

For Lease

2 Tracts & 2 Buildings

- Can be leased together or separately
- AVAILABLE NOW

REVISED RENTAL RATE

24804 & 24802 Interstate 45
Spring, TX 77386



Tom Condon, Jr.

Principal
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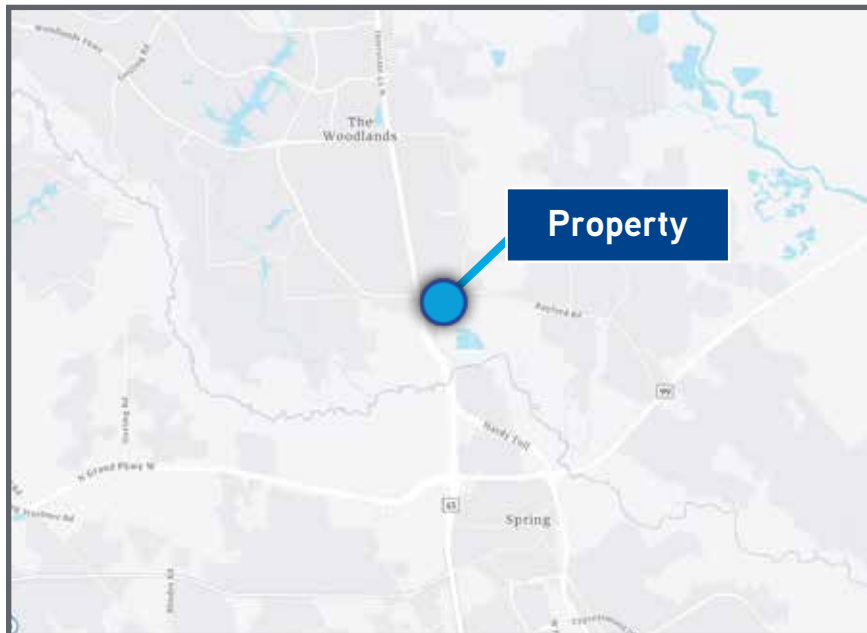
9950 Woodloch Forest Dr
Suite 1225
The Woodlands, Texas 77380
P: +1 713 830 4001

Colliers

About the **Property**

24804 INTERSTATE 45 | SPRING, TX 77386

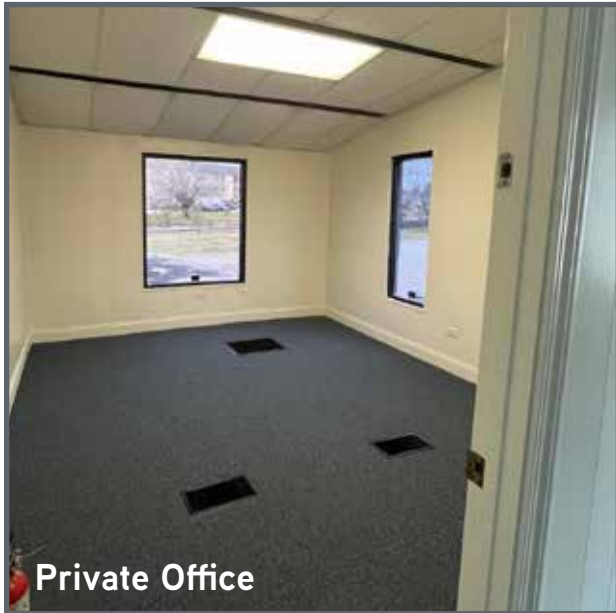
- ±864 SF Sales office
- ±1.03 Acres Site Now Fully Stabilized
- ±170' of I-45 Frontage with 2 curb cuts
- Front lot is asphalt paved and rear is crushed concrete
- Premier Location with direct access and excellent visibility to I-45
- ±120' fence frame at site rear for potential signage
- **RENTAL RATE: ~~\$9,900~~ \$6,900/MONTH MODIFIED GROSS**



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Photos

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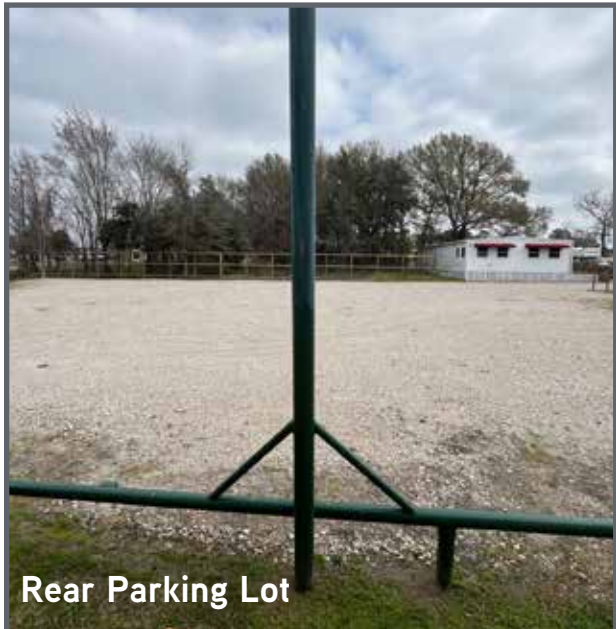
Private Office



Front Work Area



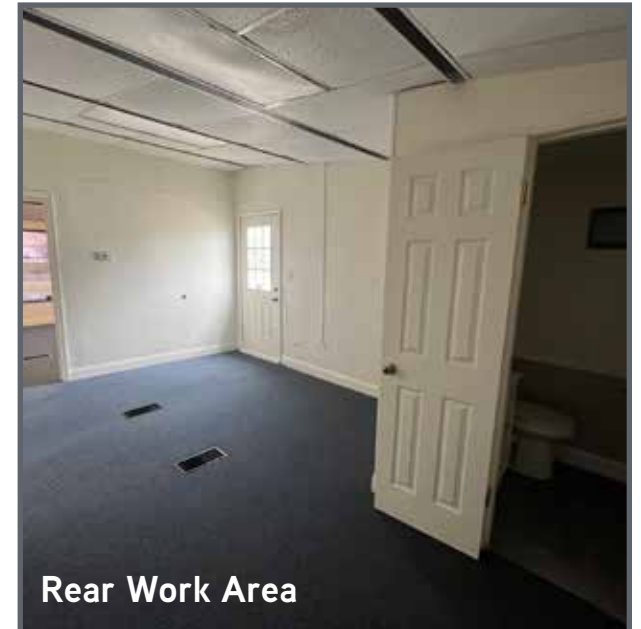
Front Work Area



Rear Parking Lot



Rear Work Area



Rear Work Area

About the **Property**

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- ±1,700 SF Office
- Access via easement from I-45 feeder road
- Parking for visitors & employees available
- Signage: 4' x 8' ground sign at feeder road available
- Premium location
- **RENTAL RATE: ~~\$3,000~~ \$2,495/MONTH MODIFIED GROSS**



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Photos

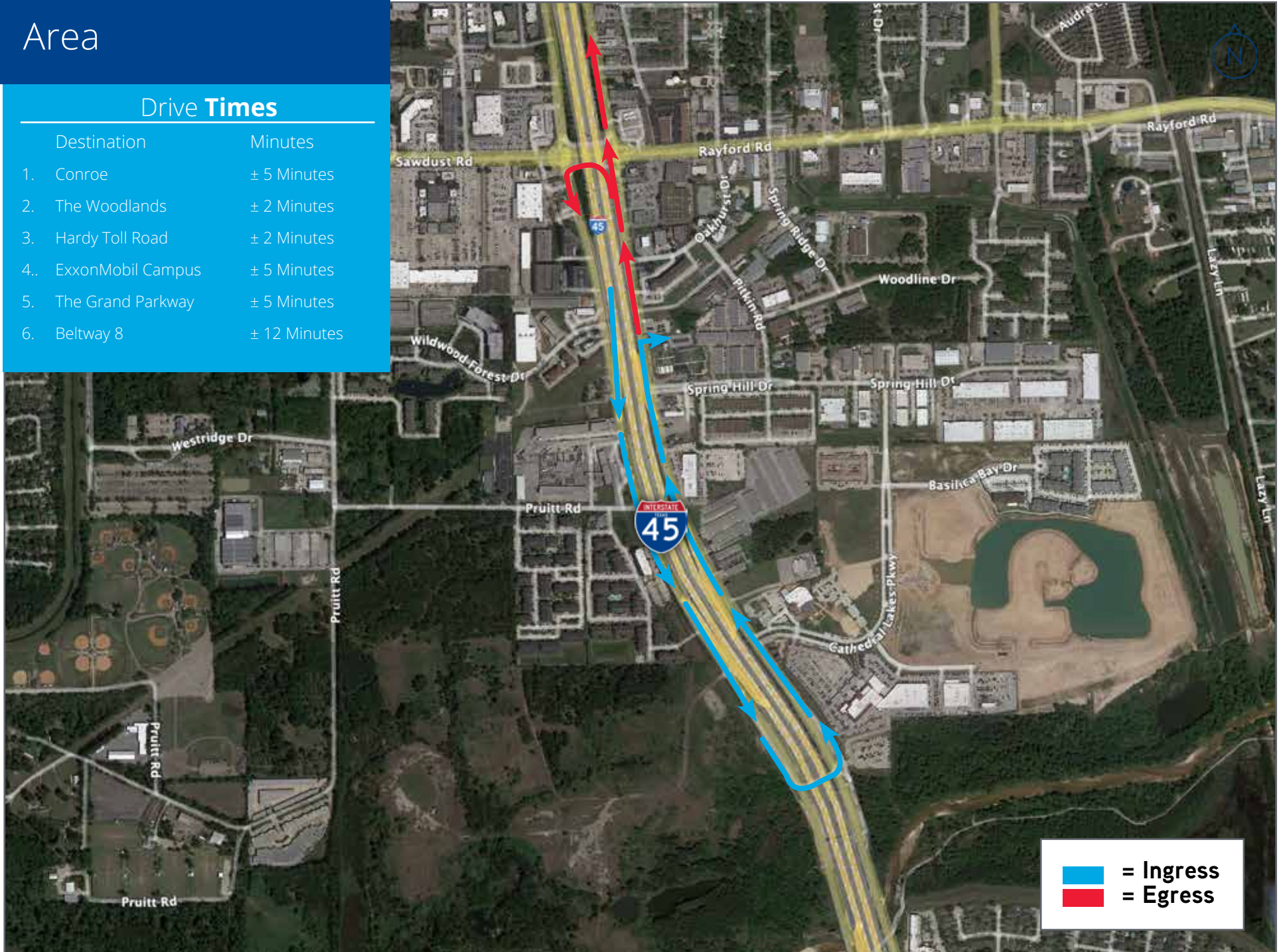
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Area

Drive Times

Destination	Minutes
1. Conroe	± 5 Minutes
2. The Woodlands	± 2 Minutes
3. Hardy Toll Road	± 2 Minutes
4. ExxonMobil Campus	± 5 Minutes
5. The Grand Parkway	± 5 Minutes
6. Beltway 8	± 12 Minutes





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Designated Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date