

FOR LEASE



Premier Flex Tomball

11412 Buvinghausen Road
Tomball, Texas 77377

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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11412 Buvunghausen Road • Tomball, Texas 77377

PROPERTY DESCRIPTION

Welcome to 11412 Buvunghausen Road, the perfect space for all of your industrial and flex-related business needs. This property is located in the desirable town of Tomball, TX and boasts an impressive 41,000 square feet of space available for lease.

Step inside and you'll immediately feel the functionality and flexibility of this property. The building type is industrial, with all the features and amenities one would expect from such a space. Further, it offers flex features to cater to a variety of businesses that require a versatile and open floor plan.

The property consists of a large warehouse space, grade level overhead doors for easy access and shipment. The ceilings soar high, providing ample space for storage and maneuverability. In addition, the property boasts an extensive office space, and reception areas.

The ample parking on the property and secure loading and unloading area make it the perfect location for businesses engaged in distribution or manufacturing. The building is in excellent condition, providing a clean and well-maintained space for your commercial operations.

Located in the thriving community of Tomball, TX, 11412 Buvunghausen Road offers easy access to major highways and all the amenities of Houston nearby. Take advantage of this rare opportunity to lease a significant industrial and flex space in a prime location today. Don't miss out on your chance to elevate your business to the next level!

For More Information

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PROPERTY HIGHLIGHTS

- **Attractive Five-Building Flex / Industrial Park**
- **High Quality Construction**
- **Great location with immediate access to 249 & 99 Grand Pkwy**
- **Minutes from The Woodlands and Intercontinental Airport**
- **Situated in High Growth Area with Upscale Residential Nearby**

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SPACE AVAILABILITY

UNIT	SF	RATE (sf/mo)
3A	1,250 - 2,500 SF	\$14.00 (sf/mo + NNN)
3B	1,250 - 2,500 SF	\$14.00 (sf/mo + NNN)



LANDPARK

FOR LEASE



Photos

LANDPARK

FOR LEASE



249
TEXAS

11412 BUIVINGHAUSEN ROAD
TOMBALL, TX 77377



Walmart Supercenter

SPRING CYPRESS RD

Spring Cypress Rd

Kohrville

MEMORIAL CHASE

Masjid Al Salam

LAKWOOD GROVE

Fred Haas
Toyota Country

Louetta

LAKWOOD VILLAGE

Whole Foods Market

LOUETTA ROAD

H-E-B

Vintage Park



Aerial Map



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.



11-2-2015

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____