

# CONROE MEDICAL PLAZA

PROFESSIONAL AND MEDICAL OFFICE SPACE FOR LEASE

603 South Conroe Medical Dr., Conroe, Texas 77304

ESTHETIQUE MED SPA

FAMILY LIFE MEDICAL

603



PROMED REALTY  
MANAGEMENT | BROKERAGE



# PROFESSIONAL/ MEDICAL OFFICE SPACE FOR LEASE

603 S. CONROE MEDICAL DR.  
CONROE, TX 77304

## BUILDING

- Total Area: 22,363 sq. ft.
- Completed: 2022
- Type: Multi-Tenant Office Building
- Use: Medical/Professional
- Base Rent: \$22.50 sq. ft.

## AVAILIBILITIES

- Suite 160: 1,500 - 8,000 sq. ft.

## FEATURES

- WITHIN WALKING DISTANCE FROM HCA HOUSTON HEALTHCARE CONROE HOSPITAL
- EASILY ACCESSIBLE FROM INTERSTATE-45 ON SOUTH LOOP 336
- 10 MINUTES FROM THE WOODLANDS & 45 MINUTES FROM HOUSTON
- ADJACENT TO "GRAND CENTRAL PARK", A NEW 2,000 ACRE MASTER PLANNED COMMUNITY
- CURRENTLY IN PRE-DEVELOPMENT PHASE, ALLOWING TENANT TO CUSTOMIZE THEIR SPACE ACCORDING TO BETTER FIT THEIR NEEDS



Phase 2 of the medical complex located at Loop 336 and S. Conroe Medical Drive, will be a single-story office building, with up to 22,363 square feet of medical space. The building will be part of the medical complex along with the existing 100,000 square foot medical office building completed in 2012 and currently fully leased. With easy access to Interstate 45 from Loop 336, South Conroe Medical Drive is conveniently located within walking distance to the HCA Conroe medical campus, adjacent to several new medical properties. The property is also across Loop 336 from the new 2,000-acre site recently purchased mixed-use development, Grand Central Park. Grand Central Park offers commercial, retail, and a variety of residential spaces.

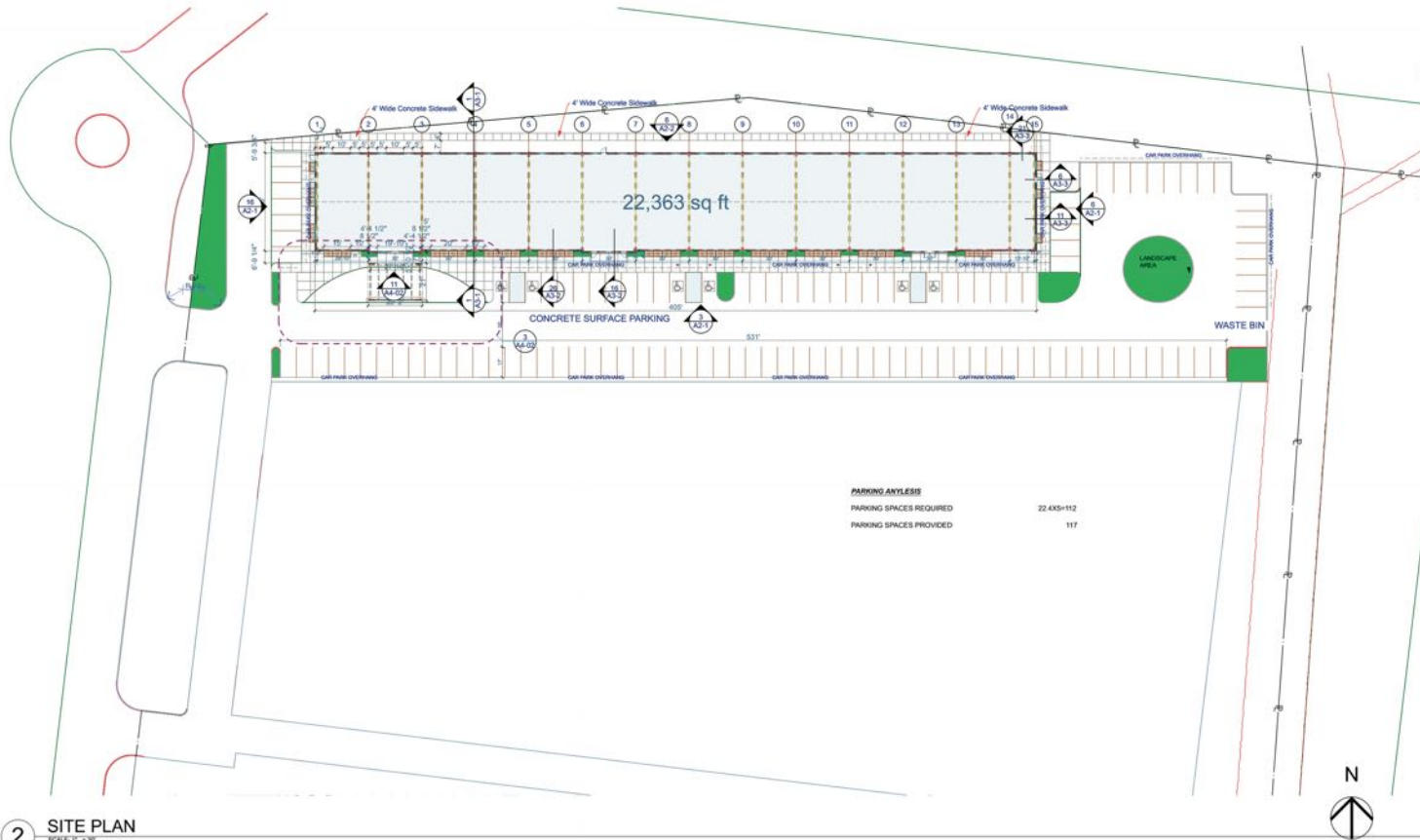
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OFFICE 936.441.4102 | FAX 936.756.5667 | WWW.PROMEDREALTY.COM  
100 MEDICAL CENTER BLVD. CONROE, TEXAS 77304

# PROFESSIONAL/ MEDICAL OFFICE SPACE FOR LEASE



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100 MEDICAL CENTER BLVD. CONROE, TEXAS 77304



2 SITE PLAN  
SCALE: 1/8" = 1'-0"

PARKING ANALYSIS  
 PARKING SPACES REQUIRED 22,435-112  
 PARKING SPACES PROVIDED 117



MARK	DATE	DESCRIPTION
	4/15/20	ISSUED FOR REVIEW

**URBANGROUP**  
 DESIGN & BUILDING SERVICES  
 2900 Wesleyan, Suite 310, Houston, Texas 77027  
 281.204.7325 houston@urbanc.com



**The Wingfield/Sears Group, Inc.**  
 Architects Interior Designers  
 2900 Wesleyan, Suite 310  
 Houston, Texas 77027  
 713/627-9690

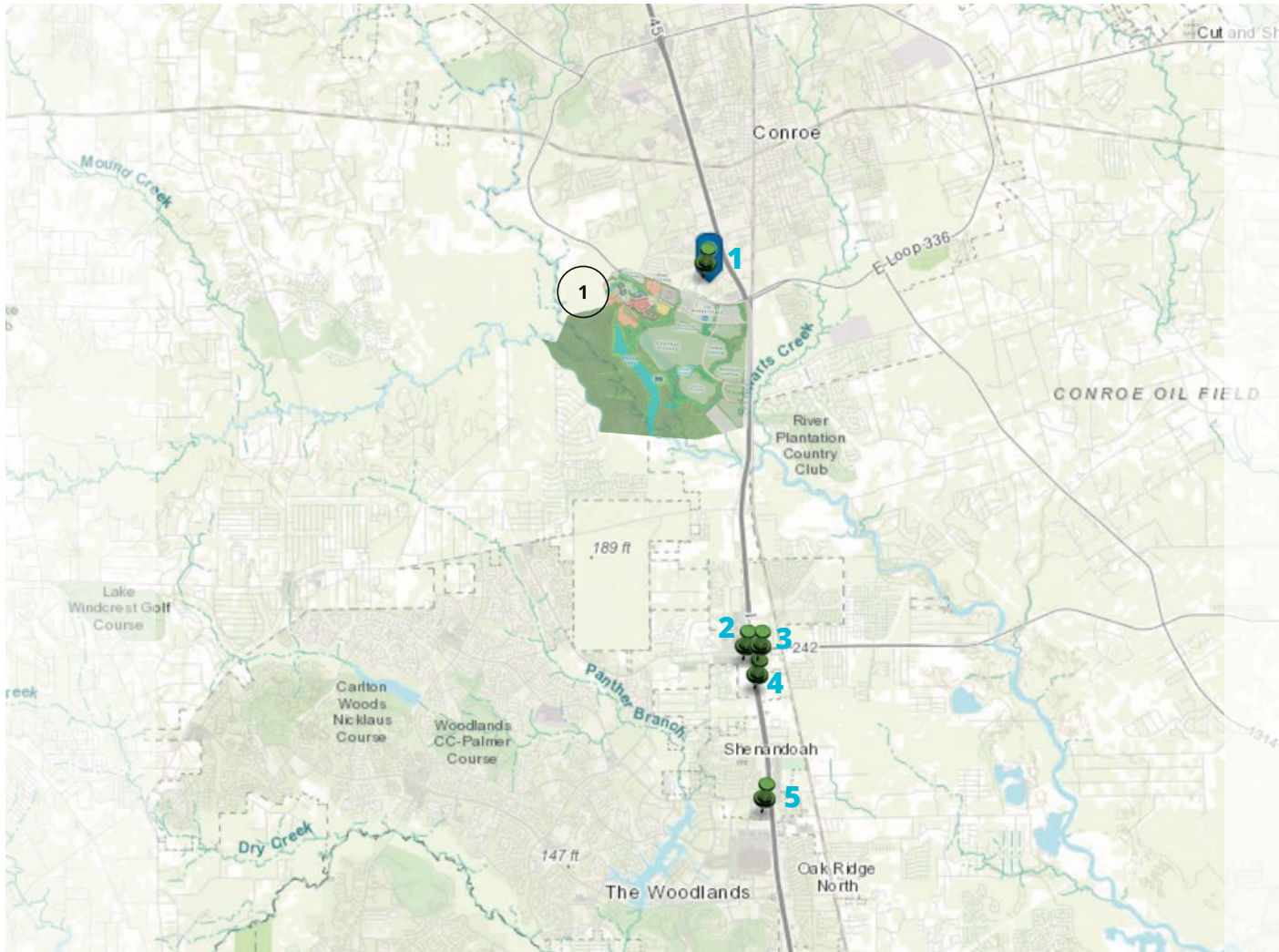
**LOOP 336 NORTH CONROE  
 MEDICAL OFFICE BUILDING  
 603 S CONROE MEDICAL DRIVE  
 CONROE, TEXAS**

10 MARCH 2016  
 09 MARCH 2016  
 15 AUGUST 2016  
 15 MAY 2019  
 27 DEC. 2019  
 09 JAN. 2020  
 28 JAN. 2020

SITE PLAN  
**A1-1**

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# THE LOOP 336



## 1 GRAND CENTRAL PARK

Acre Community 2,046  
Future Homes 2,500+

### NEARBY HOSPITALS

- 1 HCA Houston Healthcare Conroe
- 2 St. Luke's The Woodlands Hospital
- 3 Houston Methodist The Woodlands
- 4 Texas Children's Health Center The Woodlands
- 5 Memorial Hermann The Woodlands Hospital

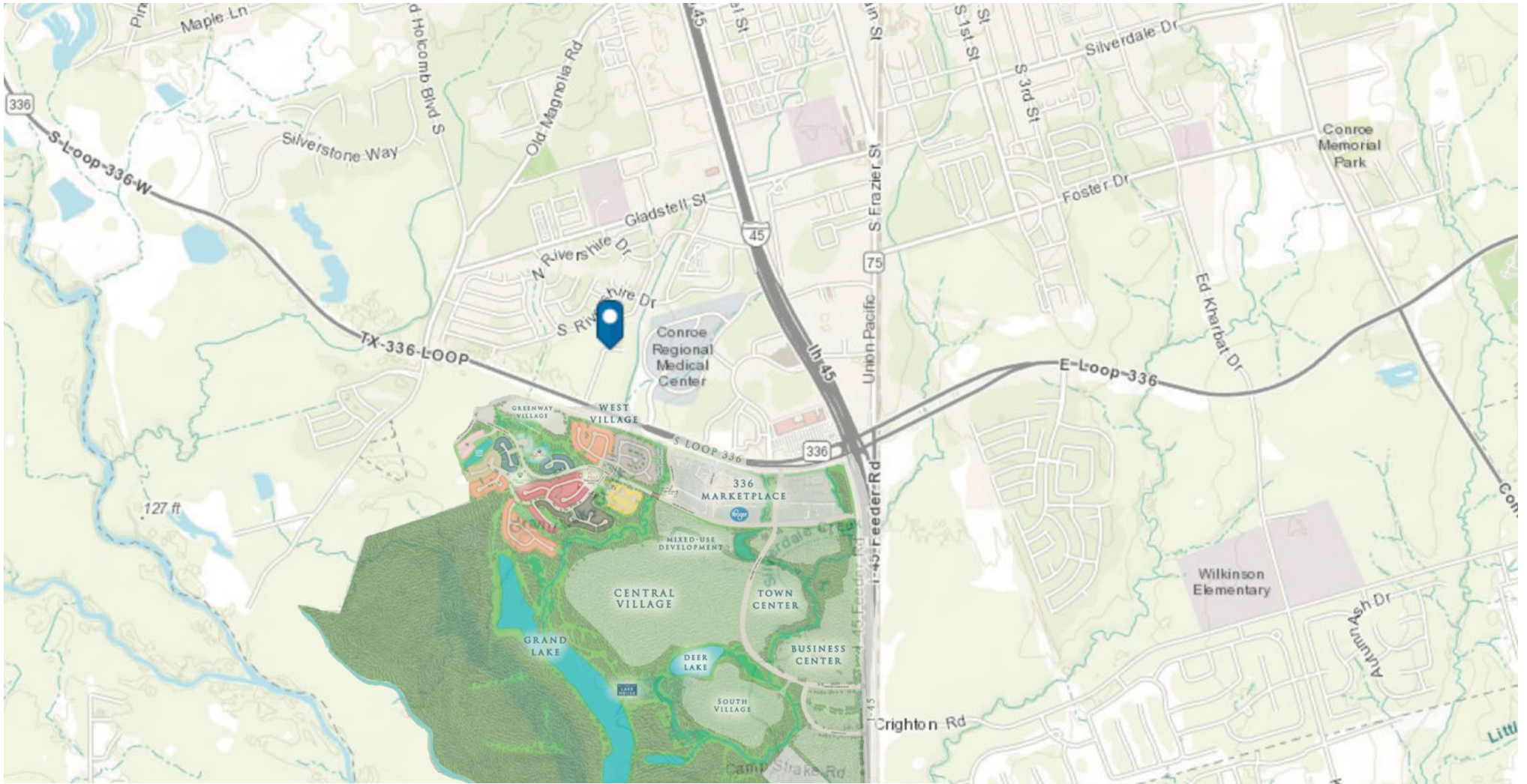
### POPULATION GROWTH

"The U.S. Census ranked Conroe as the fastest growing city in the nation, by percentage, between July 2015 and 2016. Conroe tops the list with 7.8 percent growth, a 1.6 difference compared to second on the list, Frisco."

Community Impact, May 25, 2017

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# THE LOOP 336



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# INFORMATION ABOUT BROKERAGE SERVICES

## 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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