

DEERBROOK PLAZA

A Professional Office Community

GENERAL LEASING INFORMATION

DEERBROOK PLAZA	Plaza I (9802 FM 1960 W. Bypass) Plaza II (9810 FM 1960 W. Bypass)
Location	Convenient access to Bush Intercontinental Airport, Deerbrook Mall, Memorial Herman Northeast Hospital, Kingwood Hospital, nearby hotels, conference facilities, dining, banking, auto services, entertainment and recreational facilities.
Management	On-site Property Management & Leasing: Plaza II, Suite 100
Janitorial	Professional custodial services provided 5 times per week.
Building Access	Building unlocked 7:00 a.m.-6:00 p.m. with after-hours keyless access system.
Conference Center	Building conference room available for tenant use (must be scheduled).
Life Safety	Automatic sprinkler system throughout building. Monitored cameras interior and exterior.
Common Area Factor	16.8%
Standard Lease Term	3-5 years
Operating Expenses	\$10.00 per square foot for 2024
Rental Rate	\$19.00 - \$24.00 annually
Lease Requirements	Copy of your company information, completed lease application, and a financial statement.
Insurance Requirements	Landlord to be listed as an additional insured under Commercial General Liability Insurance: general aggregate limit of not less than \$500,000 per occurrence, additional provisions covered in lease agreement.
Improvement Allowance	Negotiable
Security Deposit	Equal to final month's rent.

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Professionally Managed By DH Investment Company