



# 11003 RESOURCE PKWY MEDICAL CENTER





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MEDICAL CENTER**

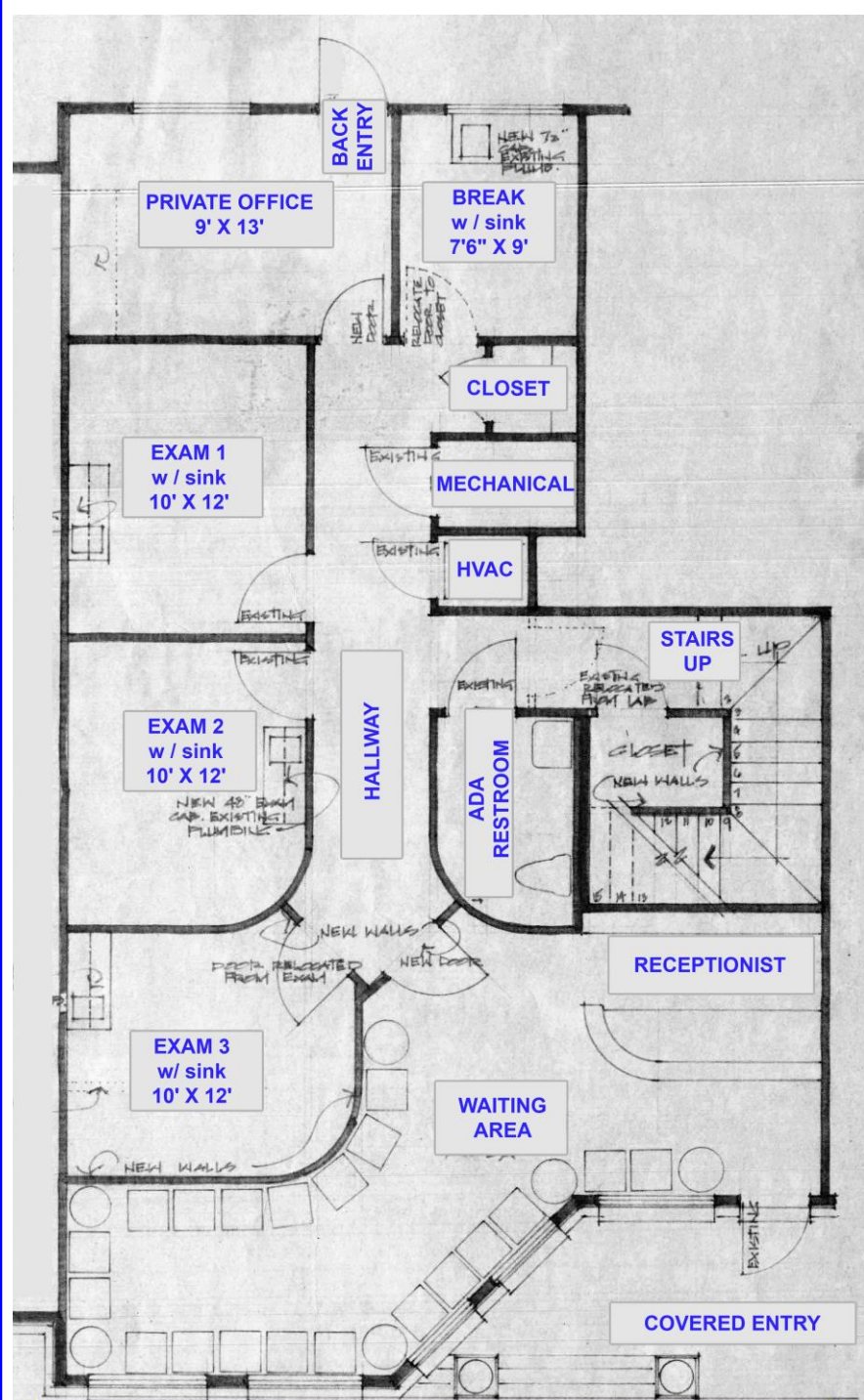


**11003 RESOURCE PKWY MEDICAL CENTER**



**11003 RESOURCE PKWY  
MEDICAL CENTER**

**11003 RESOURCE PKWY CENTER – SUITE 105  
1,500 +/- SF FIRST FLOOR / UPSTAIRS – UNFINISHED SPACE**



**SUITE 105**

- 1,500 +/- SF 1<sup>st</sup> FLOOR
- UNFINISHED SECOND FLOOR
- COVERED DIRECT ENTRANCE
- RECEPTION AREA & WAITING AREA
- BUILT-IN FRONT DESK AND FILE SHELVING
- 3 EXAM ROOMS WITH WATER
- PRIVATE OFFICE WITH BACK ENTRANCE
- BREAK ROOM WITH WATER
- ADA RESTROOM
- STAIRS TO UNFINISHED

**NOTE:**

**THE FLOOR PLANS INCLUDED REFLECT THE ORIGINAL CONFIGURATION AND MAY HAVE CHANGED SINCE CONSTRUCTION.**

**11003 RESOURCE PKWY  
STE 105 (FLOOR 2 UNFINISHED)**

**11003 RESOURCE PKWY SUITE 105 – 1,500 +/- SF  
(UNFINISHED SECOND FLOOR)**



**ENTRANCE / RECEPTION / WAITING ROOM / PATIENT FILE WALL**



**EXAM 1**

**EXAM 1**

**EXAM 2**

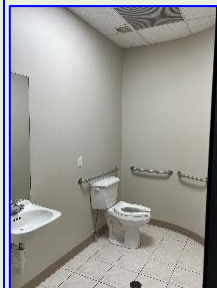


**EXAM 3**

**EXAM 3**

**HALL**

**BREAKROOM**

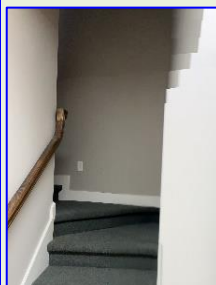


**PRIVATE OFFICE / BACK ENTRANCE**

**PRIVATE OFFICE**

**ADA RESTROOM**

**MECHANICAL**

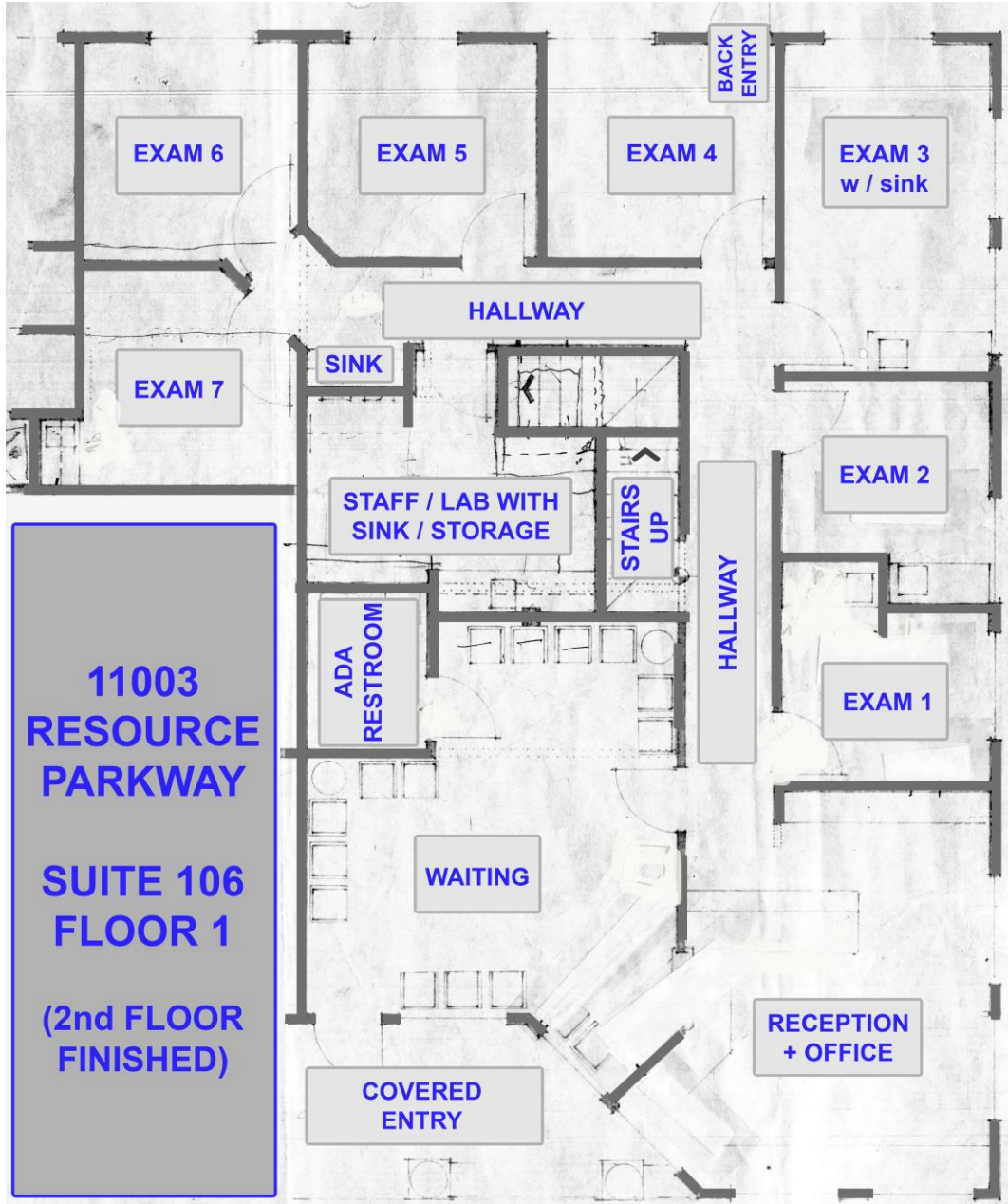


**DOOR TO STAIRS UP**

**UNFINISHED 2<sup>ND</sup> FLOOR**

**UNFINISHED 2<sup>ND</sup> FLOOR**

**11003 RESOURCE PKWY CENTER – SUITE 106**  
**1,928 +/- SF FIRST FLOOR / TOTAL 2,768 +/- SF**



**11003  
 RESOURCE  
 PARKWAY**

**SUITE 106  
 FLOOR 1**

**(2nd FLOOR  
 FINISHED)**

**NOTE:**  
**THE FLOOR PLANS  
 INCLUDED REFLECT  
 THE ORIGINAL  
 CONFIGURATION  
 AND MAY HAVE  
 CHANGED SINCE  
 CONSTRUCTION.**

**SUITE 106 – 1st FLOOR**

- FIRST FLOOR 1,928 +/- SF
- SECOND FLOOR 840 +/- SF
- TOTAL – 2,768 +/- SF
- COVERED DIRECT ENTRANCE
- CLOSE-IN PARKING
- STAIRS TO SECOND FLOOR
- BACK ENTRANCE
- LARGE WAITING / RECEPTION / OFFICE
- LARGE BUILT IN FRONT OFFICE DESK AREA
- 7 EXAM ROOMS INCLUDING 1 WITH WATER
- ADA RESTROOM WITH PASS-THRU TO LAB
- CENTRAL SINK IN HALLWAY
- STAFF AREA: LAB HAS SINK AND PASS-THRU TO RESTROOM / STORAGE / CLOSET

**11003 RESOURCE PKWY SUITE 106 – FIRST FLOOR - 1,928 +/- SF**



**ENTRANCE / RECEPTION / WAITING ROOM / ADA RESTROOM**



**FRONT OFFICE / CHECK IN & OUT**

**EXAM 1**



**EXAM 2**

**EXAM 3 WITH WATER**

**EXAM 4 WITH BACK ENTRANCE**



**LAB WITH WATER & PASSTHRU**

**CLOSET / STORAGE / LAB**

**EXAM 5**



**HALL WITH SINK**

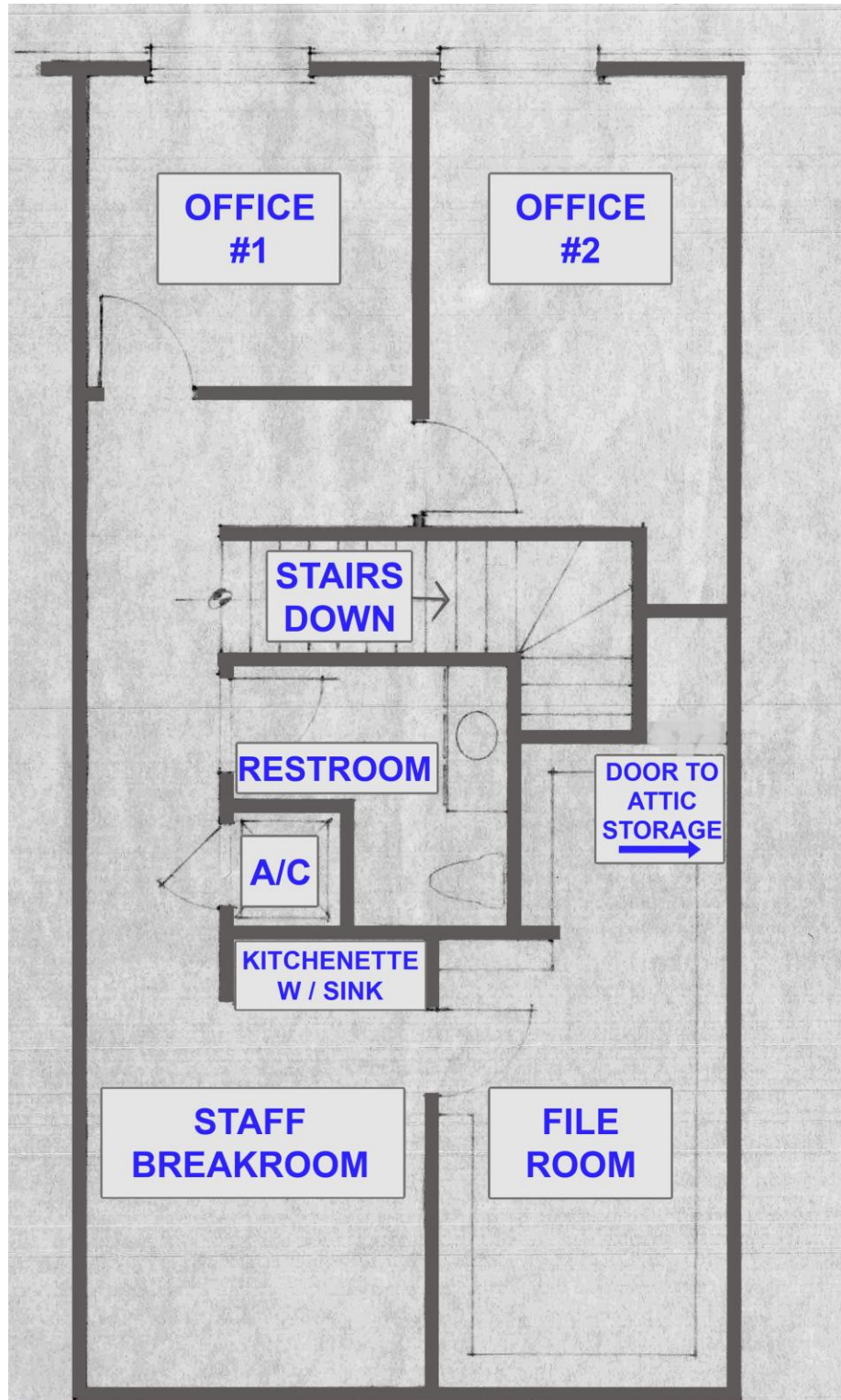
**STAIRS UP**

**EXAM 6**

**EXAM 7**



**11003 RESOURCE PKWY CENTER – SUITE 106  
840 +/- SF SECOND FLOOR**



**SUITE 106 – 2<sup>nd</sup>  
FLOOR**

- 840 +/- SF
- TWO PRIVATE OFFICES
- STAFF LOUNGE WITH KITCHENETTE AND SINK
- LARGE FILE ROOM
- 2 LARGE STORAGE CLOSETS
- RESTROOM

**NOTE:**

**THE FLOOR PLANS INCLUDED  
REFLECT THE ORIGINAL  
CONFIGURATION  
AND MAY HAVE CHANGED  
SINCE CONSTRUCTION.**

**11003 RESOURCE PKWY  
STE 106 FINISHED 2nd FLOOR ~870+/- SF**

**11003 RESOURCE PKWY SUITE 106 – SECOND FLOOR - 840 +/- SF**



**OFFICE #1**



**OFFICE #1**



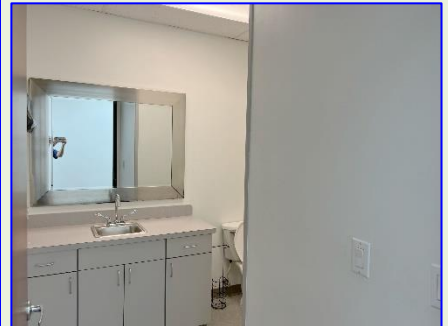
**HALL AND STAFF LOUNGE**



**OFFICE #2**



**OFFICE #2**



**RESTROOM**



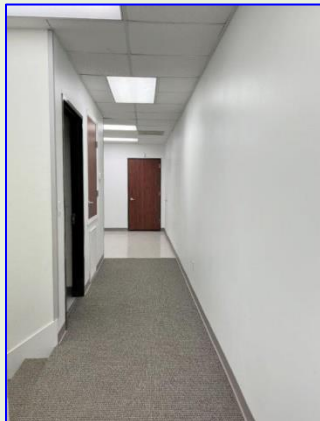
**STAFF BREAKROOM W / CLOSET**



**KITCHENETTE / FILE ROOM**



**FILE ROOM**



**HALLWAY**



**FL 1 ENTRY TO STEPS**



**HVAC**



**UNFINISHED ATTIC**

# THE LEASING OPPORTUNITY

- TWO WELL BUILT-OUT MEDICAL SUITES
- SUITE 105 - ~1,500 SF ON 1<sup>ST</sup> FLOOR WITH UNFINISHED 2<sup>ND</sup> FLOOR
  - + 3 EXAM ROOMS WITH WATER
  - + LARGE RECEPTION AREA / PRIVATE OFFICE / BREAKROOM / ADA RESTROOM
- SUITE 106 - ~1,928 SF ON FIRST FLOOR; ~840 SF ON 2<sup>ND</sup> FLOOR
  - + 7 EXAM ROOMS / LAB / LARGE RECEPTION AREA / ADA RESTROOM ON 1<sup>ST</sup> FLOOR
  - + 2 PRIVATE OFFICES / STAFF BREAKROOM / FILE ROOM / RESTROOM ON 2<sup>ND</sup> FLOOR
- ALL-CONCRETE, WELL-LIT PARKING FOR ~69 CARS
- ON HARD CORNER WITH DRIVES ON RESOURCE PKWY & HIGHLAND MEADOWS



## NOTICE

**IMPORTANT NOTICE:** The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas, parking and land areas are approximate and for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

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**MCADAMS ASSOCIATES BROKERAGE**



# 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.

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\_\_\_\_\_  
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)**

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