

OFFICES AT THE ROCK





UNIT A

UNIT B

BUILDING 1



3 MARKET
OVERVIEW

PROPERTY DETAILS

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

The Offices at The Rock

Included Design Features

Exterior

Front Door Parking & Sidewalk
Covered Entry Area with Slate Tile Floor
Brick & Stone 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 Windows

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





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 multi-family 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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JOHN AULETTA

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