



FOR LEASE

Portofino Plaza

19073 I-45 Fwy North • Shenandoah, Texas 77385

PROPERTY DESCRIPTION

This prime retail property located at 19073 I-45 Fwy North, TX, in the thriving city of Shenandoah is now available for lease. The building spans a generous 37,444 square feet and boasts a prime location with excellent visibility and accessibility from one of the region's busiest highways. Centrally located among a host of neighboring shops and businesses, this immaculately designed and well-maintained property offers maximum exposure for your retail venture. With ample parking capacity and large, open-plan areas, this versatile property can cater to a wide variety of retail and commercial purposes. Don't miss out on this rare opportunity to carve out a successful retail presence in the heart of Shenandoah!

Portofino Plaza is located ½ mile north of Research Forest Drive on Interstate 45, approximately 1 mile from The Woodlands Town Center and 5 miles from the Hardy Toll Road and the ExxonMobil Corporate Campus.

Portofino Plaza is conveniently located adjacent to Portofino Shopping Center, a 450,000 SF power center which is anchored by national tenants, such as Michael's, Stein Mart, Sports

Authority, PetsMart, Old Navy and Sam's Club. Behind Portofino is Woodforest Bank Stadium and Natatorium. This 60-acre sports complex is home to several of the area's high school football teams, drill team, band and numerous aquatic events. St. Luke's, Texas Children's, Methodist Houston and Memorial Hermann Hospital campuses are within 1 mile of the shopping center.

For More Information

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PROPERTY HIGHLIGHTS

- Conveniently located adjacent to Portofino Shopping Center
- Oversized and elevated storefront for maximum exposure to neighboring shopping center
- Excellent visibility and accessibility
- Monument Signage Available
- Double-sided I-45 Pylon Sign
- Freeway Visibility

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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
105	2,569 SF	\$25.00(sf/yr + NNN)



Availability

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N Freeway Service Road

Portofino Plaza
19073 I-45 Fwy N
Shenandoah, TX 77385



Site Plan

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PORTOFINO PLAZA 2421
19073 I-45 Fwy N
SHENANDOAH, TX 77385



Aerial Map





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 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 _____