

FOR LEASE

\$20-\$24 PSF

+/- 976 - 3,500 SF OF MEDICAL & RETAIL SPACE
20303 S UNIVERSITY BLVD., MISSOURI CITY, TX 77459



TRACY EDDY
Principal / Broker Associate
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(713) 907-1707

ADRIA MARTINEZ
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(713) 459-4483





PROPERTY HIGHLIGHTS



Location

20303 S University Blvd.
Missouri City, TX 77459



Asking Price

\$20-\$24 PSF



Size

+/- 976 - 3,500 SF

Contact:

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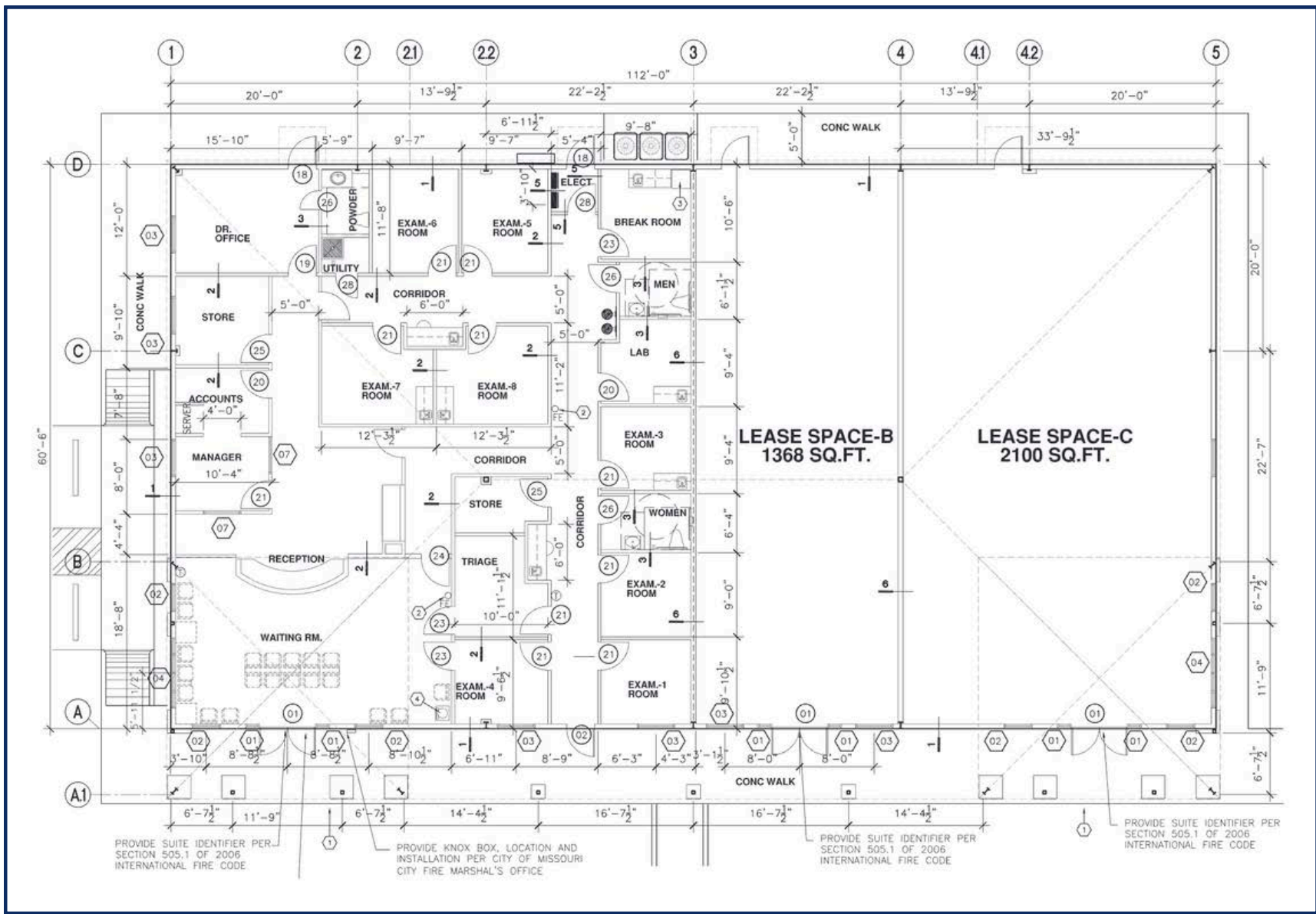
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- Excellent Medical and Retail Lease opportunities at University Medical Plaza in Missouri City, TX.
- Spaces for Lease:
 - **Suite 101:** +/- 3,500 SF second generation dental/medical space with ten exam rooms with plumbing, break room with full kitchen, lab, private entrance and restroom.
 - **Suite 102:** +/- 976 SF of shell space. Ideal for retail, medical or office.
 - **Suites 103-A & 103-B:** +/- 1,235 SF and +/- 1,178 SF respectively. Both spaces are Vanilla Box buildouts and ideal for retail, medical, or office uses.
- **\$20-40 PSF for TI**
- Great location just +/- 0.36 Miles from Hwy 6. There is a population of 96,442 people (with a \$120,398 Median Household Income) within a 3-mile radius.
- Located at the front of affluent Riverstone Subdivision by Johnson Development. Home values range from \$500K - \$3M+.
- Current Pediatric tenant will stay in place if tenant prefers to build out vacant space. Or Pediatrician will move to vacant space if Tenant prefers 2nd Generation space.
- Additional parking to be added (see page 9).
- Co-tenancy with an established pediatric physician who has a client base of 20,000+ patients (with approximately 1,000 new patients annually).
- Full Demographics available upon request.

(713) 473-7200



SUITE

101
102
103-A
103-B

AVAILABILITY

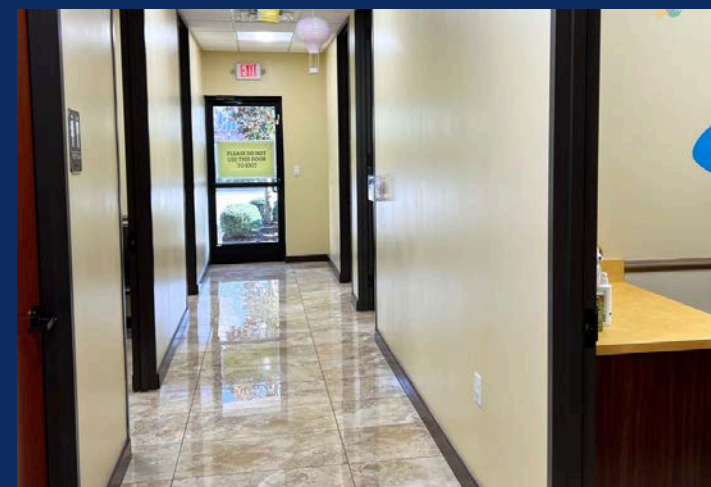
3,500
976
1,235
1,178

BUILD OUT

2nd Generation Medical Space
Shell
Vanilla Box
Vanilla Box



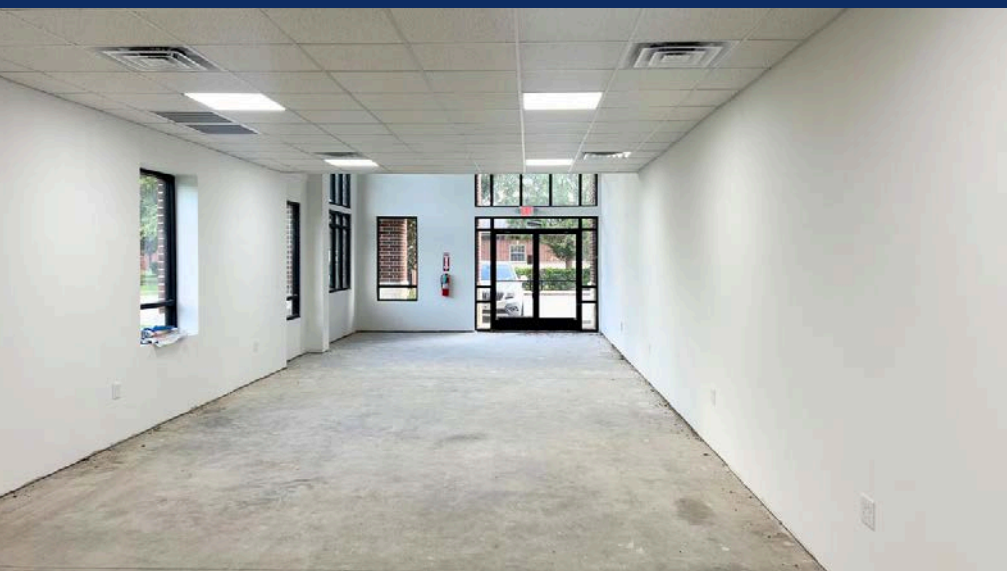
SUITE 101: 3,500 SF of 2nd Generation Medical Space



SUITE 101: 3,500 SF of 2nd Generation Medical Space

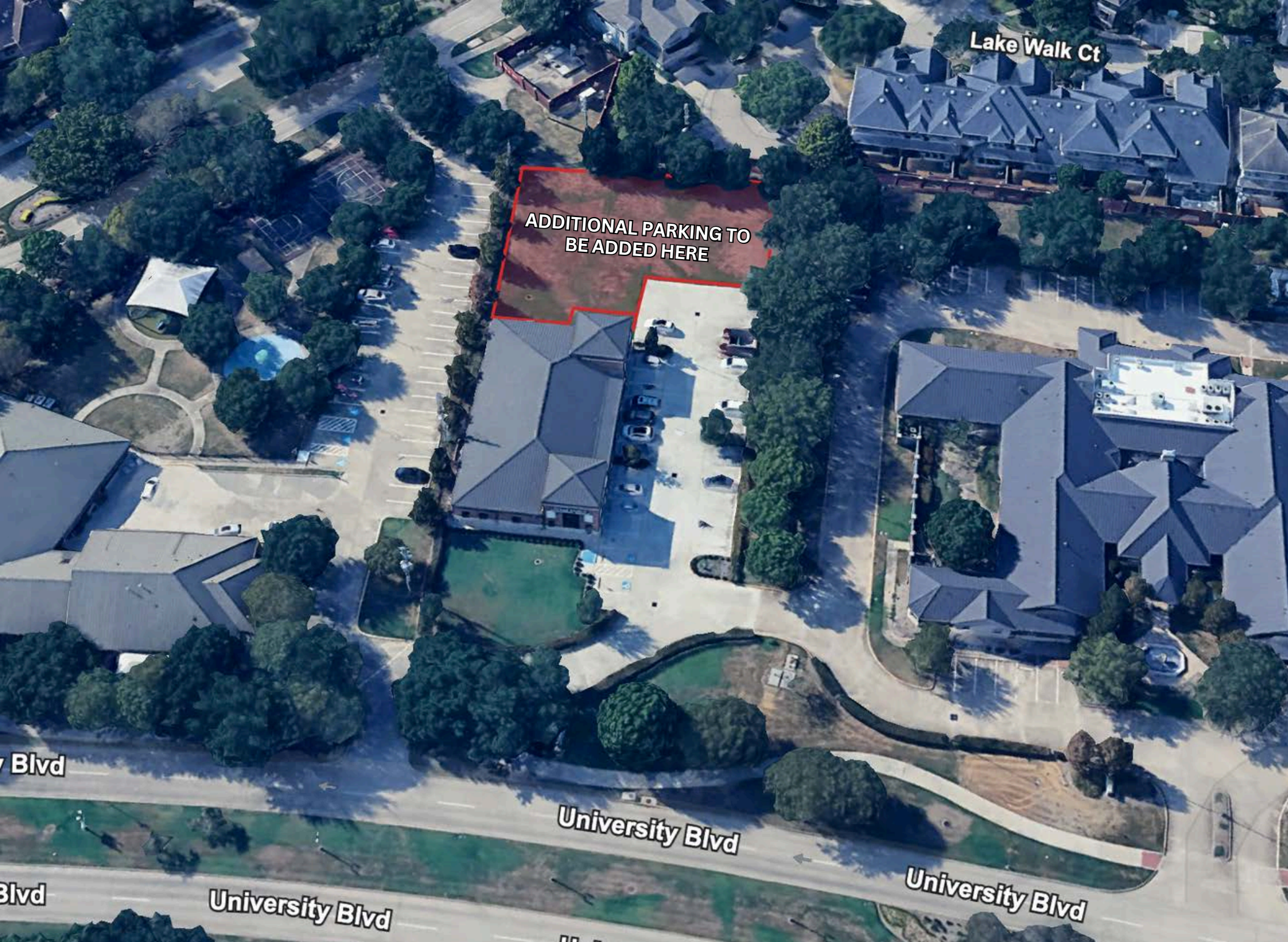


SUITE 103-B: 1,187 SF



SUITE 103-A: 1,232 SF





Lake Walk Ct

ADDITIONAL PARKING TO
BE ADDED HERE

Blvd

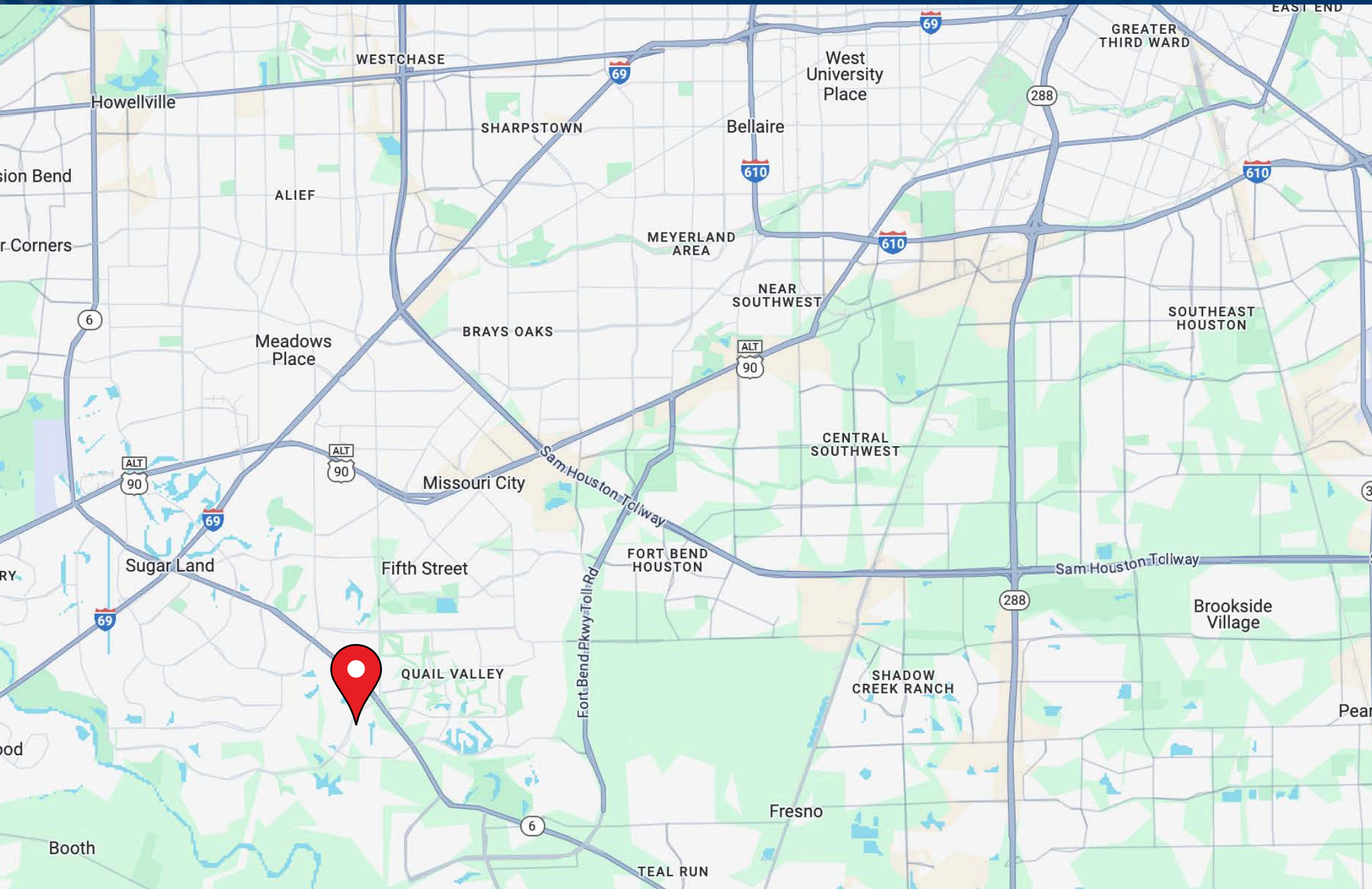
University Blvd

University Blvd

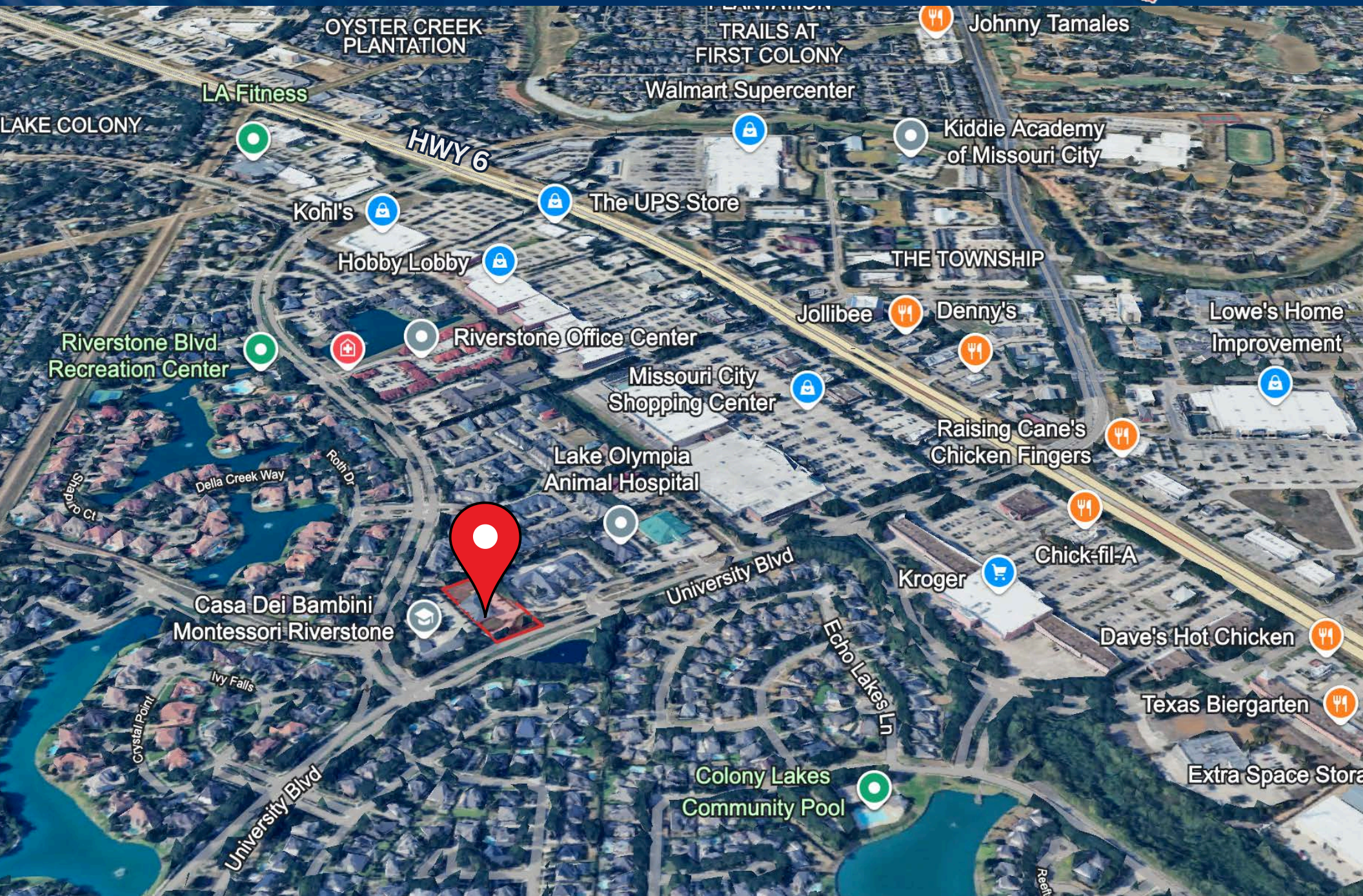
University Blvd

Blvd

LOCATION MAP



MARKET AERIAL



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 coincidental 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.

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Licensed Supervisor of Sales Agent/	License No	Email	Phone
Associate			
Tracy Eddy	656778	tracy@texasgres.com	(713)907-1707
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

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