

OFFICE FOR LEASE

15030 - B NORTH ELDRIDGE PKWY

CYPRESS, TX 77429



SMALL PROFESSIONAL OFFICE FOR LEASE

KW COMMERCIAL | THE WOODLANDS &
2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

MARK JOHNSON
CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

15030 NORTH ELDRIDGE PKWY, SUITE B



OFFERING SUMMARY

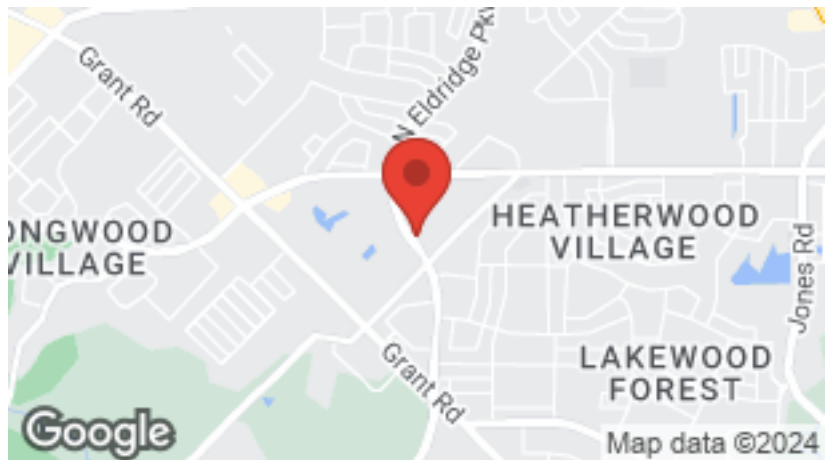
LEASE RATE:	\$23.00/SF/YR
NNN EXPENSE EST	\$8.15/SF/YR
LEASE TERM:	36-120
BUILDING SF:	4712
AVAILABLE SF:	926
YEAR BUILT:	2023
BUILDING CLASS:	B
FLOORS:	1
HVAC:	Electric
LIGHTING:	LED Recessed
PARKING:	Open Plan
PARKING RATIO:	3.00/1000

PROPERTY OVERVIEW

The Prosperity Point Offices are located just west of 249 on N Eldridge Pkwy between Louetta & Malcolmson Rd. These bright, modern spaces offer attractive use of space and exceptional quality, including high ceilings, pre-wired offices and conference room for internet access, pre-wired security system, interior wall insulation for privacy, upgraded cabinets in the break area, as well as upgraded flooring. Suite B includes 3 offices, a conference room, reception area, ADA compliant restrooms, and an ample storage/IT room,

This space is ideal of a an accounting, legal or professional service office, like a counseling office, spa or small medical clinic.

The location provide easy access to northwest suburbs within the Houston area.



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PROPERTY PHOTOS

15030 NORTH ELDRIDGE PKWY, SUITE B



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PROPERTY PHOTOS

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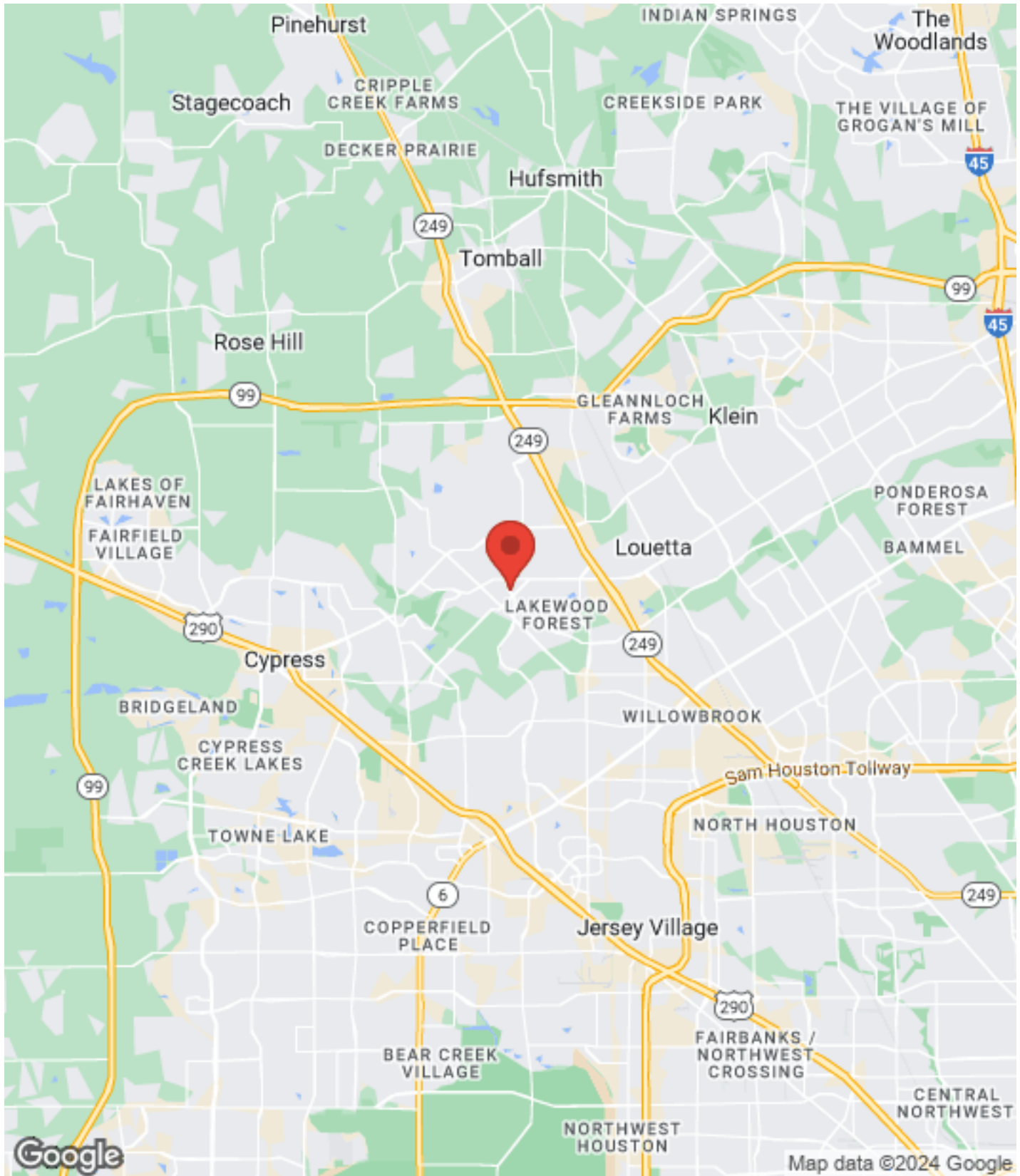


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REGIONAL MAP

15030 NORTH ELDRIDGE PKWY, SUITE B



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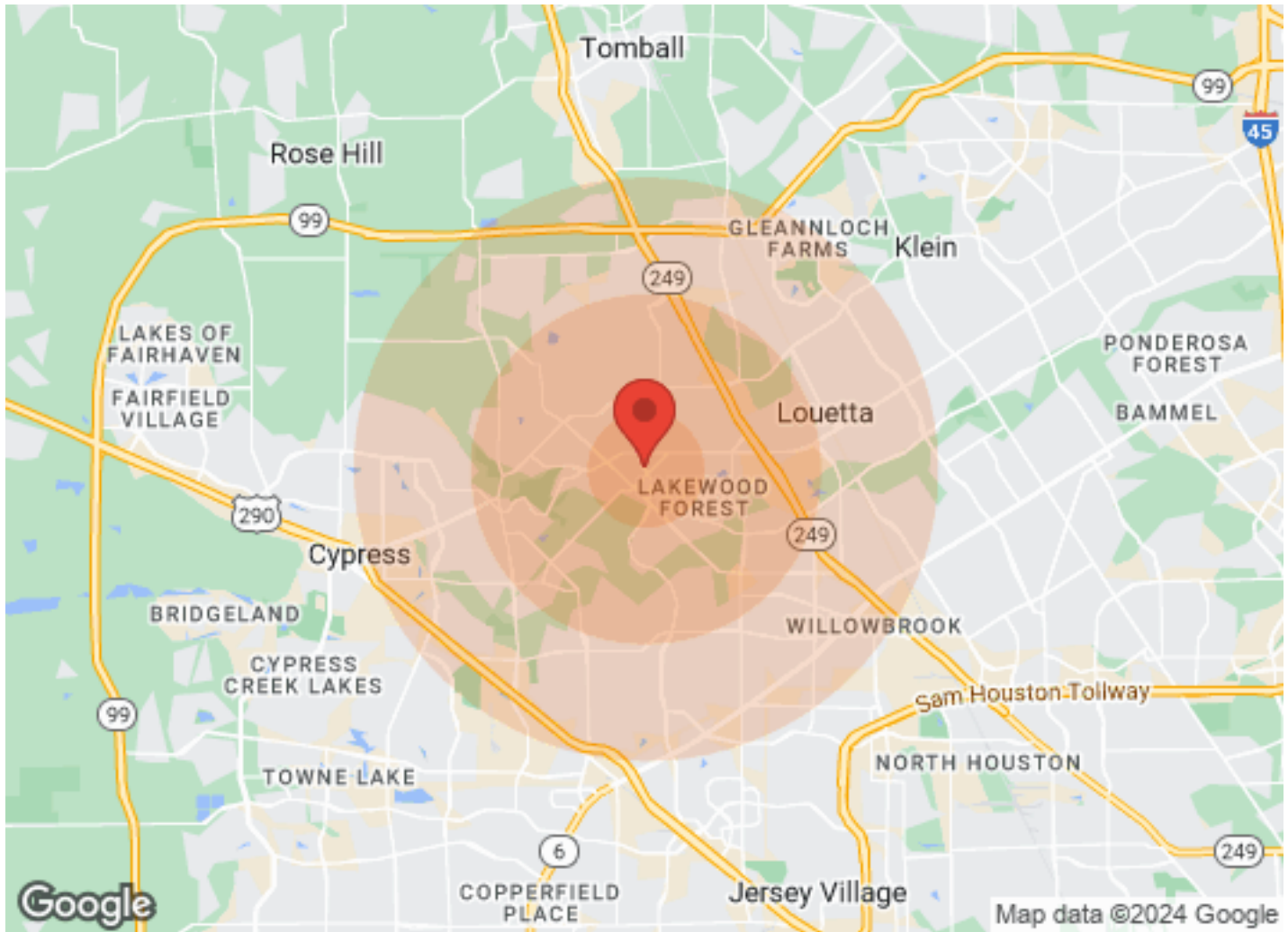


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DEMOGRAPHICS

15030 NORTH ELDRIDGE PKWY, SUITE B



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,112	34,513	113,011	Median	\$127,019	\$104,650	\$87,657
Female	6,153	34,469	114,831	< \$15,000	10	708	3,751
Total Population	12,265	68,982	227,842	\$15,000-\$24,999	144	1,126	5,303
				\$25,000-\$34,999	138	1,780	6,011
Age				\$35,000-\$49,999	171	2,400	9,145
Ages 0-14	2,415	14,829	51,168	\$50,000-\$74,999	473	4,262	13,982
Ages 15-24	1,853	10,095	33,961	\$75,000-\$99,999	512	3,876	12,483
Ages 25-54	4,605	26,825	85,586	\$100,000-\$149,999	1,325	5,719	16,273
Ages 55-64	1,846	9,044	28,291	\$150,000-\$199,999	638	2,334	7,189
Ages 65+	1,546	8,189	28,836	> \$200,000	912	2,947	7,324
				Housing			
Race				Total Units	4,976	27,352	86,796
White	11,306	56,308	167,736	Occupied	4,825	26,023	81,865
Black	184	3,920	19,984	Owner Occupied	4,582	19,866	59,566
Am In/AK Nat	8	182	519	Renter Occupied	243	6,157	22,299
Hawaiian	N/A	N/A	10	Vacant	151	1,329	4,931
Hispanic	1,029	10,987	48,525				
Multi-Racial	570	8,686	43,454				

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PROFESSIONAL BIO

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KW Commercial | The Woodlands & Magnolia
2201 Lake Woodlands Dr The Woodlands, TX 77380

Mark is a commercial agent with over 35 years in global logistics and industrial warehousing. On the client side he leased, built out and managed over 8M SF. The son of a residential and commercial builder, Mark seeks to focus on the needs of this clients and bring value to their specific plans, whether that is land acquisition, tenant rep, leasing or property sales.

Mark is diligent, engaging, knowledgeable and focused on finding alignment. Deals are made commercially when there is a "win - win".



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:
 - 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.

KWWD, LLC	467749	lnw22@kw.com	281-364-1588
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Tillman	403587	Lortillman@kw.com	281-364-4888
Designated Broker of Firm	License No.	Email	Phone
Paula London	658750	Paula@kwwoodlands.com	281-364-4706
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Johnson	0779345	mjohn@kw.com	(832) 515-4106
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
IABS 1-0
TAR 2501



DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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