

COMING SOON OFFICES FOR LEASE
**UNDER
CONSTRUCTION**

RIVER POINTE



PROMED REALTY
MANAGEMENT | BROKERAGE



400 RIVER POINTE DR., TEXAS 77304

0.24 AC OF OFFICE/RETAIL SPACE AVAILABLE

COMING SOON OFFICES FOR LEASE

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BUILDING SPECS

- 1ST FLOOR, STE 300 | 1ST FLOOR, STE 200
- TOTAL SPACE: 14,000 SF
- LEASE TYPE: NNN
- BASE RENTAL RATE: \$20.00
- SERVICE TYPE: TRIPLE NET
- LEASE TERM: NEGOTIABLE
- FLOOR: 1ST FLOOR
- BUILD OUT AS: STANDARD OFFICE

AVAILIBILITIES

- 1ST FLOOR, STE 300
- 1ST FLOOR, STE 200
- AVAILABLE FEBRUARY 2020

FEATURES

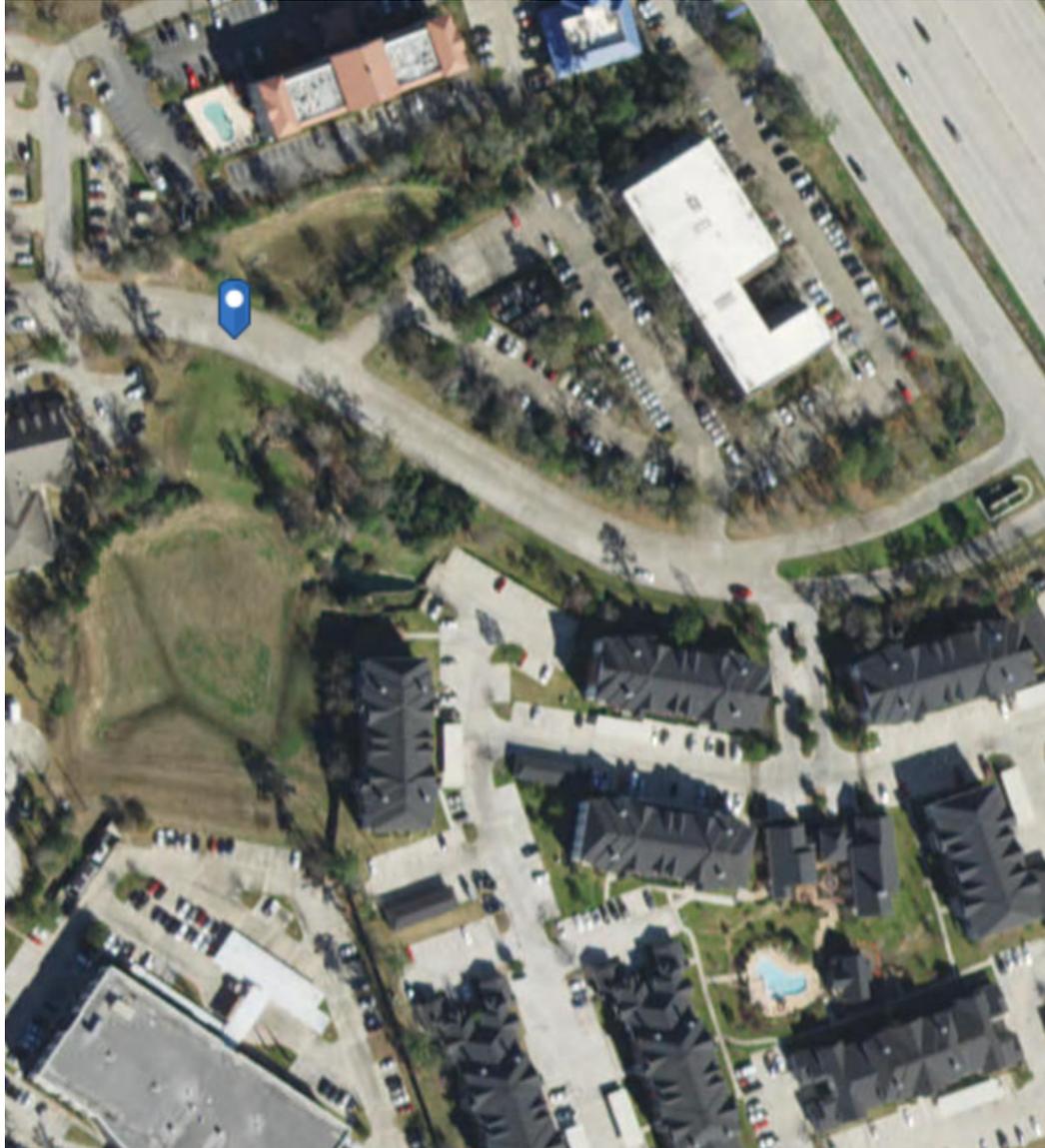
- CONVIENTLY LOCATED BETWEEN AND WITH ACCESS TO I-45 AND SOUTH LOOP 336 IN CONROE, TEXAS.
- ONE BLOCK FROM NEW 2,000 ACRE MIXED USE JOHNSON DEVELOPMENT.
- LOCATED IN HIGH MEDICAL USE AREA WITH IN WALKING DISTANCE FROM HOSPITAL.
- LOCATED ON CONROE TRANSIT ROUTE.
- OPPORTUNITY TO DESIGN YOUR OWN SPACE.



COMING SOON, MODERN RETAIL CENTER OFFERING PROFESSION & MEDICAL LEASE SPACE, NEAR THE NEW MASTER PLANNED COMMUNITY, GRAND CENTRAL PARK AND CONROE REGIONAL MEDICAL CENTER. THE HIGHLY ANTICIPATED PLANNED JOHNSON DEVELOPMENT, GRAND CENTRAL PARK, IS A 2,000 ACRE MIXED USE DEVELOPMENT, WITH MAJOR COMMERCIAL, RETAIL, AND A VARIETY OF RESIDENTIAL PROPERTIES. ADJACENT TO CONROE REGIONAL MEDICAL CENTER, THE PROPERTY HAS EXCELLENT VISIBILITY AND CONVENIENTLY LOCATED WITH DIRECT ACCESS TO I-45 SOUTHBOUND FEEDER, AND LOOP 336. PROPERTY WILL HAVE A MODERN APPEARANCE, WITH DIRECT PARKING LOT ACCESS ALLOWING GREATER VISIBILITY FOR EACH TENANT. BUILDING IS ALSO LOCATED ON CONROE TRANSIT ROUTE, WITH A STOP LOCATED NEAR PROPERTY ON RIVER POINTE DR..

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

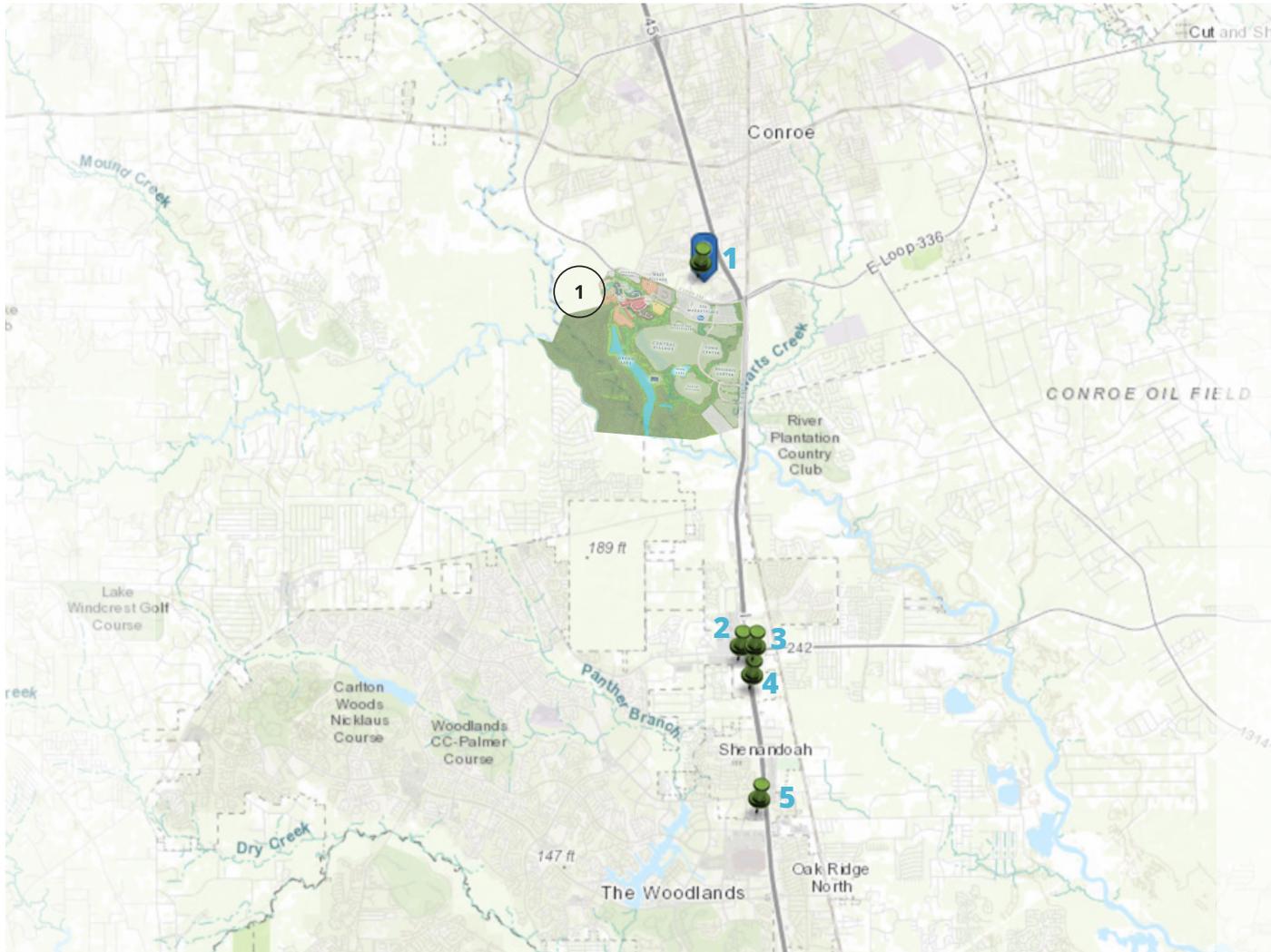
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THE LOOP 336



1 GRAND CENTRAL PARK

| | |
|----------------|--------|
| Acre Community | 2,046 |
| Future Homes | 2,500+ |

NEARBY HOSPITALS

- 1 Conroe Regional Medical Center
- 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

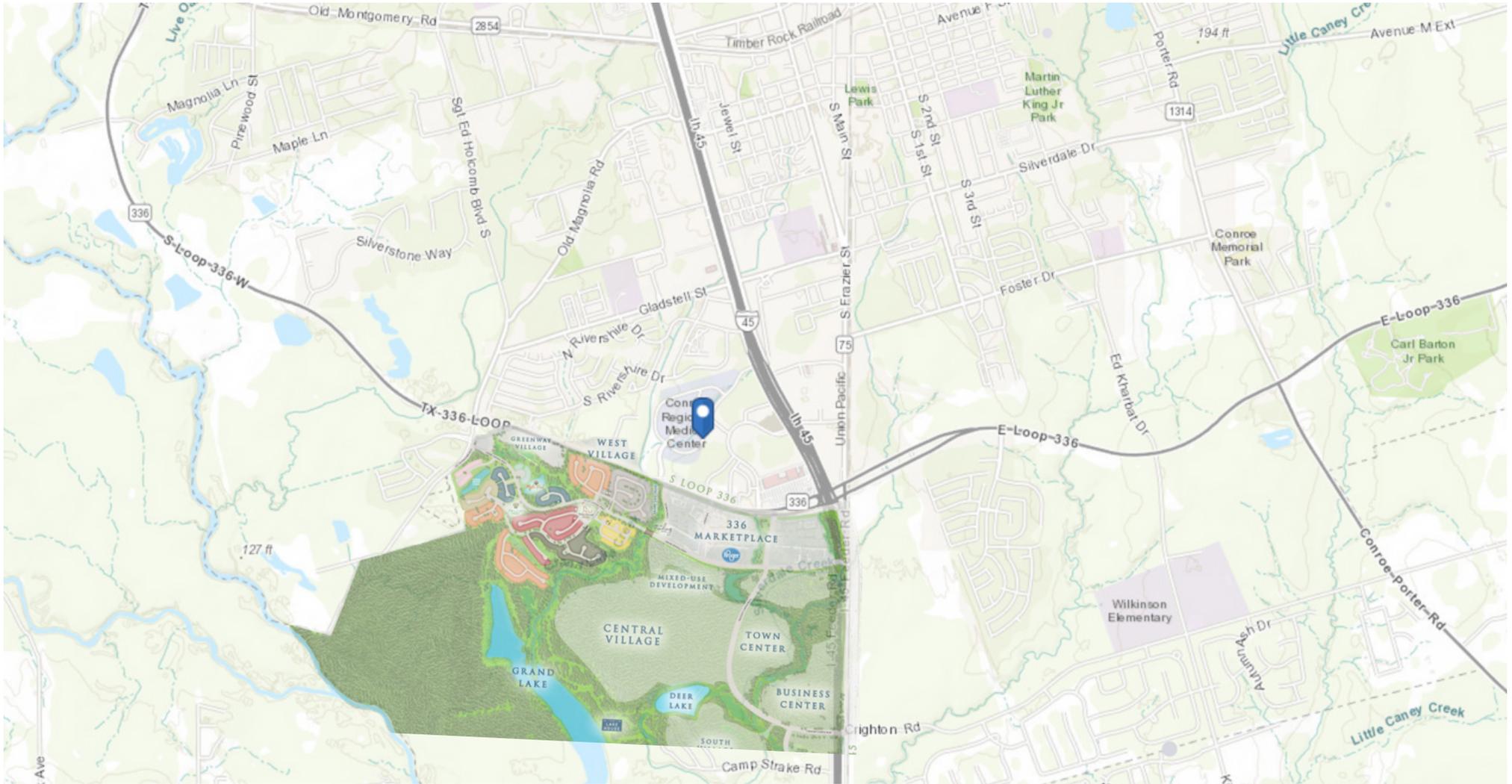
POPULATION GROWTH

"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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THE LOOP 336



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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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