

# 17320

RED OAK DRIVE

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**MEDICAL AND OFFICE SPACE  
FOR SALE OR LEASE**



# BUILDING INFORMATION

**Address:** 17320 Red Oak Dr., Houston, TX 77090

**Building RBA:** 40,580 SF

**Total Available Space:** 24,054 SF

**Max Contiguous:** 7,293 SF

**Floors:** 2

**Parking:** 4.0/1,000

**Built:** 1999



**CLOSE PROXIMITY TO  
HCA HOUSTON HEALTHCARE  
NORTHWEST CAMPUS**



**FIRST FLOOR AND SECOND FLOOR  
AVAILABILITY**



**EASY ACCESS FROM  
I-45 AND FM 1960**



**TWO STORY  
MEDICAL OFFICE**



**SIGNAGE  
AVAILABLE**



**COVERED PARKING  
AVAILABLE**



**24,054 SF  
AVAILABLE FOR LEASE**



**OWNERSHIP  
OPPORTUNITY**

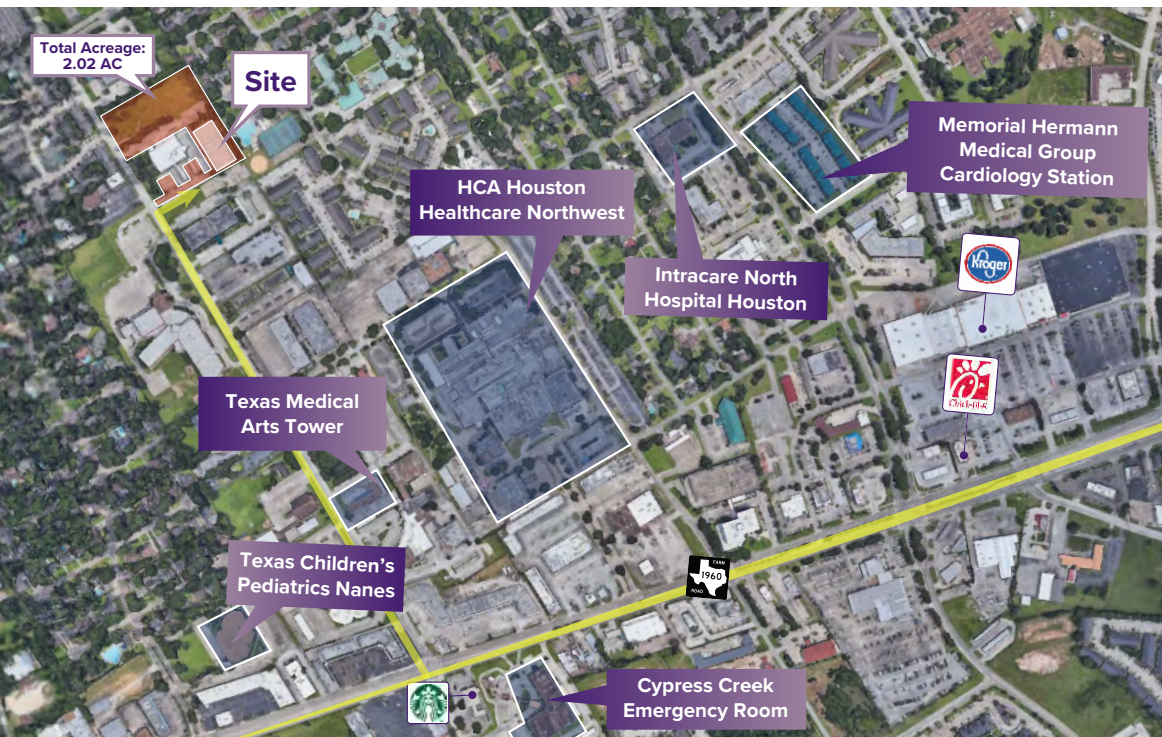


**TOTAL ACREAGE  
2.02 AC (VACANT LAND ~1.0 AC)**





# LOCATION



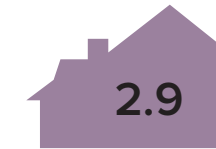
## LOCATION HIGHLIGHTS:

- Close distance to HCA Northwest Hospital
- 20 minute drive to The Woodlands
- 18 minute drive to George Bush Intercontinental Airport

# AREA DEMOGRAPHICS

15 minute drive

## KEY FACTS



Average Household Size

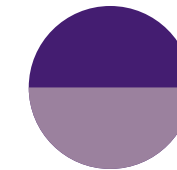
**382,349**  
Population



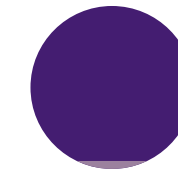
Median Age

**\$56,696**  
Median Household Income

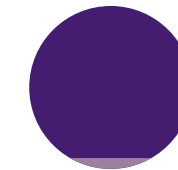
## INSURANCE MIX



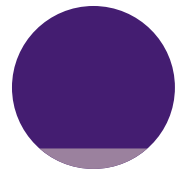
**48%**  
Commercial Insurance (%)



**4%**  
Insurance, gov't exchange (%)



**7%**  
Medicaid (%)



**17%**  
Medicare (%)

## EMPLOYMENT



White Collar



Blue Collar



Services

**60%**

**27%**

**13%**



Unemployment Rate

## EDUCATION



No High School Diploma



**26%**  
High School Graduate



**33%**  
Some College

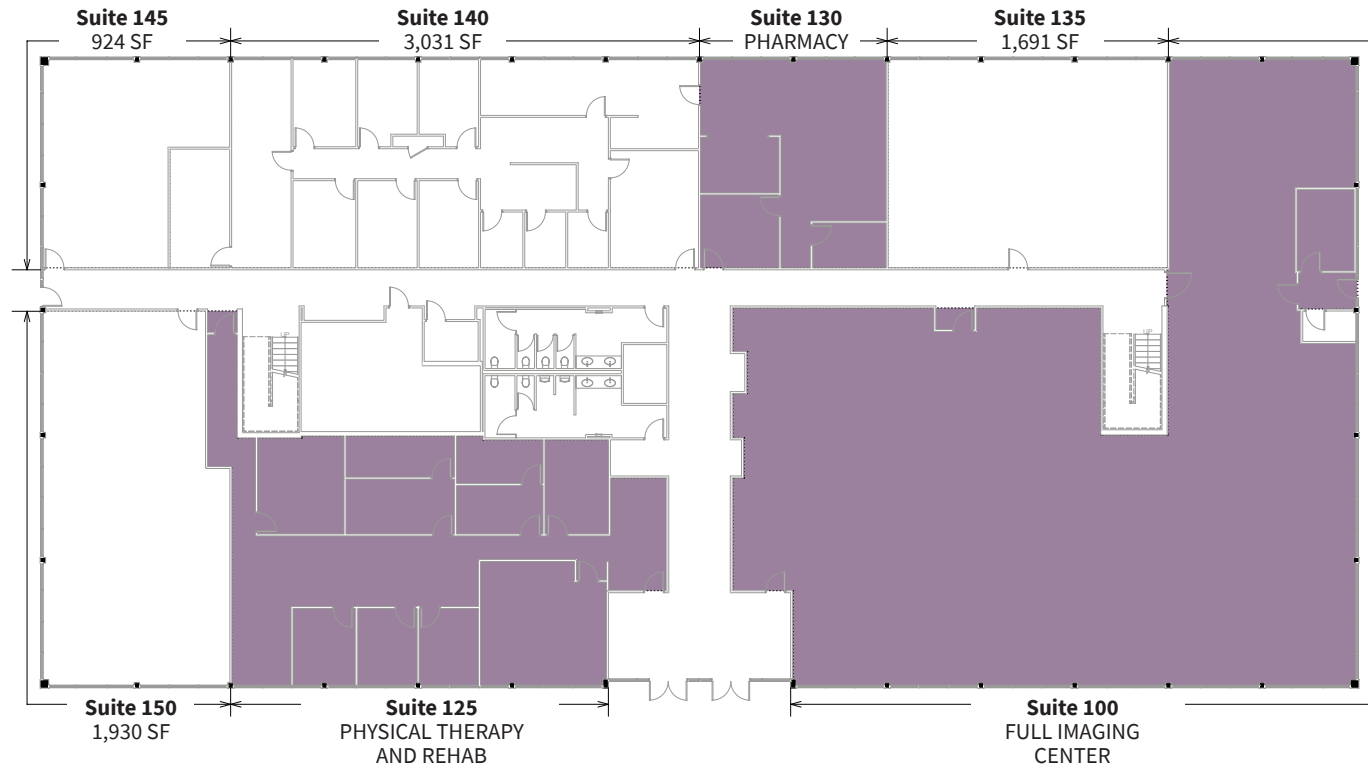


**26%**  
Bachelor's/Grad/  
Prof Degree



# AVAILABLE SPACE

First Floor Max Contiguous: 3,955 SF

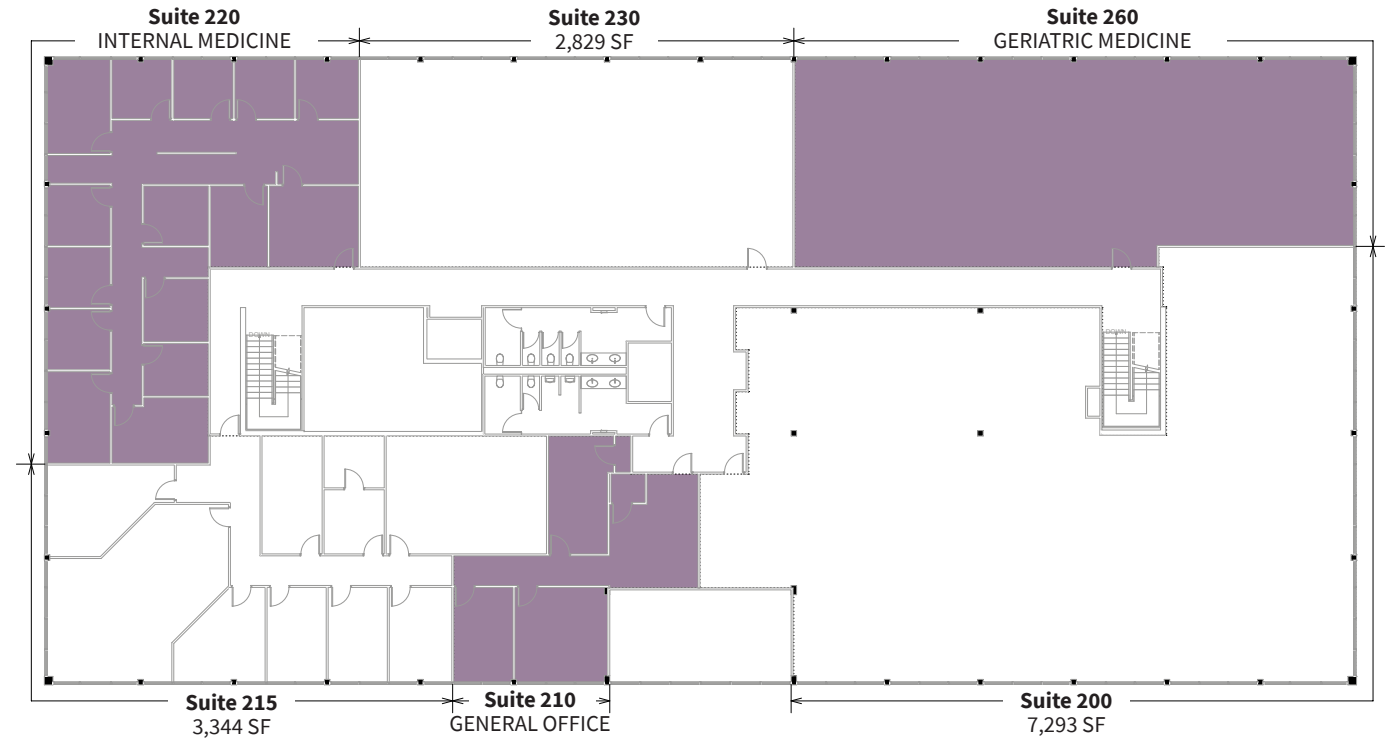


## FLOOR 1

Suite 100	Full Imaging Center
Suite 125	Physical Therapy and Rehab
Suite 130	Pharmacy
Suite 135	Vacant - 1,691 SF
Suite 140	Vacant - 3,031 SF
Suite 145	Vacant - 924 SF
Suite 150	Vacant - 1,930 SF

# AVAILABLE SPACE

Second Floor Max Contiguous: 7,293 SF



## FLOOR 2

Suite 200	Vacant - 7,293 SF
Suite 210	General Office
Suite 215	Vacant - 3,344 SF
Suite 220	Internal Medicine
Suite 230	Vacant - 2,829 SF
Suite 260	Geriatric Medicine

# LEASING TEAM

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date