

17110

HOUSE HAHL
ROAD, SUITE A

CYPRESS, TX 77433

FOR SUBLEASE

FULLY BUILT OUT

MEDICAL PRACTICE SPACE

2,682 SF

AVAILABLE

DISCLAIMER

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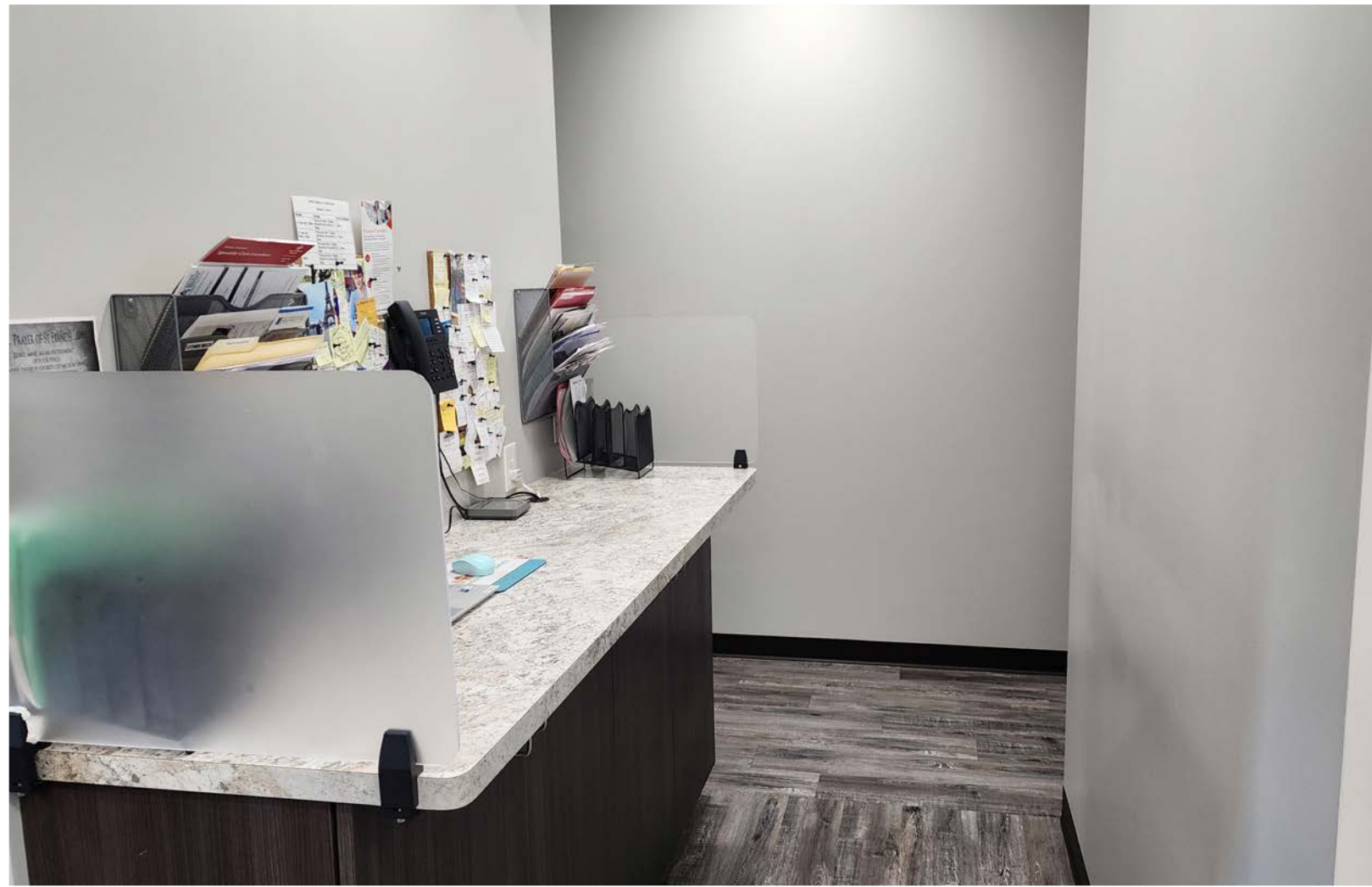
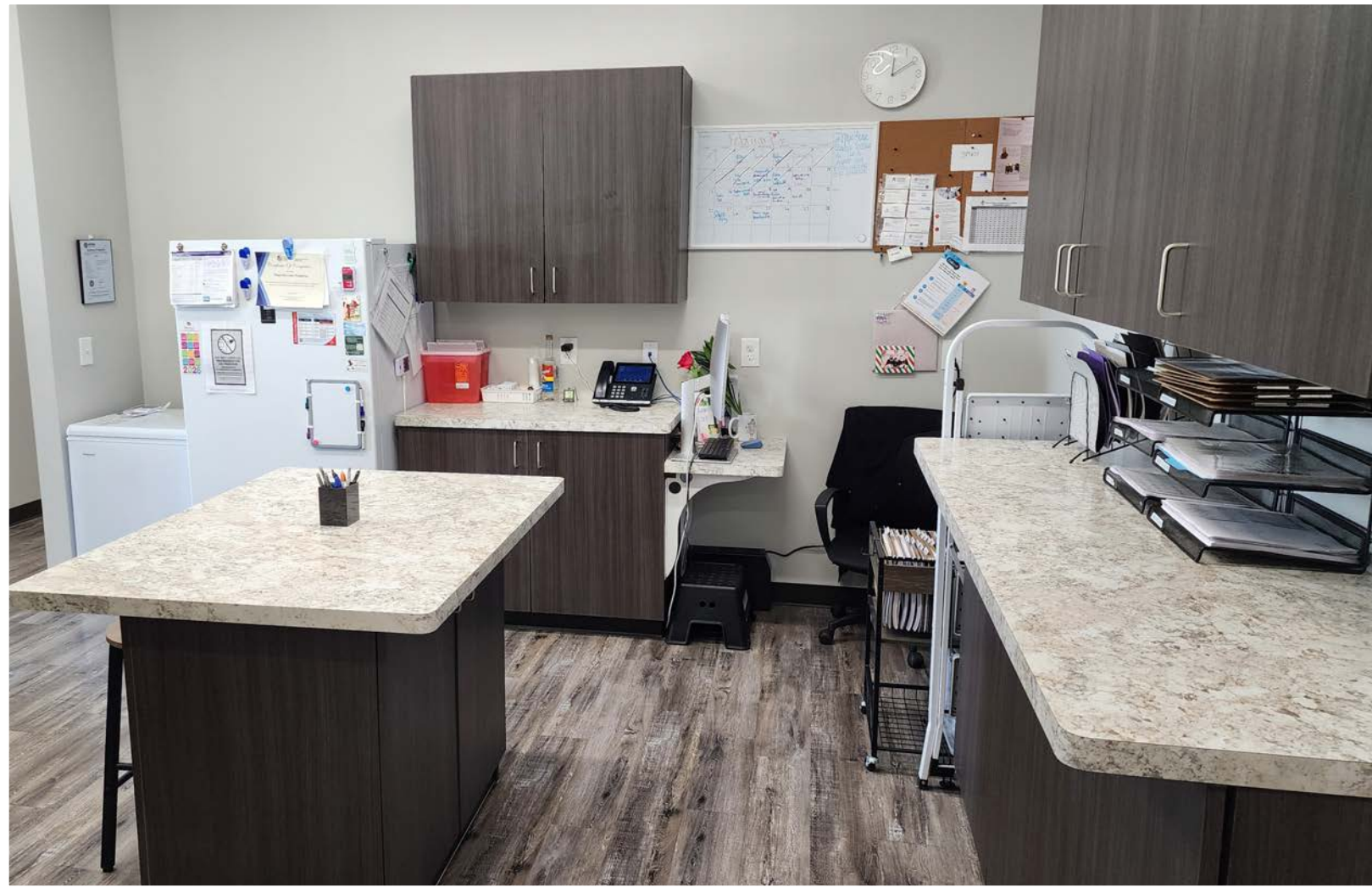
17110 House Hahl Road Suite A

Located on the left end cap with windows on three sides, this fully built out second generation medical practice space is move in ready for a medical practice. The finished build out includes 8 treatment rooms, two restrooms, two triage spaces, a waiting room, front and back office, a break room, and a doctor's office. Ample parking and easy access for patients.



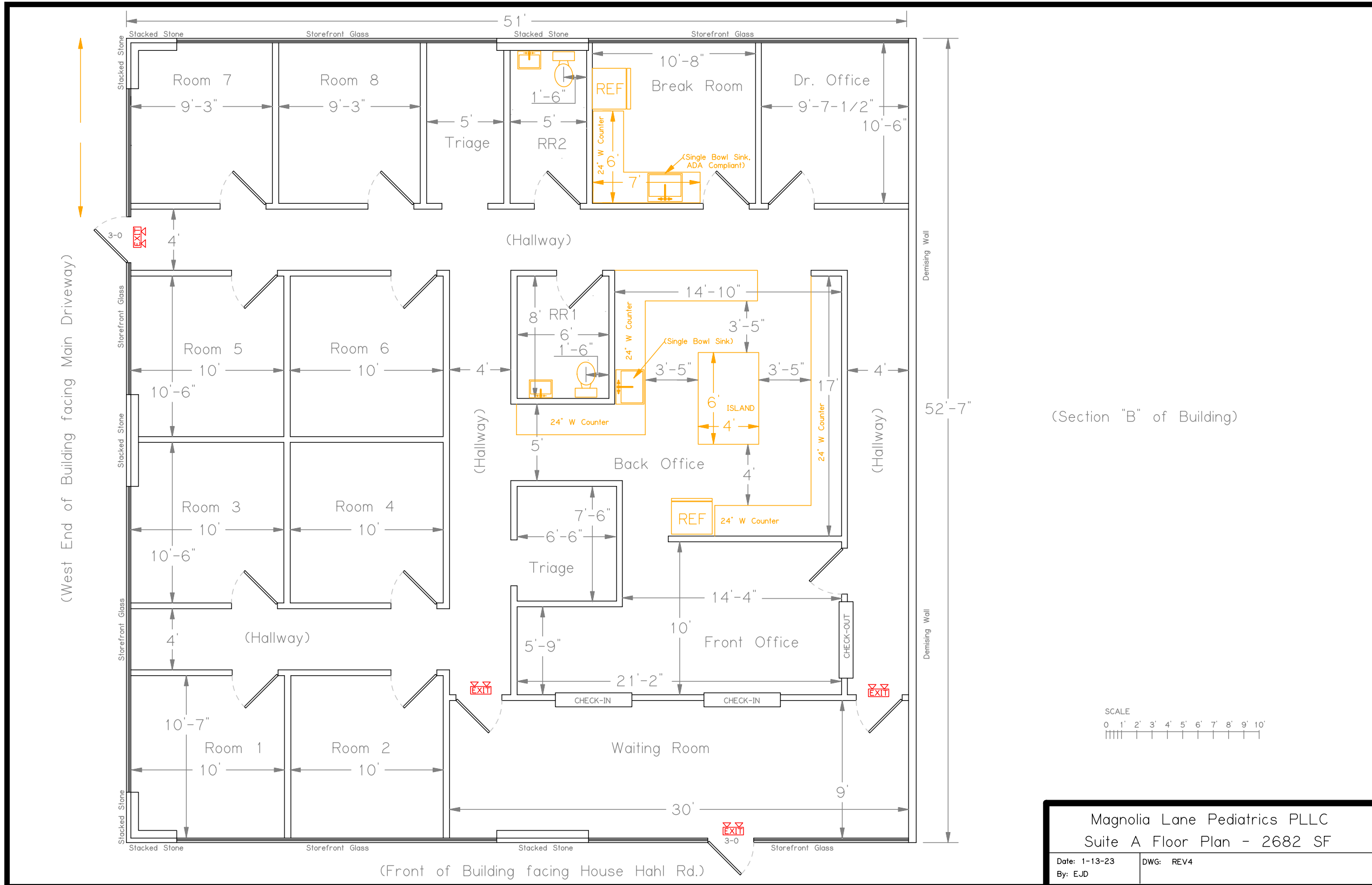
ADDRESS	17110 House Hahl Rd, Suite A, Cypress, TX 77433
TOTAL SF	23,174
AVAILABLE SF	2,682
TENANCY	Multi
STORIES	1
YEAR BUILT	2023
SPACES AVAILABLE	Suite A
% LEASED	92%
ADA ACCESSIBLE	Wheelchair Accessible
SUBLEASE RATE	Contact Broker
SUBLEASE TERM	Expires April 30, 2028

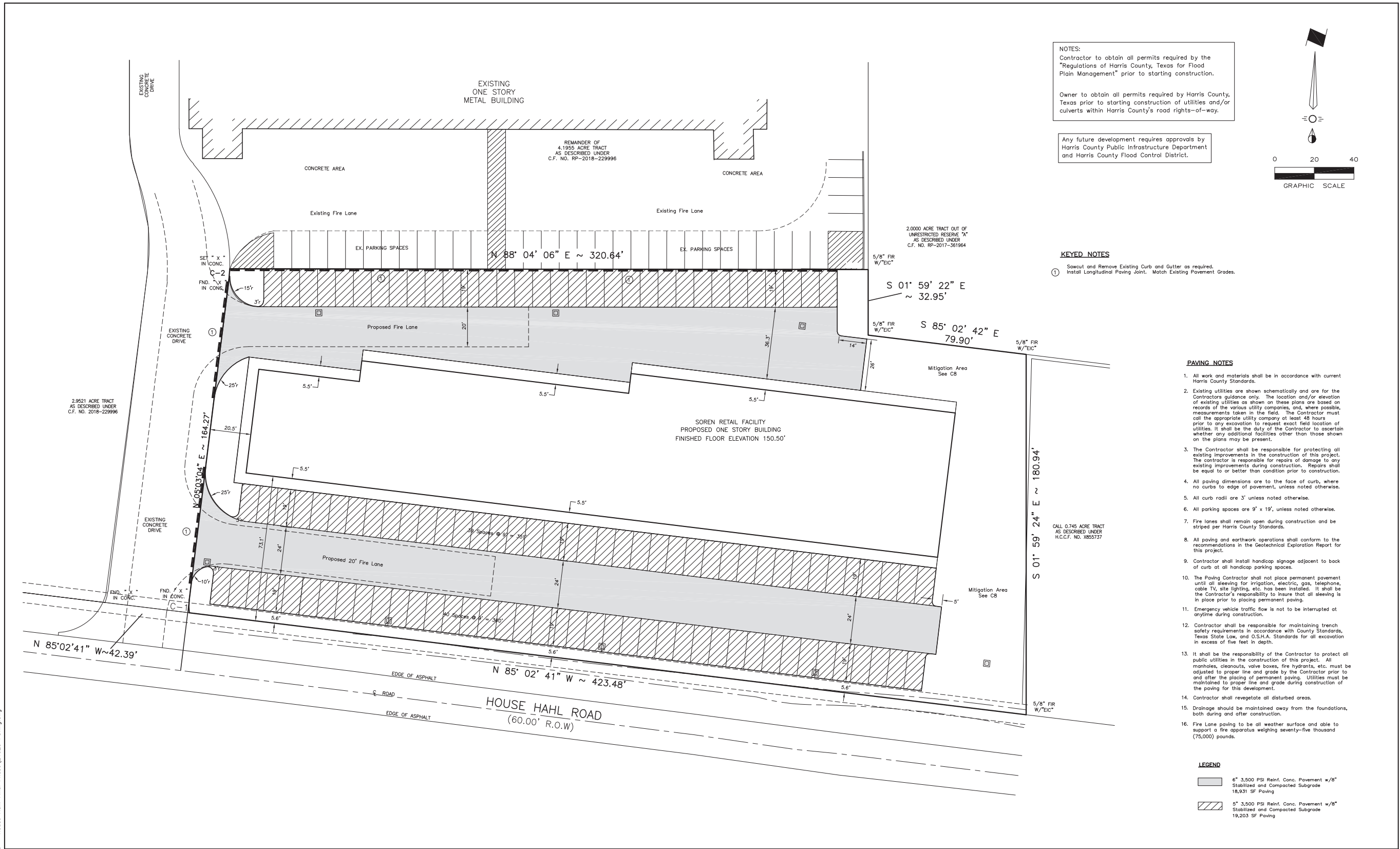




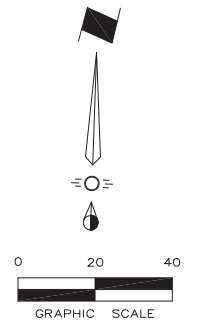


FLOOR PLAN





NOTES:
 Contractor to obtain all permits required by the "Regulations of Harris County, Texas for Flood Plain Management" prior to starting construction.
 Owner to obtain all permits required by Harris County, Texas prior to starting construction of utilities and/or culverts within Harris County's road rights-of-way.
 Any future development requires approvals by Harris County Public Infrastructure Department and Harris County Flood Control District.



KEYED NOTES
 1 Sawcut and Remove Existing Curb and Gutter as required. Install Longitudinal Paving Joint. Match Existing Pavement Grades.

- PAVING NOTES**
- All work and materials shall be in accordance with current Harris County Standards.
 - Existing utilities are shown schematically and are for the Contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The Contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
 - The Contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
 - All paving dimensions are to the face of curb, where no curbs to edge of pavement, unless noted otherwise.
 - All curb radii are 3' unless noted otherwise.
 - All parking spaces are 9' x 19', unless noted otherwise.
 - Fire lanes shall remain open during construction and be striped per Harris County Standards.
 - All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report for this project.
 - Contractor shall install handicap signage adjacent to back of curb at all handicap parking spaces.
 - The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
 - Emergency vehicle traffic flow is not to be interrupted at anytime during construction.
 - Contractor shall be responsible for maintaining trench safety requirements in accordance with County Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
 - It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
 - Contractor shall revegetate all disturbed areas.
 - Drainage should be maintained away from the foundations, both during and after construction.
 - Fire Lane paving to be all weather surface and able to support a fire apparatus weighing seventy-five thousand (75,000) pounds.

- LEGEND**
- 6" 3,500 PSI Reinf. Conc. Pavement w/8" Stabilized and Compacted Subgrade 18,931 SF Paving
 - 5" 3,500 PSI Reinf. Conc. Pavement w/8" Stabilized and Compacted Subgrade 19,203 SF Paving

BENCHMARK PUBLISHED ELEVATION - 149.00'
 ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 110695 AS REFERENCED ON A TOPOGRAPHIC SURVEY BY EIC SURVEYING COMPANY DATED APRIL 21, 2014 PROVIDED BY THE CLIENT, HAVING AN ELEVATION OF 149.00 FEET, NAVD 88, 2001 ADJUSTMENT AS SHOWN ON SAID SURVEY.
 TEMPORARY BENCHMARK "A" ELEVATION - 151.76'
 TEMPORARY BENCHMARK "A" BEING A CHISELED SQUARE ON A LIGHT POLE LOCATED APPROXIMATELY NORTH 118° AND WEST 33° OF THE SW SUBJECT PROPERTY ELEVATION = 151.76' FEET, NAVD 88, 2001 ADJUSTMENT.

NOTE:
 PRIOR TO BEGINNING ANY CONSTRUCTION, OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO INSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.
SWPPP NOTE:
 CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND POSTING ON SITE, A STORM WATER POLLUTION PREVENTION PLAN PER STATE AND FEDERAL GUIDELINES AS NECESSARY.

REVISION	DATE	DESCRIPTION

TAC ENGINEERING
 CIVIL ENGINEERING
 PO BOX 8436
 SPRING, TEXAS 77387
 (281) 660-0865
 TBPE REGISTRATION NO. F-9675



PAVING AND HORIZONTAL CONTROL PLAN
SOREN RETAIL SITE
 17110 House Hahl Road
 Cypress, Harris County, Texas

DESIGNED BY TAC Engineering	TECH. REVIEW JTB	AHJ PROJECT NO. 2110210081	DRAWING SCALE 1"=20'	SHEET C4
DRAWN BY TAC Engineering	PEER REVIEW TAC	DRAWING DATE 11-29-2021	TAC PROJECT NUMBER 21023	

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28,405

DAILY VEHICLE TRAFFIC
(BOTH DIRECTIONS ON
HOUSE HAHL ROAD)

SPRING CYPRESS SHOPPING CENTER

- Pet Evolution
- Shipley Do-Nuts
- Century 21
- C&J Tailor
- Aqualiss Therapeutics
- HCA Houston ER
- El Charro
- CVS
- MoneyGram
- AT&T
- PNC Bank
- Walgreens
- Cypress Mill Dental
- Alicia's Mexican Grille
- Bitstop Bitcoin ATM
- Walgreens
- Western Union
- Raising Canes
- TJ Maxx
- Target
- Lowe's
- Office Depot
- James Avery
- The Home Depot
- Hobby Lobby
- JC Penney
- Kroger

THE OFFICES AT CYPRESS 433
BUSINESS PARK

- InSPIRE Rock Climbing Gym
- Cypress Academy of Gymnastics
- Blackhorse Storage & Postal
- Moffitt Services
- Premier Pilates
- The Den Sports Facility
- Hart Studios
- Fins Swim School
- Code Wiz
- Cypress Driving Academy

SUBJECT
PROPERTY



City Concepts Logistics

House Hahl Rd.

CYPRESS
MILL

CYPRESS
CREEK
RANCH

TOWNE
LAKE
HOMES

COLES CROSSING SHOPPING CENTER

- At Home
- Hammer & Nails
- HEB
- Chimac KBBQ
- Cypress Breakfast House
- Scary Canary
- Monks Indian Bistro
- Marvino's Italian
- Cheddar's
- Chase Bank
- Crawfish Cafe

Cypress woods
High School

Spillane
Middle
School

Houston
Methodist
Hospital

COLES
CROSSING

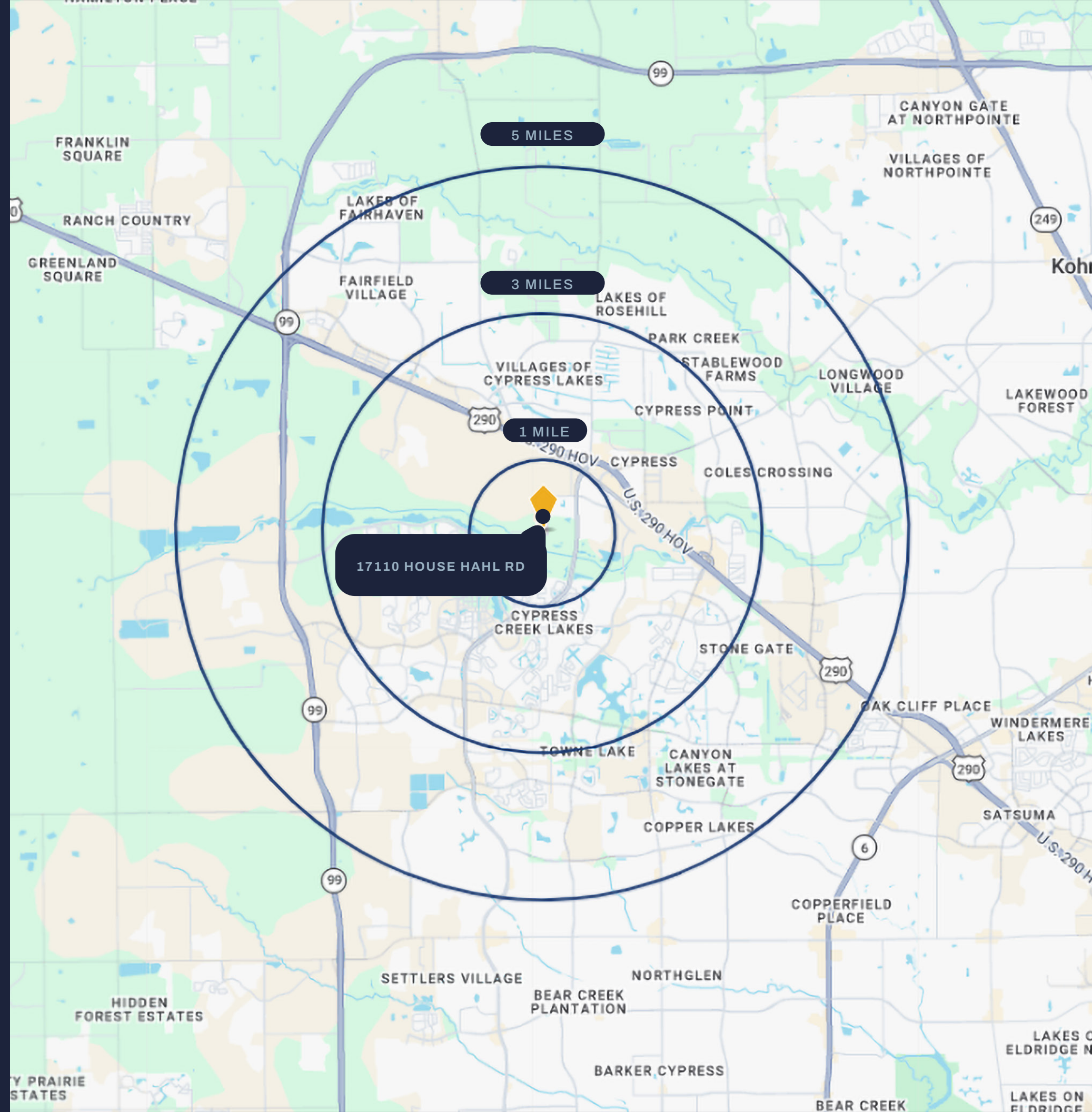
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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	4,923	75,786	177,357
2029 Population	5,151	77,797	181,013
Population Growth 2024-2029	0.9%	0.5%	0.4%
2024 Average Age	37.1	36.1	36.4
Households			
2024 Households	1,696	23,631	55,618
2029 Households	1,776	24,242	56,729
Household Growth 2024-2029	0.9%	0.5%	0.4%
Median Household Income	\$109,811	\$121,016	\$118,911
Average Household Size	2.9	3.2	3.2
Housing			
Median Home Value	\$412,674	\$346,964	\$326,507
Median Year Built	2010	2009	2007

Drive Times

LESS THAN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Blackhorse Ranch South	Costco	Houston Premium Outlets
Butterfly Park	Riata Ranch	Bridgeland HS
Turtle Lane Park	Stone Gate	Lakes at Cypress Hill
Cypress Towne Center	Towne Lake	Copperfield Place
	Cypress Ridge	Cypress Springs





Transwestern

CONTACT INFORMATION

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Vice President

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