

1020 RIVERWOOD CT

OFFICE SPACES AVAILABLE FOR LEASE



PROMED REALTY
MANAGEMENT | BROKERAGE



1020 RIVERWOOD CT, CONROE, TX 77304

5 OFFICE SPACES AVAILABLE IN CONROE, TX

OFFICE SPACES FOR LEASE

1020 RIVERWOOD CT, CONROE, TX 77304

BUILDING SPECS

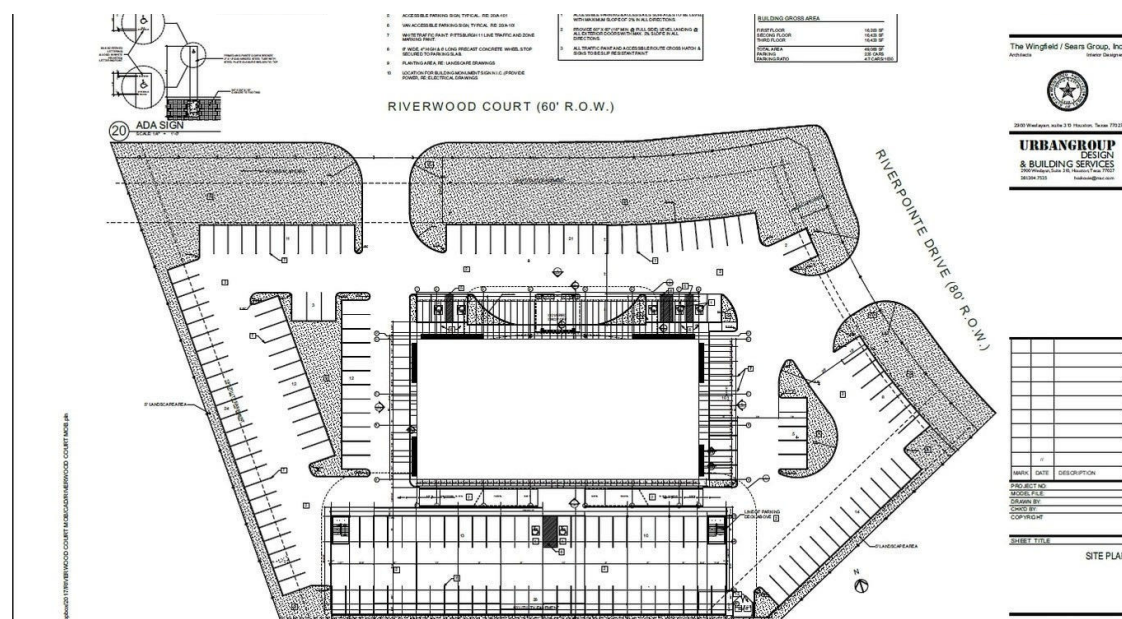
- RBA: 49,999
- TYPICAL FLOOR SPACE: 16,666 SF
- TENANCY: MULTI
- BASE RENTAL RATE: VARIES
- SERVICE TYPE: TRIPLE NET
- LEASE TERM: NEGOTIABLE
- FLOORS: 3

FEATURES

- PARKING GARAGE
- RESEVED PHYSICIAN PARKING
- AGGRESSIVE TI ALLOWANCE
- ADJACENT TO HCA CONROE HOSPITAL
- EASY ACCES TO I45 & LOOP 336
- ADJACENT TO NEW MASTER PLANNED COMMUNITY GRAND CENTRAL PARK



P R O M E D R E A L T Y
M A N A G E M E N T | B R O K E R A G E



Completed Mid-2019, New Class A Medical Office Building adjacent to HCA Houston Healthcare Conroe Hospital. Shell space is still available on 2nd and 3rd floor, ranging from 2,000 SF up to 7,000 SF, along with aggressive TI allowance provided by Landlord, affording Tenants the opportunity to design their office, to fit their exact needs and style. Along with the convenience for both patients and physicians, that the location to the HCA hospital campus provides, has easy access to two of Conroe's major transportation corridors, Interstate 45 and Loop 336. Other highlights include that the property is located 10 min north of The Woodlands, and in a growing area of Conroe, with the new 2500 acre master planned community currently being developed along I-45 and S. Loop 336.W.

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

5 OFFICE SPACES AVAILABLE IN CONROE, TX

1020 RIVERWOOD CT, CONROE, TX 77304

AVAILABLE SPACES

- 2ND FLOOR, STE 210

Rental Rate: \$21.50 /SF/Yr

Date Available: Now

Service Type:

Triple Net Space Use: Office/Medical

Space Available: 1,317 SF

Build Out As: Shell Space

Space Type: New

Floor: 2nd Floor

Lease Term 5 - 10 Years

- 2ND FLOOR, STE 215

Rental Rate: \$21.50 /SF/Yr

Date Available: Now

Service Type:

Triple Net Space Use: Office/Medical

Space Available: 5,256 SF

Build Out As: Shell Space

Space Type: New

Floor: 2nd Floor

Lease Term 5 - 10 Years

- 2ND FLOOR, STE 220

Rental Rate: \$21.50 /SF/Yr

Date Available: Now

Service Type:

Triple Net Space Use: Office/Medical

Space Available: 3,029 SF

Build Out As: Shell Space

Space Type: New

Floor: 2nd Floor

Lease Term 5 - 10 Years

- 3RD FLOOR, STE 305

Rental Rate: \$21.50 /SF/Yr

Date Available: Now

Service Type:

Triple Net Space Use: Office/Medical

Space Available: 1,478 SF

Build Out As: Shell Space

Space Type: New

Floor: 3rd Floor

Lease Term 5 - 10 Years

- 3RD FLOOR, STE 320

Rental Rate: \$21.50 /SF/Yr

Date Available: Now

Service Type:

Triple Net Space Use: Office/Medical

Space Available: 1,545 SF

Build Out As: Shell Space

Space Type: New

Floor: 3rd Floor

Lease Term 5 - 10 Years

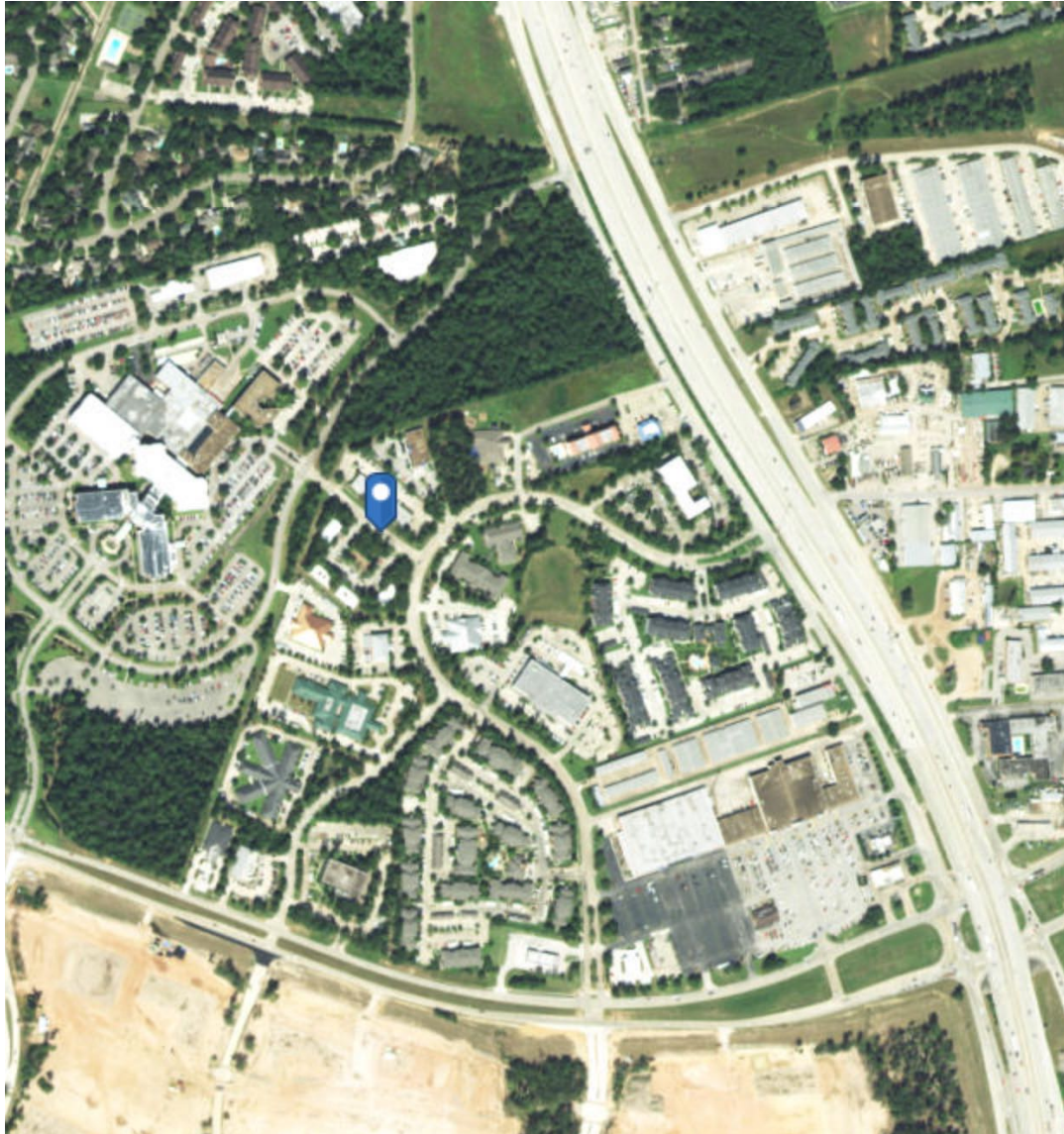


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P R O M E D R E A L T Y
M A N A G E M E N T | B R O K E R A G E



CONTACT

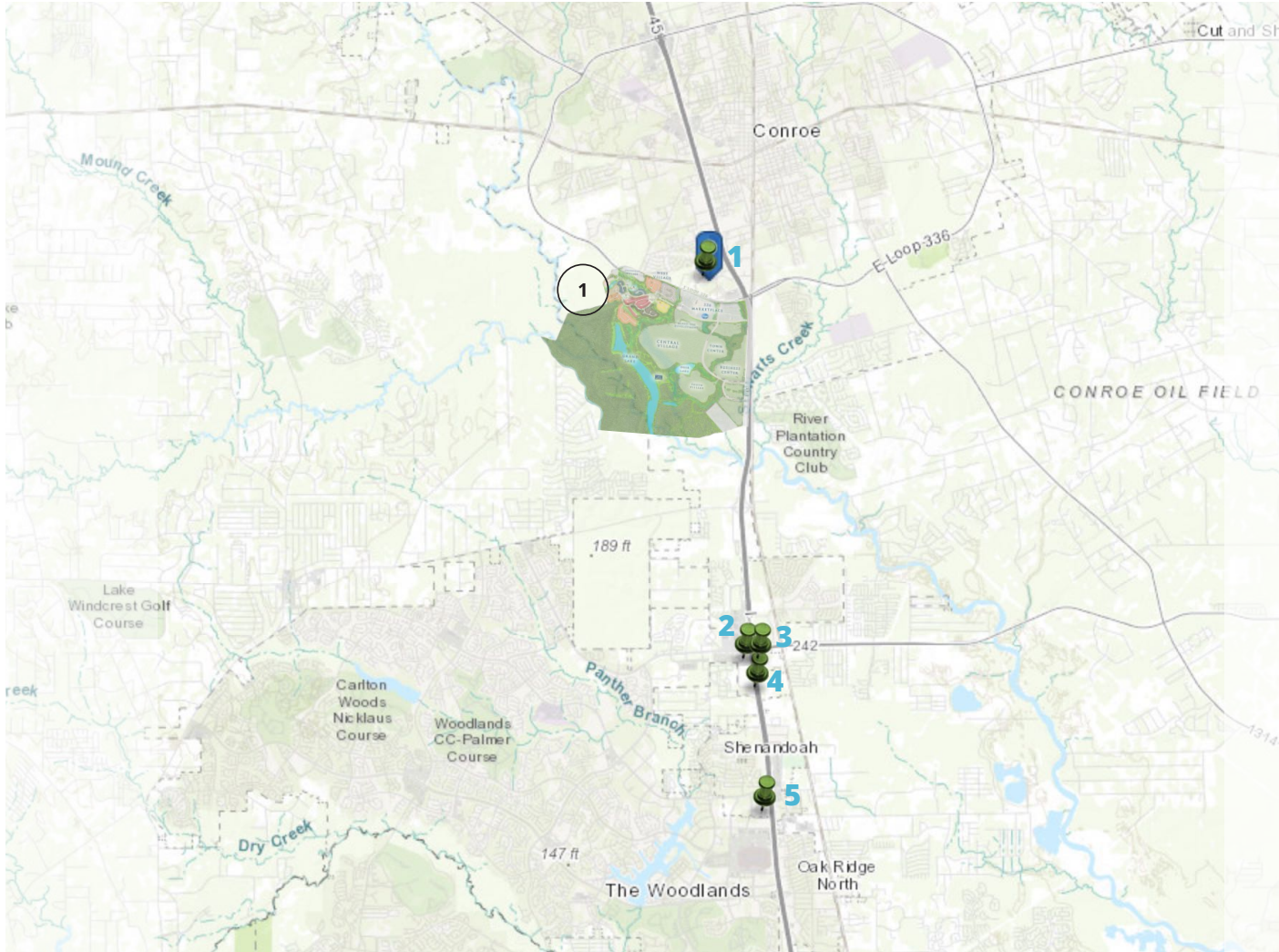
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THE LOOP 336



1 GRAND CENTRAL PARK

Acre Community	2,046
Future Homes	2,500+

NEARBY HOSPITALS

- 1 HCA Houston Healthcare Conroe Hospital
- 2 St. Luke's The Woodlands Hospital
- 3 Houston Methodist The Woodlands
- 4 Texas Children's Health Center The Woodlands
- 5 Memorial Hermann The Woodlands Hospital

POPULATION GROWTH

"The U.S. Census ranked Conroe as the fastest growing city in the nation, by percentage, between July 2015 and 2016. Conroe tops the list with 7.8 percent growth, a 1.6 difference compared to second on the list, Frisco."

Community Impact, May 25, 2017

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FLOOR PLAN

RIVERWOOD COURT
MEDICAL OFFICE
BUILDING

The Wingfield / Sears Group, Inc.
Architects Interior Designers



2900 Westpark, Suite 310 Houston, Texas 77027

URBANGROUP
DESIGN
& BUILDING SERVICES
2900 Westpark, Suite 310, Houston, Texas 77027
281.204.7323 urbangroup@aol.com

MARK	DATE	DESCRIPTION
PRELIMINARY		

PROJECT NO: _____
MODEL FILE: _____
DRAWN BY: _____
CHECK BY: _____
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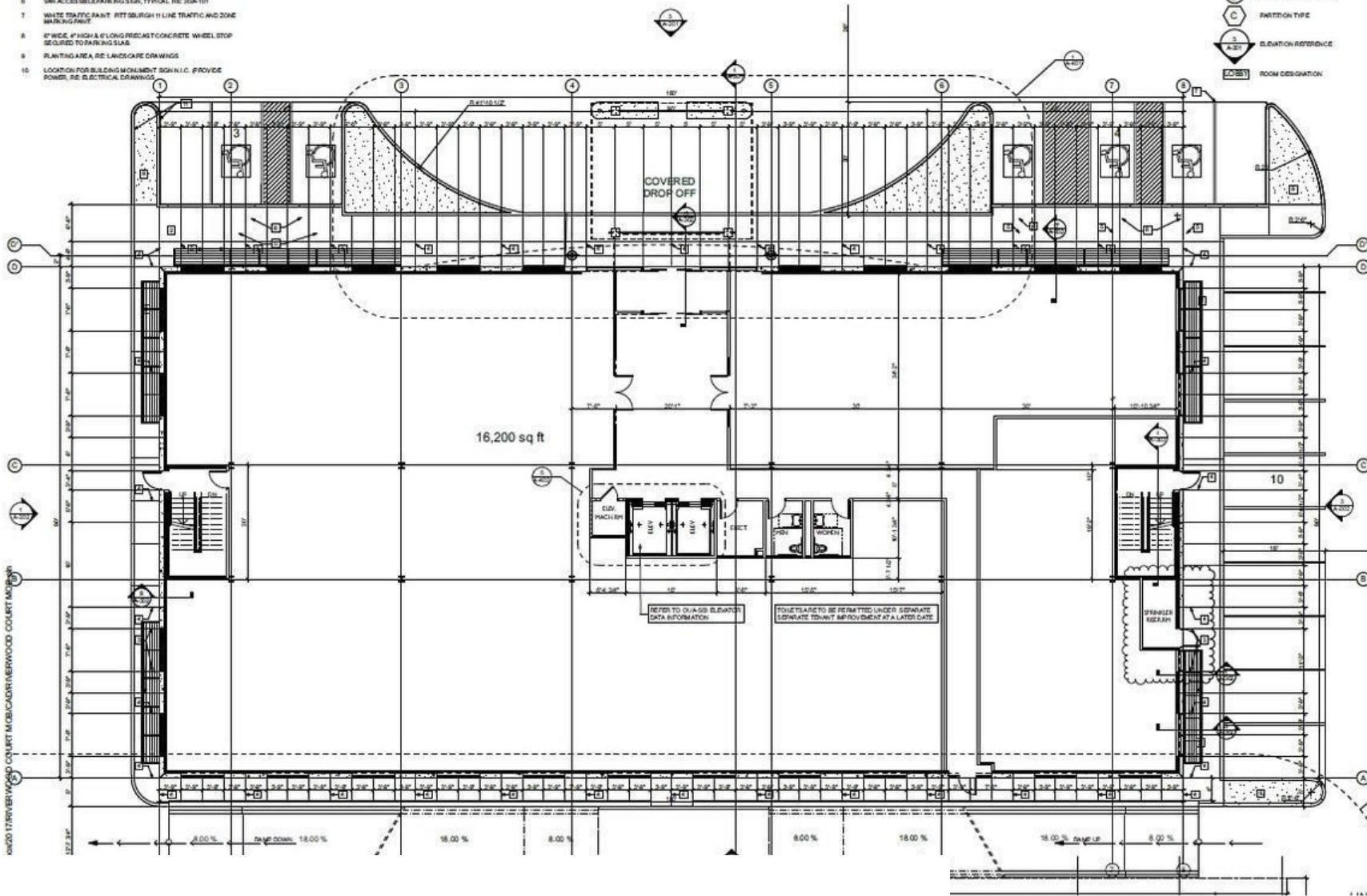
SHEET TITLE
FIRST FLOOR PLAN

A-102

PLAN NOTE:

- 1 ACCESSIBLE ROUTES: RUNNING SLOPES SHALL NOT EXCEED 1:20 (GROSS SLOPES SHALL NOT EXCEED 1:30)
- 2 BROOKE FINISH CONCRETE, TYPICAL
- 3 SAW CUT CONTROL JOINTS, TYPICAL
- 4 EXPANSION JOINTS NOT TO EXCEED 30' MAXIMUM, TYPICAL
- 5 ACCESSIBLE PARKING SIGN, TYPICAL, RE: 20A-101
- 6 VAN ACCESSIBLE PARKING SIGN, TYPICAL, RE: 20A-101
- 7 WHITE TRAFFIC PAINT: FITS BURGH 11 LINE TRAFFIC AND ZONE MARKING PAINT
- 8 8" WIDE, 4" HIGH & 4" LONG PRECAST CONCRETE WHEEL STOP SECURED TO PARKING SLABS
- 9 PLANTING AREA, RE: LANDSCAPE DRAWINGS
- 10 LOCATION FOR BUILDING MONUMENT SIGN I.L.C. (PROVIDE POWER, RE: ELECTRICAL DRAWINGS)
- 11 CONCRETE CURB, RE: CIVIL DRAWINGS
- 12 WASTE CONTAINER & SCREEN WALL, RE: STRUCTURAL DRAWINGS

- LEGEND:**
- DOOR TYPE: NEW DOOR/HARDWARE
 - HARDWARE TYPE: EXISTING DOOR TO REMAIN
 - PARTITION TYPE
 - ELEVATION REFERENCE
 - ROOM DESIGNATION



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FLOOR PLAN

RIVERWOOD COURT
MEDICAL OFFICE
BUILDING

The Wingfield / Sears Group, Inc.
Architects
Interior Designers

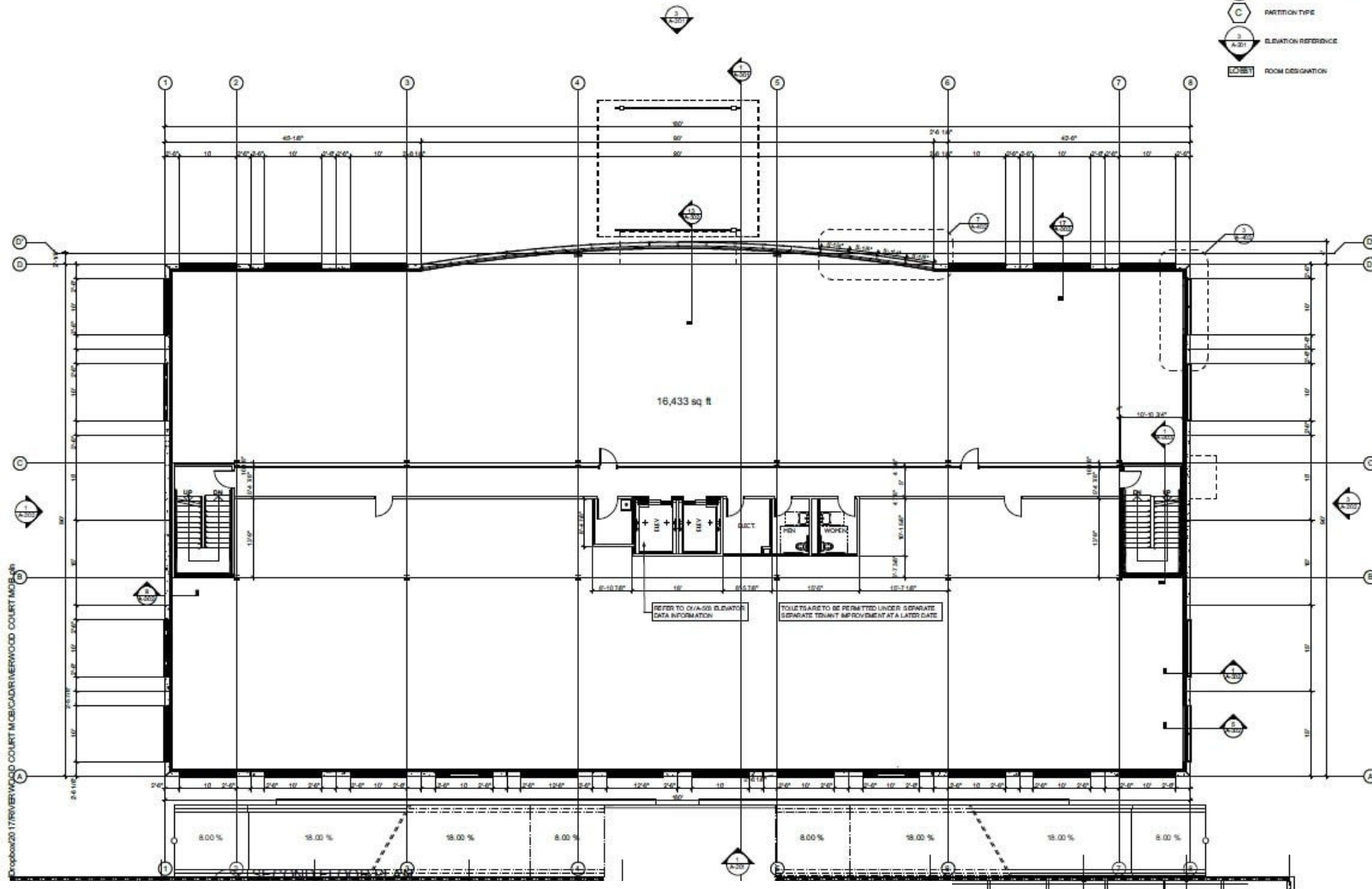


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URBANGROUP
DESIGN
& BUILDING SERVICES
2900 Westpark, Suite 310, Houston, Texas 77027
281204 7335 bookwin@urbac.com

LEGEND

- DOOR TYPE: NEW DOOR/HARDWARE
- HARDWARE TYPE: EXISTING DOOR TO REMAIN
- PARTITION TYPE
- ELEVATION REFERENCE
- ROOM DESIGNATION



MARK	DATE	DESCRIPTION

PROJECT NO: _____
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 COPYRIGHT: _____

SHEET TITLE
SECOND FLOOR PLAN

A-103

SHEET 4 OF 88

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FLOOR PLAN

RIVERWOOD COURT
MEDICAL OFFICE
BUILDING

The Wingfield / Sears Group, Inc.
Architect Interior Designers

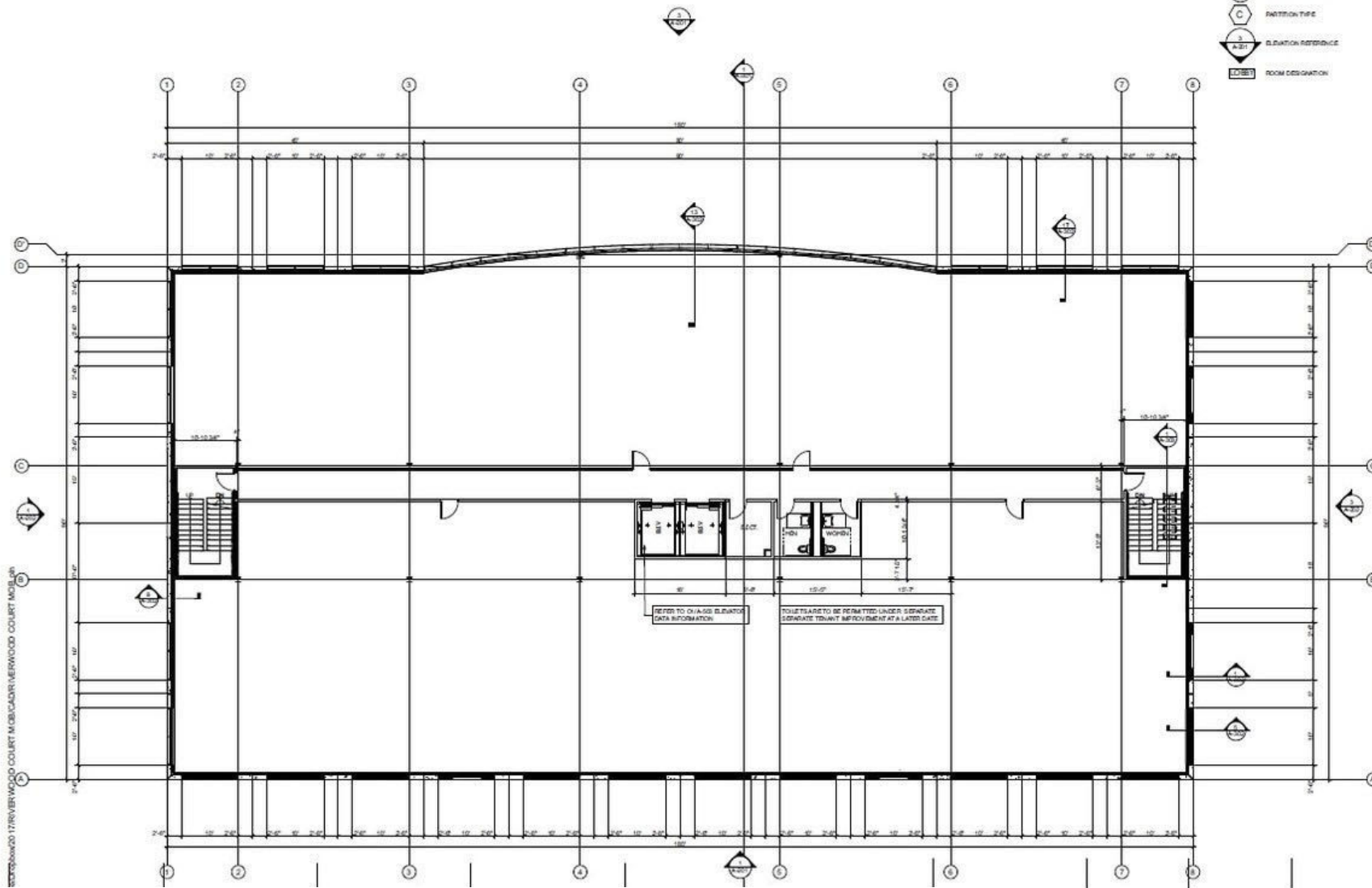


2000 Westpark, Suite 310 Houston, Texas 77027

URBANGROUP
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& BUILDING SERVICES
2900 Westpark, Suite 310, Houston, Texas 77027
281.254.7322 hub@urbangroup.com

LEGEND

- DOOR TYPE: NEW DOOR/HARDWARE
- DOOR TYPE: EXISTING DOOR TO REMAIN
- DOOR TYPE: PARTITION TYPE
- DOOR TYPE: ELEVATOR ENTRANCE
- ROOM DESIGNATION



MARK	DATE	DESCRIPTION

PROJECT NO.
MODEL FILE
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SHEET TITLE
THIRD FLOOR PLAN

A-104

SHEET 5 OF 58

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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.

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