

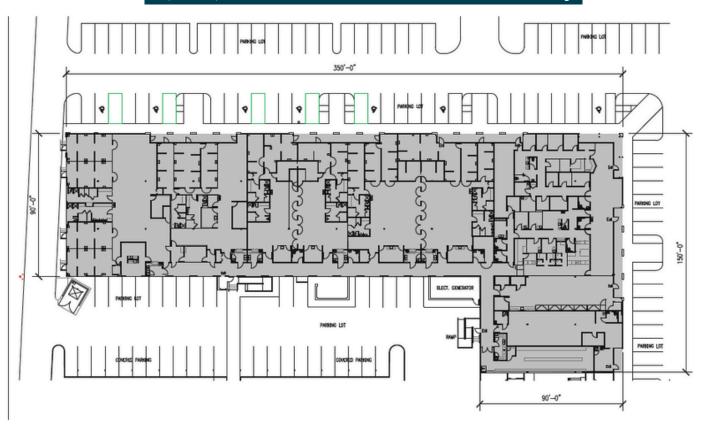
Medical Space For Lease

37,000 SF Available

11300 Richmond Ave. Houston, TX 77082



+/- 37,000 SF former clinical trial facility



PROJECT OVERVIEW

- 37,000 SF of former clinical trial medical space
- Single story 82,800 SF building
- Backup generator

- Surface Parking 4:1,000/SF
- Easy access to Beltway 8/Sam Houston Tollway









PROPOSED DEMISED MEDICAL SPACE





Westchase Technology Center 11300 Richmond Ave.

Area Demographics (15-Mile Drive)

Key Facts

:0:

34,958 Population



2.0 Average Household Size



\$61,934 Median Household Income



34.7 Median Age

Insurance



56% Commercial Insurance



5% Insurance, govt. exchange



10% Medicaid



1/% Medicare

Education



18% No High School Diploma

20% High School Diploma

> 22% Some College

40% Bachelor's/Grad/ Professor Degree

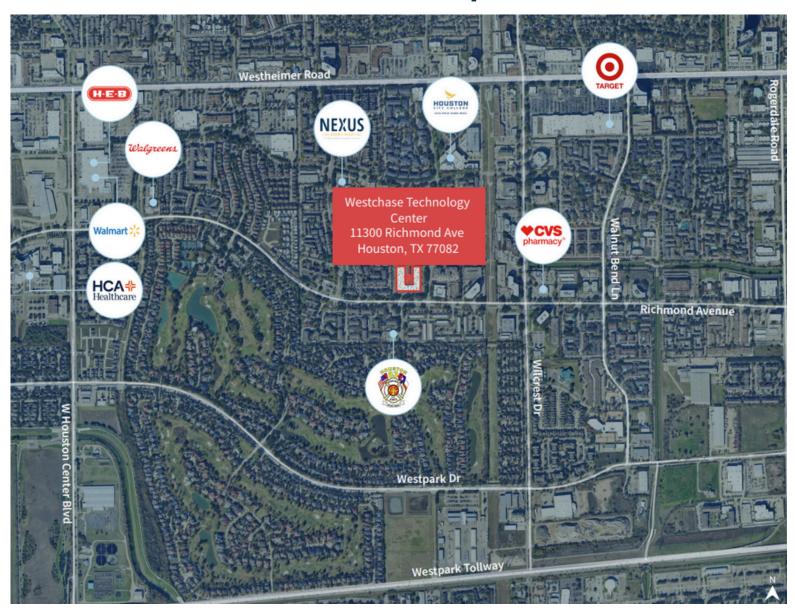






Westchase Technology Center 11300 Richmond Ave.

Aerial map



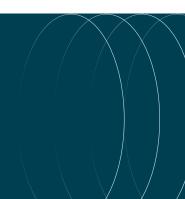
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Information About Brokerage Services

11-2-2015

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 broke ☐ A SALES AGENT must be sponsored	erage activities, inclu	ding acts performed by sales agents spon ss with clients on behalf of the broker.	sored by the broker.
A BROKER'S MINIMUM DUTIES REQUIRED ☐ Put the interests of the client above a ☐ Inform the client of any material info ☐ Answer the client's questions and pre ☐ Treat all parties to a real estate trans	all others, including the rmation about the present any offer to or o	ne broker's own interests; operty or transaction received by the brok counter-offer from the client; and	·
A LICENSE HOLDER CAN REPRESENT A PAR	RTY IN A REAL ESTAT	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLOR owner, usually in a written listing to sell of duties above and must inform the owner information disclosed to the agent or subally	or property managen of any material infor	nent agreement. An owner's agent must property or transaction	perform the broker's minimun
AS AGENT FOR BUYER/TENANT: The brok	er becomes the buye	er/tenant's agent by agreeing to represent	the buyer, usually through a
written representation agreement. A buye material information about the property o seller's agent.			
AS AGENT FOR BOTH - INTERMEDIARY: To	act as an intermedia	ry between the parties the broker must fir	st obtain the written
agreement of <i>each party</i> to the transacti underlined print, set forth the broker's obl			
buyer) to communicate with, provide Must not, unless specifically authoriz that the owner will accept a price that the buyer/tenant will pay a	nt, appoint a different e opinions and advice ed in writing to do so e less than the writte price greater than the any other information	license holder associated with the broker to, and carry out the instructions of each p by the party, disclose:	party to the transaction.
AS SUBAGENT: A license holder acts as a	subagent when aidi	ng a buyer in a transaction without an ag	reement to represent the
buyer. A subagent can assist the buyer but	does not represent t	he buyer and must place the interests of tl	ne owner first.
	es to you, and your o	BROKER SHOULD BE IN WRITING AND CLI bligations under the representation agree in payment will be made and how the paym	ment.
LICENSE HOLDER CONTACT INFORMATIO	N: This notice is bein	g provided for information nurnoses. It do	nes not create an obligation fo
you to use the broker's services. Please ach		- '	_
Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
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/Ter	nant/Seller/Land	lord Initials Date	-