

OFFICE SPACE FOR LEASE  
**HERITAGE PLACE  
PROFESSIONAL  
BUILDING**



PROMED REALTY  
MANAGEMENT | BROKERAGE



21105-21123 EVA ST, MONTGOMERY, TX 77356



## OFFICE SPACE FOR LEASE

# PROFESSIONAL BUILDING

21105-21123 EVA ST, MONTGOMERY, TX 77356

## BUILDING SPECS

- 4,396 SQ FT.
- TOTAL SPACE: 22,000 SF
- LEASE TYPE: NNN
- BASE RENTAL RATE: \$19.50
- SERVICE TYPE: TRIPLE NET
- LEASE TERM: NEGOTIABLE
- FLOOR: 1ST FLOOR
- BUILD OUT AS: STANDARD OFFICE

## AVAILIBILITIES

- 1ST FLOOR, STE 100 4,396 SF

## FEATURES

- BEAUTIFUL HISTORIC ARCHITECTURALLY DESIGNED PROPERTY
- PRIME LOCATION IN CENTER OF HISTORIC MONTGOMERY, TEXAS
- HIGH VISIBILITY FROM BUSY TX-105 (EVA ST.)
- VARIETY OF BUSINESSES CURRENTLY LEASING SPACE INCLUDING MEDICAL AND PROFESSIONAL



BEAUTIFUL PREMIER OFFICE PROPERTY LOCATED IN THE CENTER OF HISTORIC DOWNTOWN MONTGOMERY, TEXAS. PROPERTY CONSIST OF A VARIETY OF BUSINESSES, INCLUDING RESTAURANTS, FINANCIAL, AND MEDICAL. PROPERTY IS WELL KNOWN IN THE MONTGOMERY COMMUNITY AND HAS EXCELLENT VISIBILITY FROM BUSY TX-105 .

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





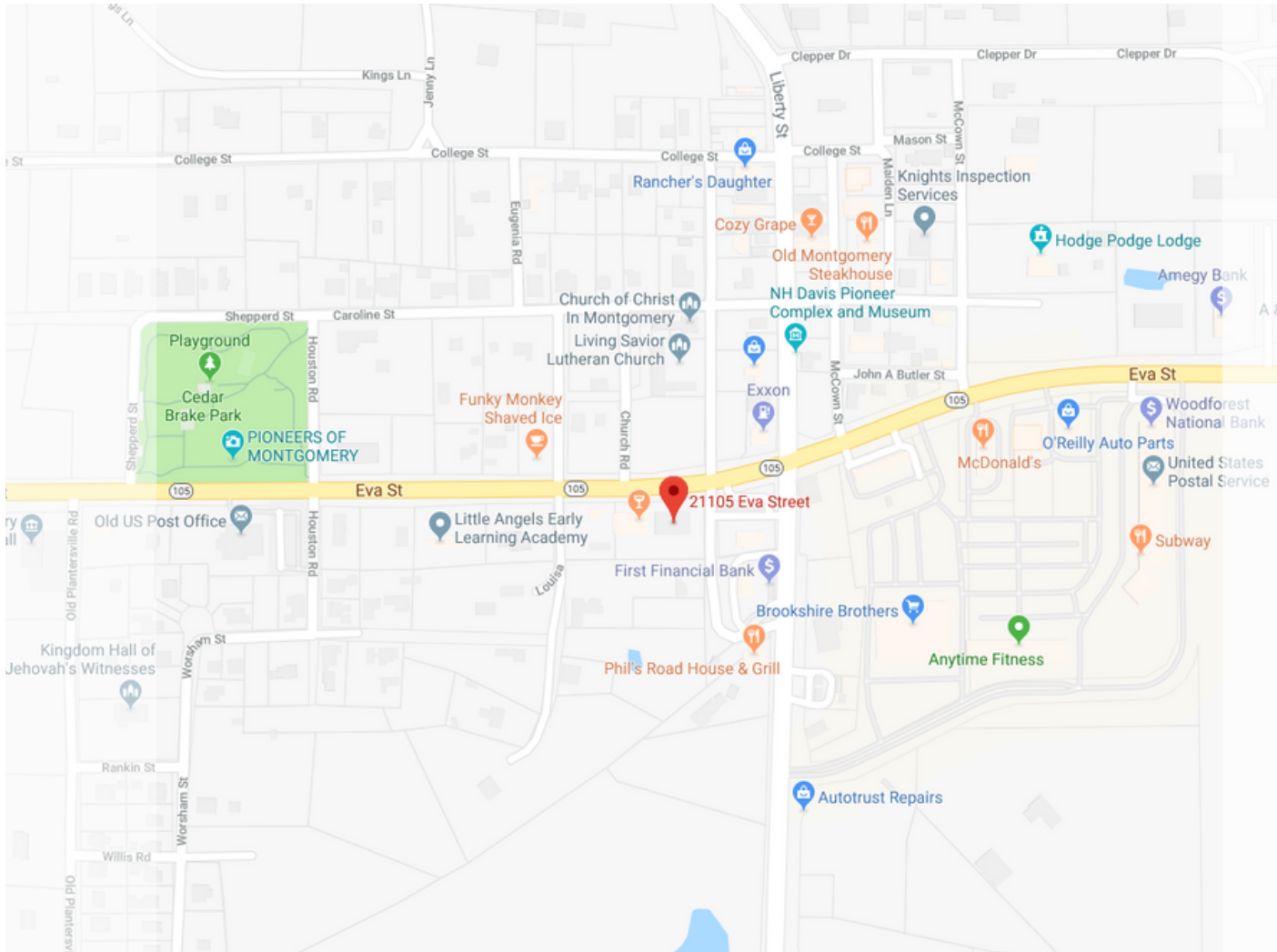
## CONTACT

LISA A. DOMINEY  
 PRESIDENT  
 936.441.4102 OFFICE  
 281.728.3139 CELL  
 LDOMINEY@PROMEDREALTY.COM

BARKLEY DOMINEY  
 VICE PRESIDENT  
 936.441.4102 OFFICE  
 936.524.7328 CELL  
 BDOMINEY@PROMEDREALTY.COM

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.

# TX- 105



## ZIP CODE 77356

Population: 27,833  
# of Households: 11,205  
Persons per Household: 2.48  
Avg. Income per Household: \$ 121,791  
Income per Capita: \$ 49,031  
Owner vs Renter Occupied Housing Units : 4.79 : 1

## POPULATION GROWTH

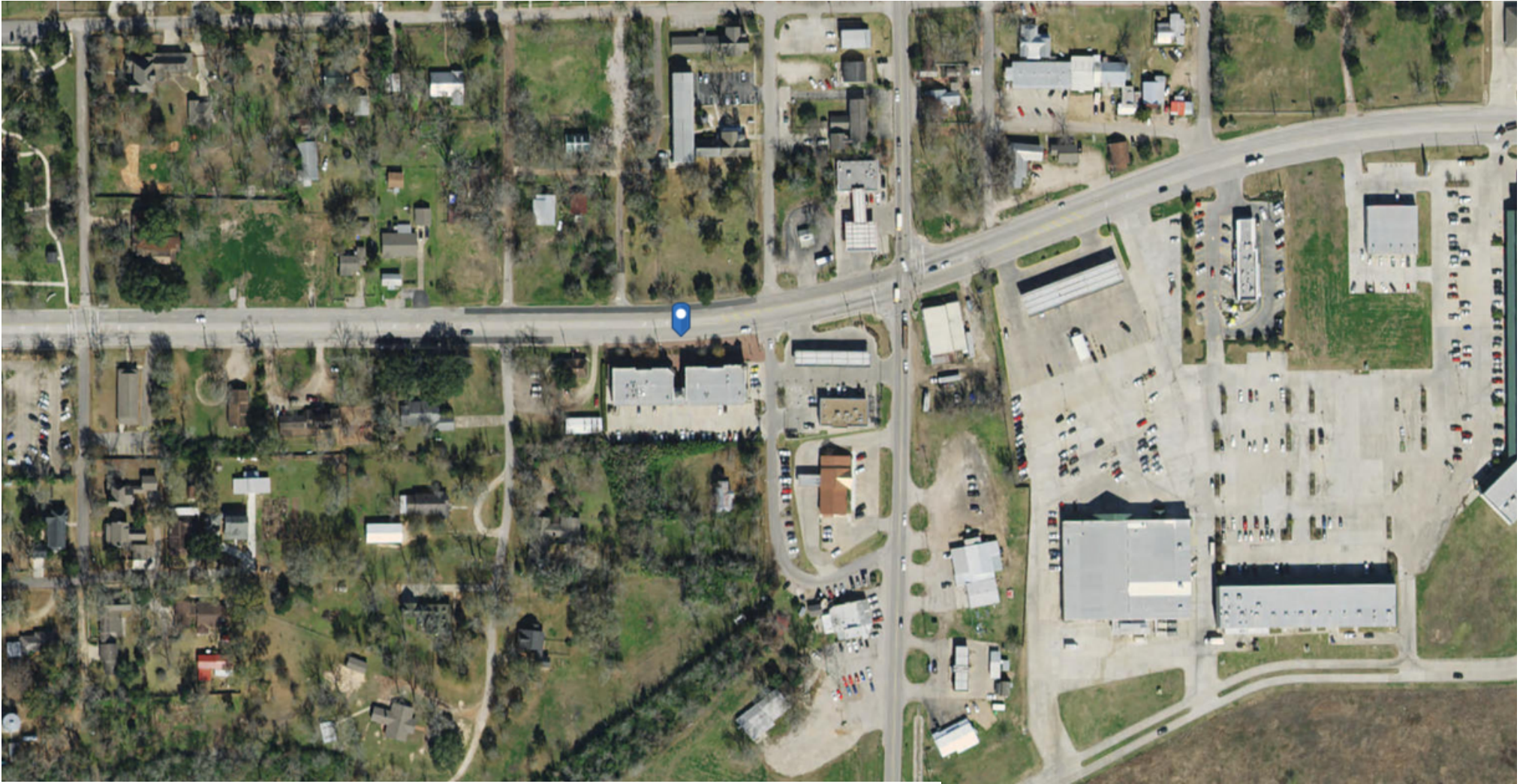
"The Lake Conroe area is expected to gain approximately 18,000 new residents by 2022 and 221,947 new residents between the years 2025 and 2045"

Community Impact, April 21, 2017

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.



# TX- 105

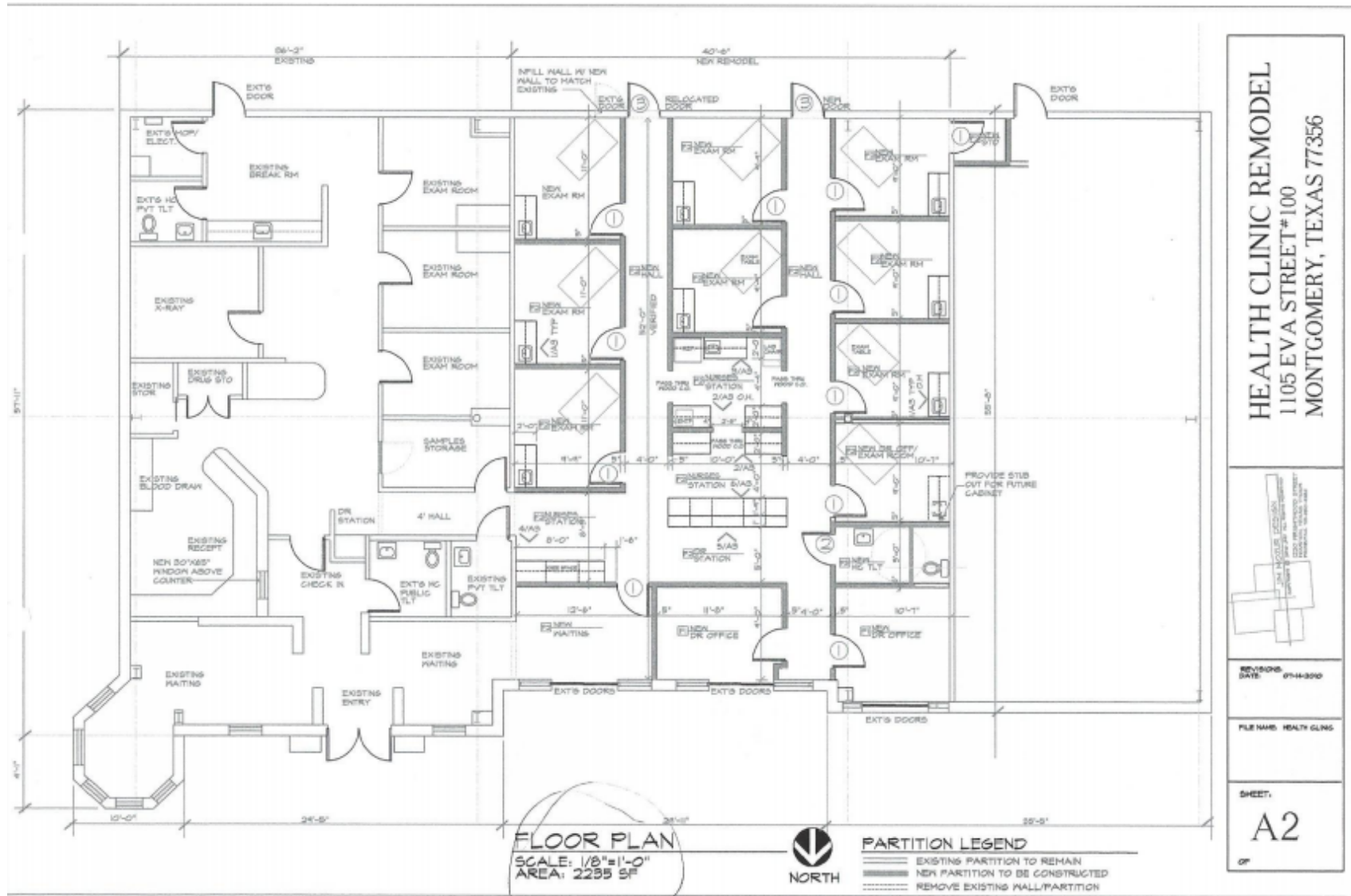


The information provided herein was obtained from sources believed reliable; however, ProMed Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to error, omissions, change of price or conditions, 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



# FLOOR PLAN



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.



# 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.

ProMed Management Services, Inc.

510679

[broker@promedrealty.com](mailto:broker@promedrealty.com)

(936) 441-4102

Lisa A. Dominey

317262

[ldominey@promedrealty.com](mailto:ldominey@promedrealty.com)

(936) 441-4102

Dan B. Dominey

612403

[bdominey@promedrealty.com](mailto:bdominey@promedrealty.com)

(936) 441-4102

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.