. W/ SINGLE LAYER OF 5/8" GYP RD FACE.
- FP2. NEW QUARTZ COUNTERTOP
- FP3. NEW GLASS DOOR AND WINDOW SYSTEM
- FP4. NEW PURR DOWN CEILING DETAIL. RE. INTERIORS

06 FURNITURE KEY NOTES

- F1. NEW LOW STOOLS

07 PLUMBING KEY NOTES

- P1. NEW TOILET. FLOOR MOUNT. TO REMAIN
- P2. NEW RESTROOM SINK. WALL MOUNT. TO REMAIN
- P3. NEW BAR SINK. UNDERMOUNT
- P4. EXISTING WATER HEATER. TO REMAIN
- P5. EXISTING UTILITY SINK. TO REMAIN
- P6. NEW AUTOMATIC SENSOR RESTROOM FAUCET



1502 SAWYER STREET, STE 135
HOUSTON, TX 77057
TEL: (281) 888-0990

COSMETIC CENTER - REMODEL
OKATERION
1383 BUNKER HILL RD. SUITE 103 HOUSTON, TX 77055

NO.	ISSUE	DATE
01	CLIENT REVIEW	20 AUG 2020
02	PERMIT	07 JAN 2021
03	OWNER REVISION	13 MAR 2021
04	LIGHTING REVISION	12 MAR 2021
05	OWNER REVISION 2	18 MAY 2021
06	OWNER REVISION 3	19 NOV 2021
07	OWNER REVISION 4	03 DEC 2021

PROPOSED
FLOOR PLAN
SCALE: 1/4"=1'-0"

2001
PROJECT NO.

A1.01
SHEET NO.

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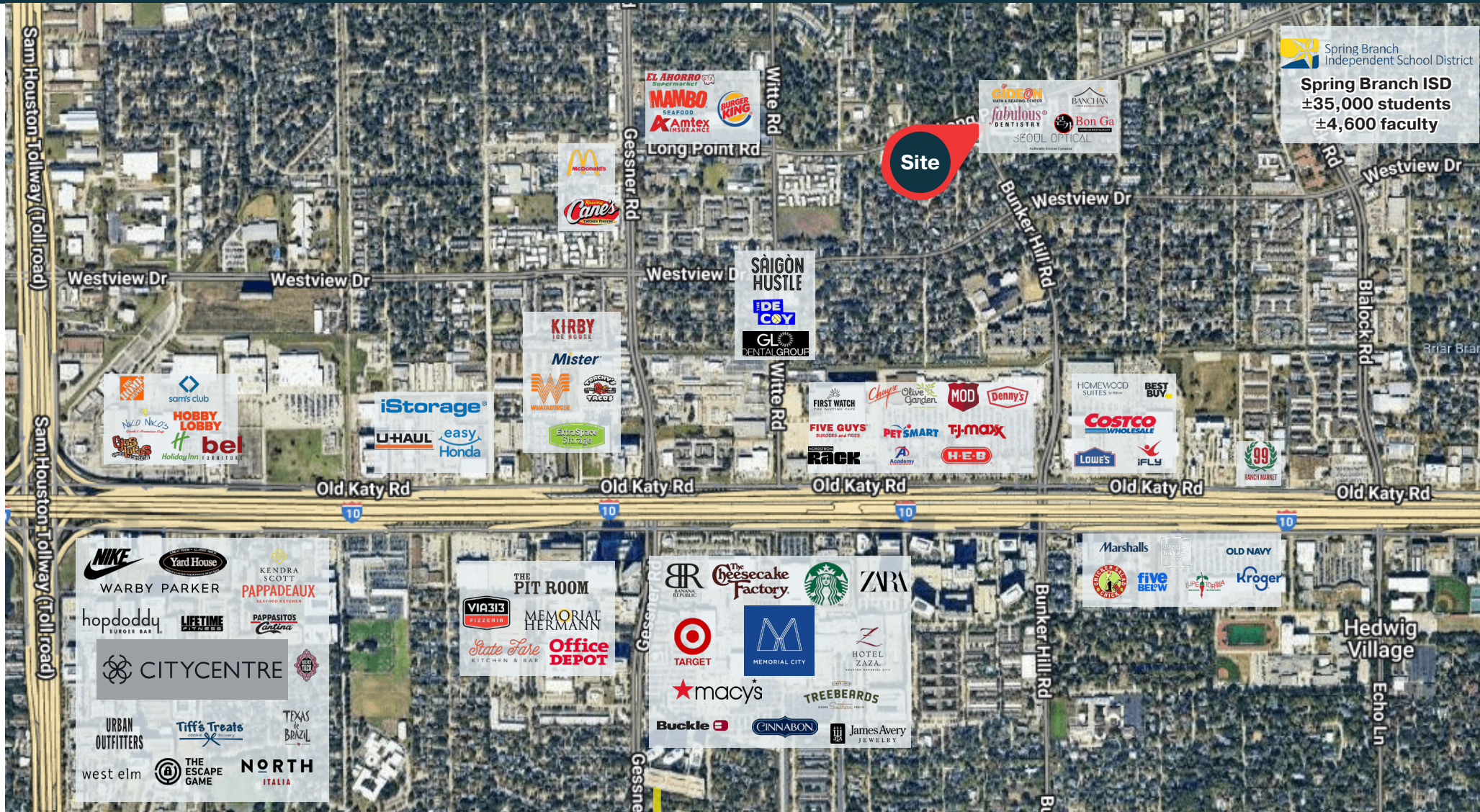
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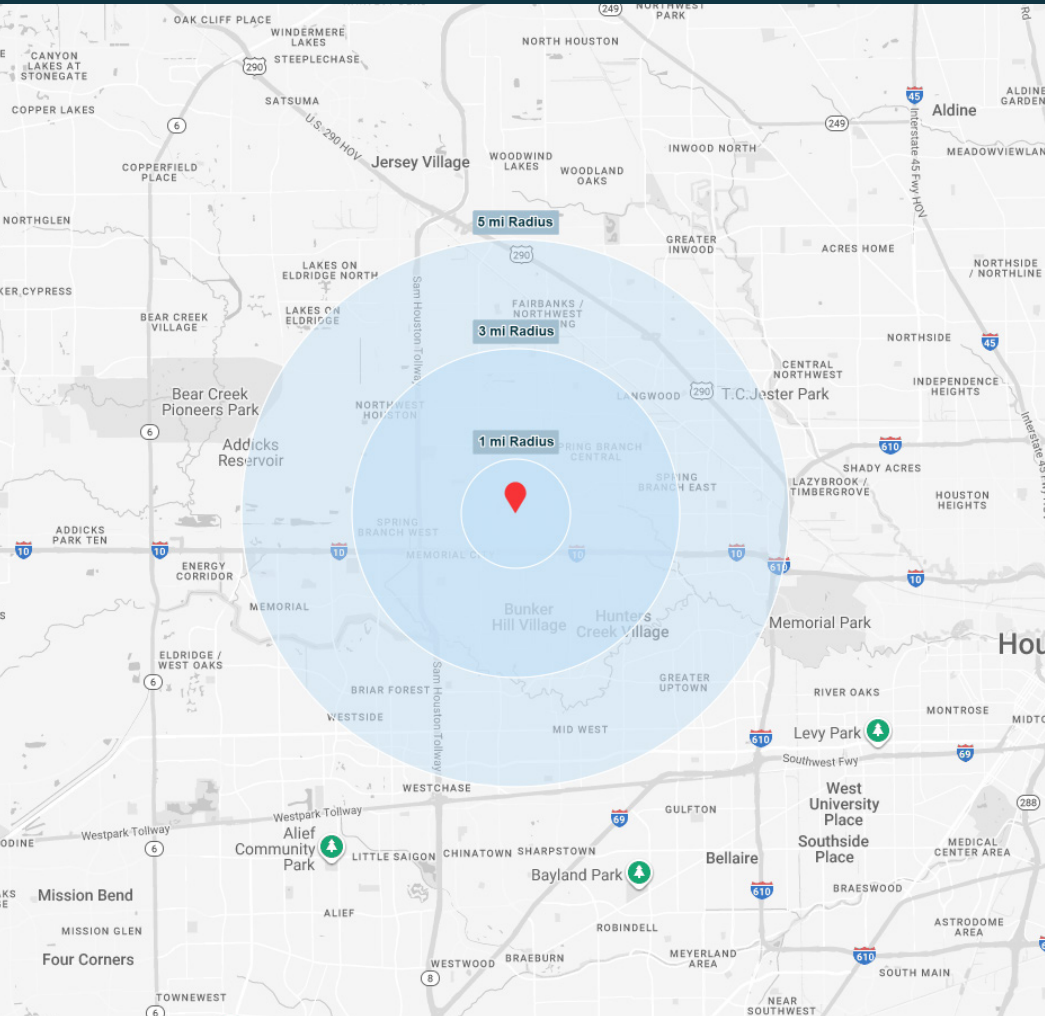
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Population

	1 MILE	3 MILES	5 MILES
2020 Population	20,609	139,025	360,198
2025 Population	21,232	141,603	381,707
2030 Population Projection	20,502	141,273	374,011
Projected Growth 2025-2030	0.7%	0.1%	0.4%

Annual Growth 2024-2029

2020 Households	7,137	49,841	151,381
2025 Households	7,808	52,814	158,975
2030 Household Projection	7,689	53,691	158,891
Projected Growth 2025-2030	0.2%	0.3%	0.1%
Annual Growth 2010-2025	1.4%	1.4%	1.1%

Household Income

Avg Household Income	\$103,452	\$167,874	\$137,127
Median Household Income	\$71,974	\$106,646	\$91,256

Daytime Employment

Total Businesses	1,913	11,210	35,831
Total Employees	20,096	101,849	366,998

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Houston, LLC		9003948	licensing@partnersrealestate.com	713-620-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500	
Designated Broker of Firm	License No.	Email	Phone	
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Peyton Nichols	810672	peyton.nichols@partnersrealestate.com	713-457-1403	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials	Date
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