

# MEDICAL OFFICE CONDOMINIUMS

15055 East Freeway, Channelview, TX 77530



## PROPERTY DETAILS

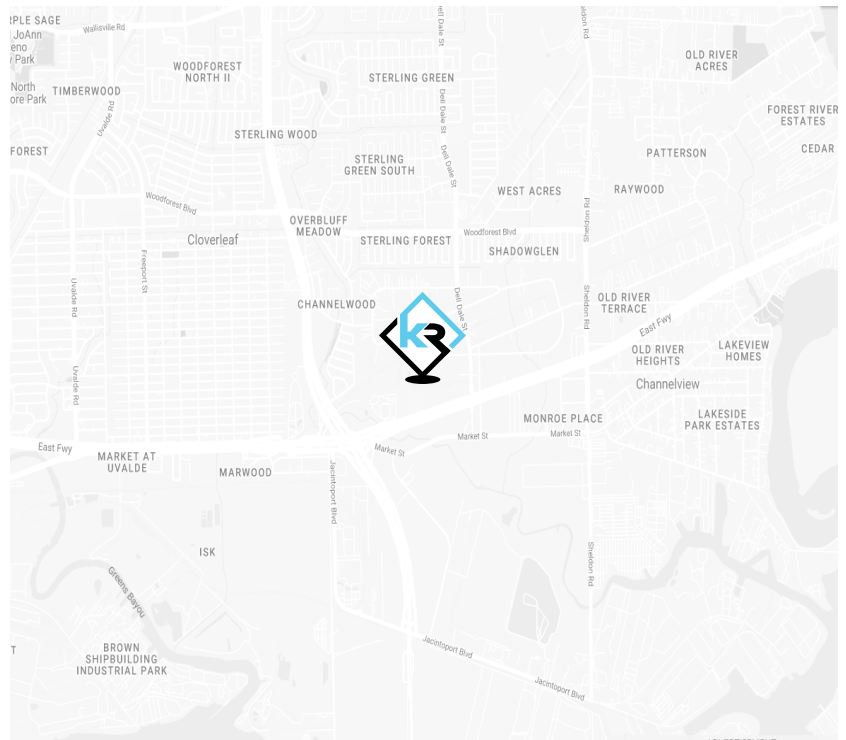
Montezuma Channelview is a 22,500-square-foot medical office complex consisting of three individual 7,500-square-foot buildings. Each building is subdivided into suites ranging from 1,258 SF to 3,826 SF, accommodating a wide variety of medical and professional users.

The property offers abundant surface parking with a ratio of 4 spaces per 1,000 SF of NRA. Tenants benefit from on-site property management, providing responsive support and facility oversight.

The property IS NOT located in a floodplain and remained unaffected by Hurricane Harvey, offering added peace of mind for tenants concerned about storm resilience.

## EXECUTIVE SUMMARY

<b>Total Available SF:</b>	~ 8,991 SF
<b>Approx. Size Ranges:</b>	1,258 - 2,740 SF
<b>Lease Rate:</b>	Please Call for Pricing
<b>Property Mgmt:</b>	On-site
<b>Class:</b>	Class C
<b>Building Size:</b>	22,500 SF
<b>Sub-market:</b>	Channelview District
<b>Parking:</b>	Ample Surface Level Parking
<b>Parking Ratio:</b>	4/1,000
<b>Style:</b>	Medical Office Condominiums
<b>Traffic Count:</b>	21,716



### Keen Realty Group, LLC

9703 Richmond Avenue Suite 100 Houston, TX  
346.571.5311  
keenrealty.com

### Todd Jurek, RPA

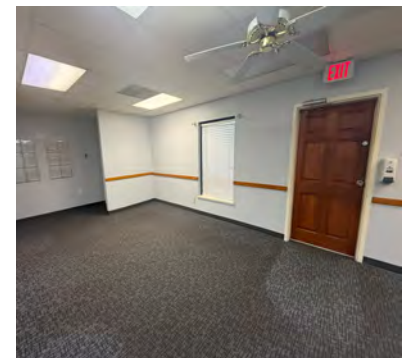
todd@keenrealty.com  
346-571-5226

## PROPERTY HIGHLIGHTS

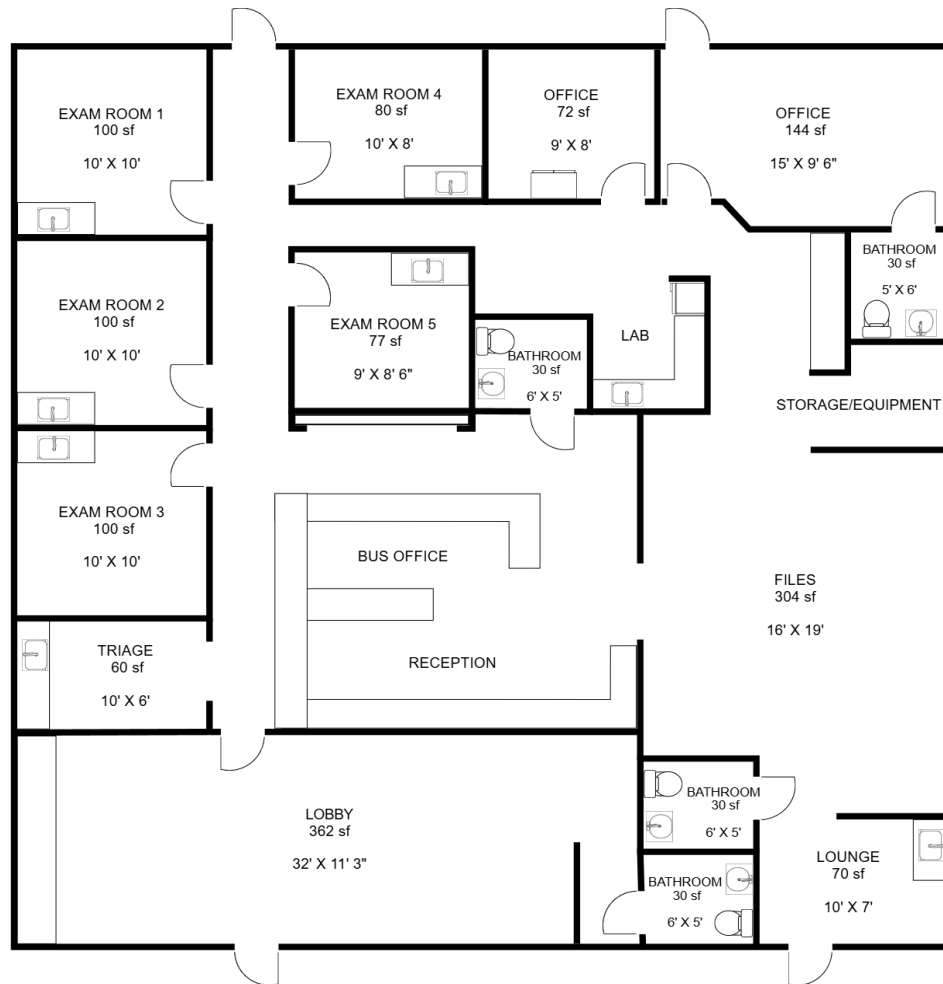
Discover the charm and functionality of the medical office condominiums at 15055 East Freeway in Channelview, Texas. These well-maintained buildings offer timeless appeal and quality finishes, ideal for a range of healthcare providers. Thoughtfully designed for both patient comfort and practitioner efficiency, the property features functional layouts suited for various medical specialties.

With convenient access and ample drive-up parking, patient visits are hassle-free. The classic design and durable construction create a professional setting built to last. Establish your practice in a dependable space where practicality meets comfort—join Channelview's trusted medical community.

- Ample Parking Spaces Available
- On-Site Property Management Group
- Security Camera in force 24/7
- Comfortable, Quiet Environment
- Outdoor Seating Area between buildings in Apex
- Spaces are built out with waiting areas, patient rooms and plenty of cabinetry designed for medical use.
- Excellent Access to I-10, Beltway 8, and the Sam Houston Tollway
- Plenty of restaurants and other amenities in the immediate vicinity along the I-10 Freeway corridor.



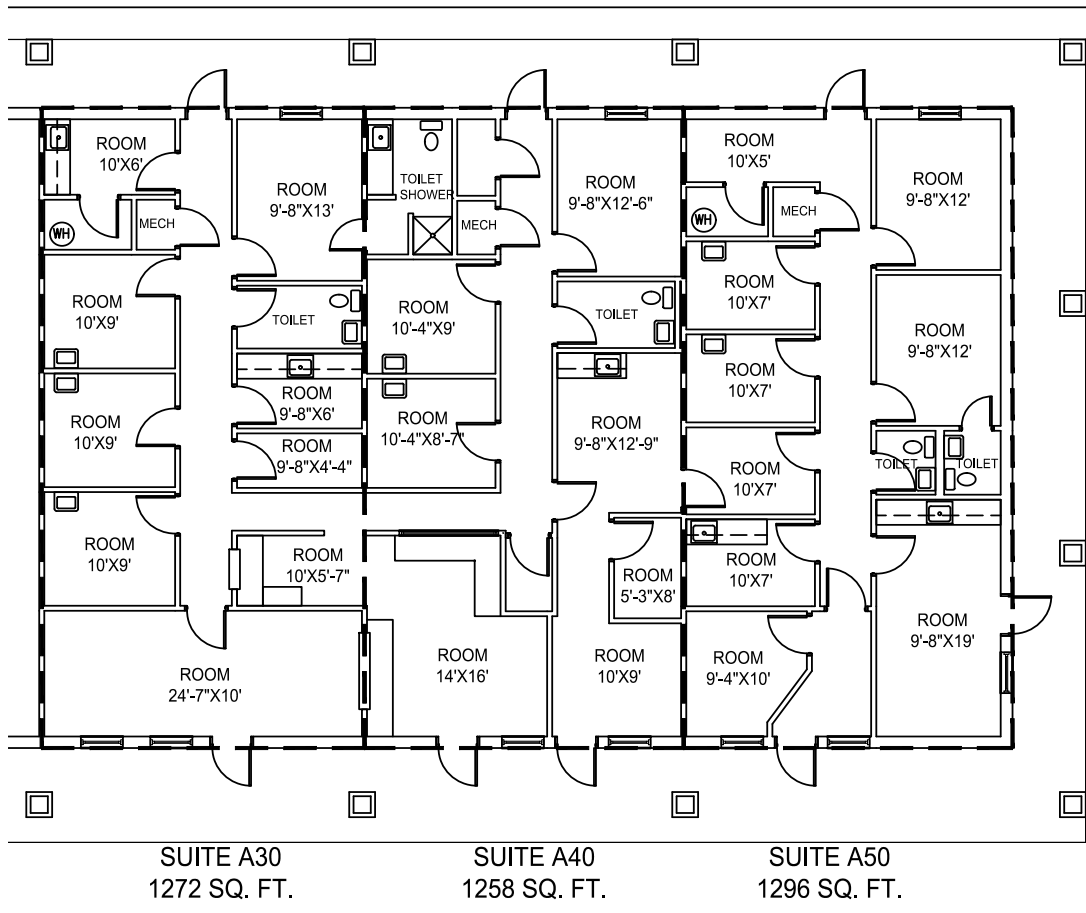
## AVAILABLE SPACES - A SUITES



SUITE A10  
2425 SQ. FT.

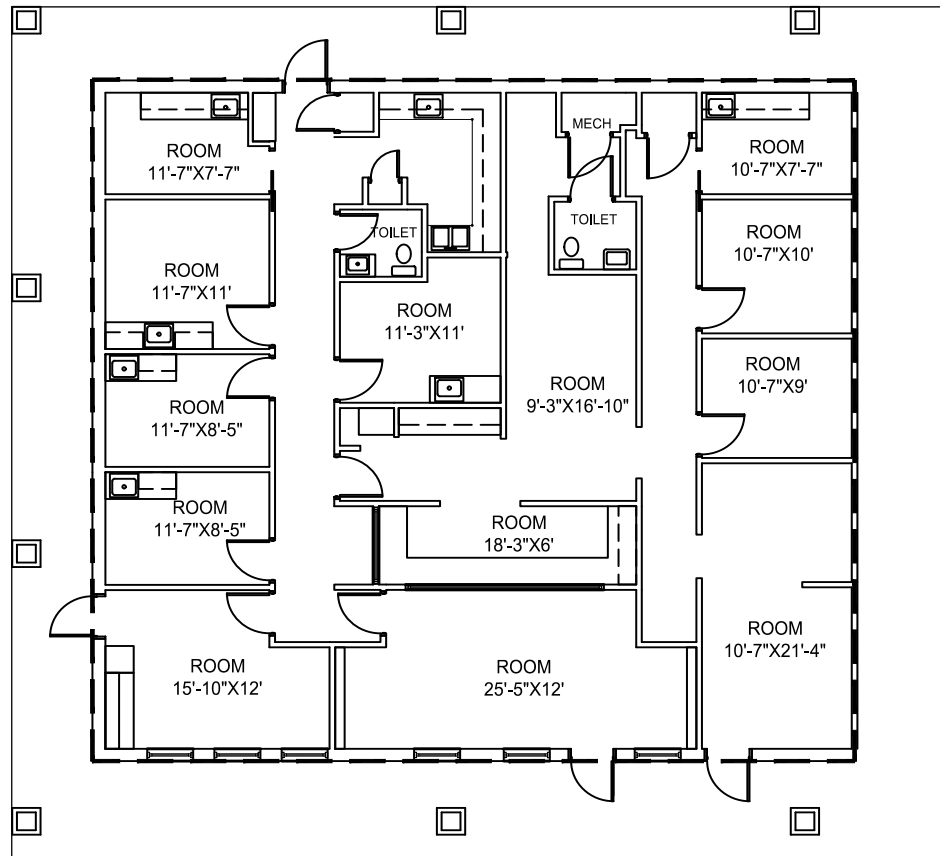
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite A10	Call for Pricing	Modified Gross	2,425 SF

## AVAILABLE SPACES - A SUITES



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite A30	Call for Pricing	Modified Gross	1,272 SF
Suite A40	Call for Pricing	Modified Gross	1,258 SF
Suite A50	Call for Pricing	Modified Gross	1,296 SF

## AVAILABLE SPACES - B SUITES



**SUITE B10**  
2740 SQ. FT.

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite B10	Call for Pricing	Modified Gross	2,740 SF



# MEDICAL OFFICE CONDOMINIUMS

15055 East Freeway, Channelview, TX 77530

## AERIAL MAP



<b>Houston George Bush Intercontinental Airport</b>	32 min drive	23.8 mi
<b>Downtown Houston</b>	18 min drive	13.6 mi
<b>Daikin Park</b>	17 min drive	14.2 mi
<b>Port of Houston</b>	30 min drive	19.1 mi

### DEMOGRAPHICS (5 miles):

Population	138,963
Avg. Income	\$69,356
Households	42,587
Median Home Value	\$152,765

### Keen Realty Group, LLC

9703 Richmond Avenue Suite 100 Houston, TX  
346.571.5311  
keenrealty.com

### Todd Jurek, RPA

todd@keenrealty.com  
346-571-5226



## 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.

KEEN REALTY MANAGEMENT, LLC	9004546	todd@keenrealty.com	346-571-5226
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Todd Michael Jurek	381470	todd@keenrealty.com	346-571-5226
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date