

SPRING TRAILS PLAZA

OFFICE SPACE FOR LEASE

28517 SPRING TRAILS RIDGE, SPRING TX 77386



PROMED REALTY
MANAGEMENT | BROKERAGE



4,067 SQ FT OFFICE/MEDICAL SPACE FOR LEASE

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BUILDING SPECS

- **Use: Office/Medical**
- **Base Rent: \$20.00 sf/ft + NNN**
- **Lease Type: NNN**
- **Landlord offering TI as well as other incentives**

AVAILABILITIES

- STE: 200 2,770 Sf
- STE: 220 3,222 SF
- STE: 240 1,025 Sf

FEATURES

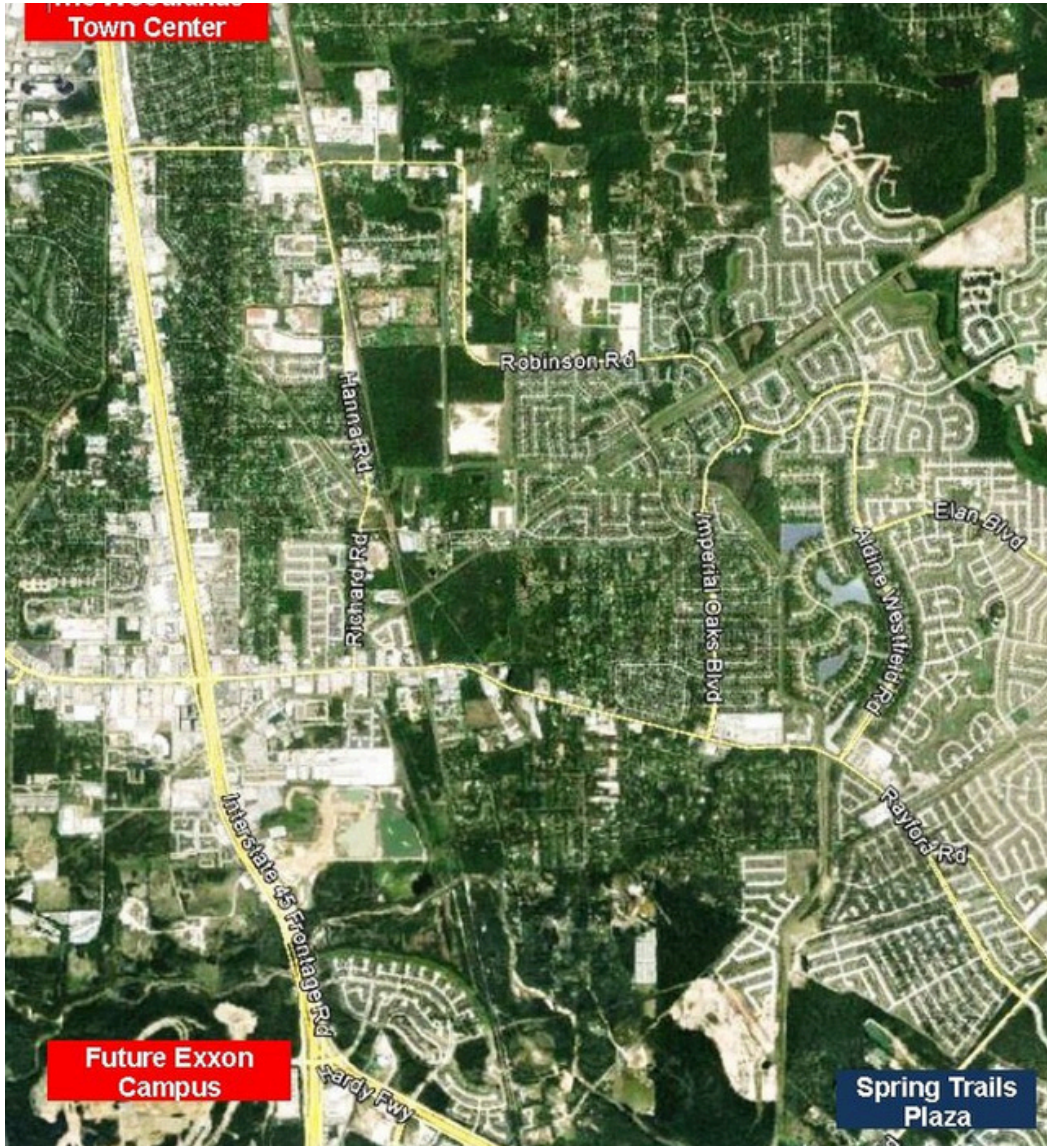
- Convenient access to I-45 freeway & Highway 99
- Property has great visibility from with frontage along Highway 99
- Located 3 miles from the Exxon Campus
- Located 8 miles from the woodlands town center
- one of the fastest growing areas north of houston
- Shell & 2nd generation space available



Approximately 30,000 square foot Professional/ Medical Office Complex. Tenants comprised of medical, Financial, Restaurant, and Laboratory. Located at the corner of Grand Parkway and Spring Trails Ridge, with excellent visibility and easy access from the Highway 99 access road. Located near multiple high growth areas include Harmony, The Woodlands, and Springwood Village. Minutes away from I-45 and the Hardy Toll Road, and a short drive to Bush International Airport The area has seen enormous growth in recent years, with several large corporate headquarters relocating due to the ease of transportation, housing availabilities, and the ammenties offered.

The information provided herein was obtained from sources believed reliable; however, ProMed Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

OFFICE 936.441.4102 | FAX 936.756.5667 | WWW.PROMEDREALTY.COM
100 MEDICAL CENTER BLVD. CONROE, TEXAS 77304



CONTACT

LISA A. DOMINEY
 PRESIDENT
 936.441.4102 OFFICE
 281.728.3139 CELL
 LDOMINEY@PROMEDREALTY.COM

BARKLEY DOMINEY
 VICE PRESIDENT
 936.441.4102 OFFICE
 936.524.7328 CELL
 BDOMINEY@PROMEDREALTY.COM

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INFORMATION ABOUT BROKERAGE SERVICES

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.

ProMed Management Services, Inc.

510679

broker@promedrealty.com

(936) 441-4102

Lisa A. Dominey

317262

ldominey@promedrealty.com

(936) 441-4102

Dan B. Dominey

612403

bdominey@promedrealty.com

(936) 441-4102

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