





UNIT A UNIT B

# **BUILDING 1**



# PROPERTY DETAILS

**13145 Spring Street Address Cypress Rd** Cypress, TX 77429 City, State County **HARRIS PMSA HOUSTON** OFFICE **Property Type** 1A Suite # **Available Square Footage** 2,500 **Building 1 Building** 2021 **Year of Construction** NNN **Lease Type** 



# The Offices at The Rock

Included Design Features

#### **Exterior**

Front Door Parking & Sidewalk

Covered Entry Area with Slate Tile Floor

Brick & Sone Exterior with attractive architectural features

Standing Seam Metal Roofing

Full Perimeter Lighting Recessed in Soffits

Attractive Landscaping, Fencing & Irrigation System

Surveillance Camera at Front and Rear of building

#### Entry / Reception Area / Hallways

Storefront Glass Entry Door and Sidelights

Tile Flooring or Polished Concrete Flooring (varies per plan)

5" Tall Baseboards

10 Foot Ceilings with Recessed LED Lighting

Customer Seating Area in Receiving/Reception

Recessed Ceiling Speakers

Brick / Stone / Glass Accents (varies per plan)

Surveillance Camera aimed at Front Door

#### **Executive Offices**

Carpet flooring in Offices

10' Ceilings with LED Lighting

Energy Efficient Vinyl Windows

3" Shutters (front) and 2" Blinds (sides & rear)

8' Wood Doors with Full-view Glass at Offices

2 Panel Wood Doors at Closets, Storage and Restrooms

Interior Offices Include a Window to Hallway

3" Wood Cased Doors & Windows

Pre-wired for (2) CAT5 (Data/Phone)

Ample electrical outlets and lighting

#### His/her Handicap Accessible Rest Rooms

Tile Flooring or Polished Concrete Flooring (varies per plan)

40" Tile Wainscoting

Stained or Painted Wood Vanity Cabinet (varies per plan)

Solid Surface Counter tops w/ under-mounted sink

Large Vanity Mirrors

Brushed Nickel Fixtures and Hardware

Insulated Interior Walls for added Privacy

ADA Compliant

#### Conference Room

Carpet flooring in Conference Room

Glass Door and Accent Walls at Conference Room

Recessed LED Lighting

5" Baseboards

Flat Panel TV Wiring with Data Wiring for presentations

Pre-wired for (2) CAT5 (Data/Phone)

Floor outlet with CAT5 and 110v Outlet

#### Break Room

Stained or Painted Wood Cabinetry (varies per plan)

Solid Surface Counter tops with Tile Backsplash

Under-mounted Stainless Steel Sink

Brushed Nickel Pulls and Knobs

Tile Flooring or Polished Concrete Flooring (varies per plan)

Stainless Steel Microwave Oven

Refrigerator with Ice Maker

#### Hallways and Other Spaces

File Storage Room with CAT 5 for Copy Machine

Storage Closets & Shelving (varies per plan)

Tile Flooring or Polished Concrete Flooring (varies per plan)

#### Security Features

Alarm System Installed with Door Contacts and Motion Detectors

4 Camera Video Surveillance System with DVR and Monitor

Full Perimeter Lighting on all Buildings

Curb-front Parking with Parking Lot Lighting

Fire Extinguisher and Exit Signage

Emergency Lighting

#### **Energy Features**

Electric HVAC Systems by Champion

Programmable Thermostats

Techshield Radiant Barrier Roof Decking

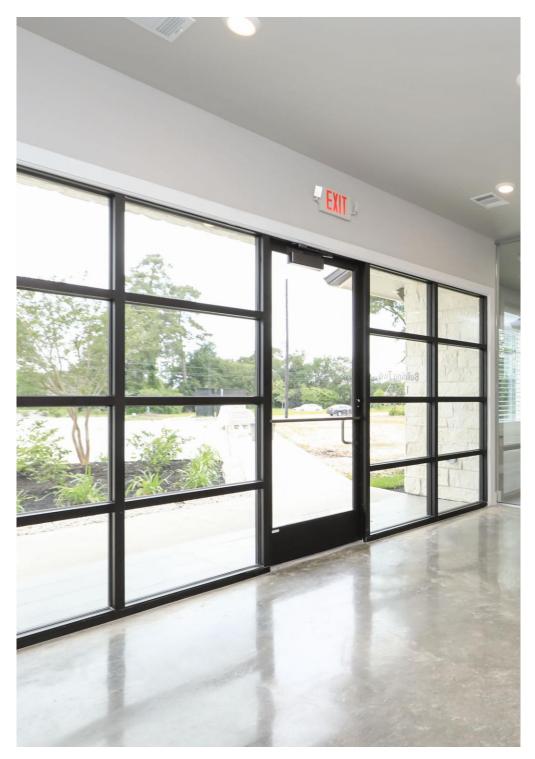
Blown-in Fiberglass Insulation on Exterior Walls & Ceilings

Batt Insulation in all Interior Walls

Low-E Double Pane Insulated Vinyl Widows

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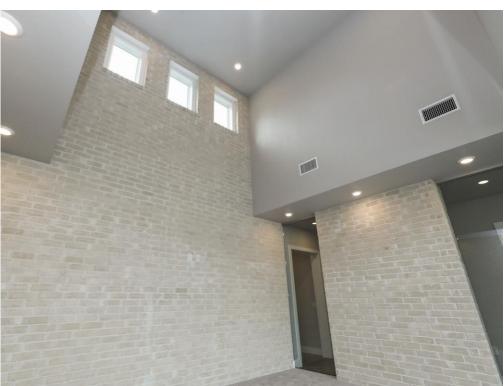
Features subject to change without notice and may vary by floor plan















7 MARKET OVERVIEW

# OFFERING DETAILS

JTACR Real Estate Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group.

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# **OFFER SUBMISSION**

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multifamily ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

### **ASKING PRICE & TERMS**

\$19.5/sq ft (+) NNN

# **SOURCES**

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# OFFICES

# AT THE ROCK

## **CARRIE L SIEGER**

PARTNER

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