

# Spring Trails Plaza



Presented by  
ProMed Realty Services, LLP

28517 Spring Trail Ridge, Spring, TX 77386



**Price: \$21.50 /SF/Year**

Approximately 30,000 square foot Class A office complex. Tenants will be comprised of medical, professional, restaurant, and pharmacy.

# Spring Trails Plaza

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- Fronts Grand Parkway with convenient access on and off of new Freeway,
- Located 3 miles from new Exxon Campus with estimated 12000+ employees
- One of the fastest growing areas in Houston
- Property has great visibility from Freeway
- Located 8 miles from The Woodlands Town Center



## Barkley Dominey

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## ProMed Realty Services, LLP

100 Medical Center Blvd.

Ste. 204

Conroe, TX 77304

Notes

Total Space Available: 7,367 SF  
Rental Rate: \$21.50 /SF/Year  
Min. Divisible: 1,300 SF  
Max. Contiguous: 2,770 SF  
Property Type: Office  
Property Sub-type: Medical Office  
Additional Sub-types: R&D, Creative/Loft, Office Building  
Building Size: 30,841 SF  
Building Class: A  
Year Built: 2015  
Lot Size: 126,812 SF



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## Listing spaces

### Space 125

Space Available	2,449 SF
Rental Rate	\$21.50 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Neighborhood Center,Medical Office,Creative/Loft
Min. Divisible	2,439 SF
Max. Contiguous	2,439 SF
Lease Type	NNN
Date Available	Jul 2015
Lease Term	84 Months

Located Directly off the 1st floor main lobby of Building I.



## Space 240

Space Available	2,148 SF
Rental Rate	\$21.50 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office
Lease Type	NNN
Date Available	Jul 2015
Lease Term	84 Months

Located on 2nd Floor of Building I. Space can be combined to create a total of 7,229 rentable square feet

## Space 200

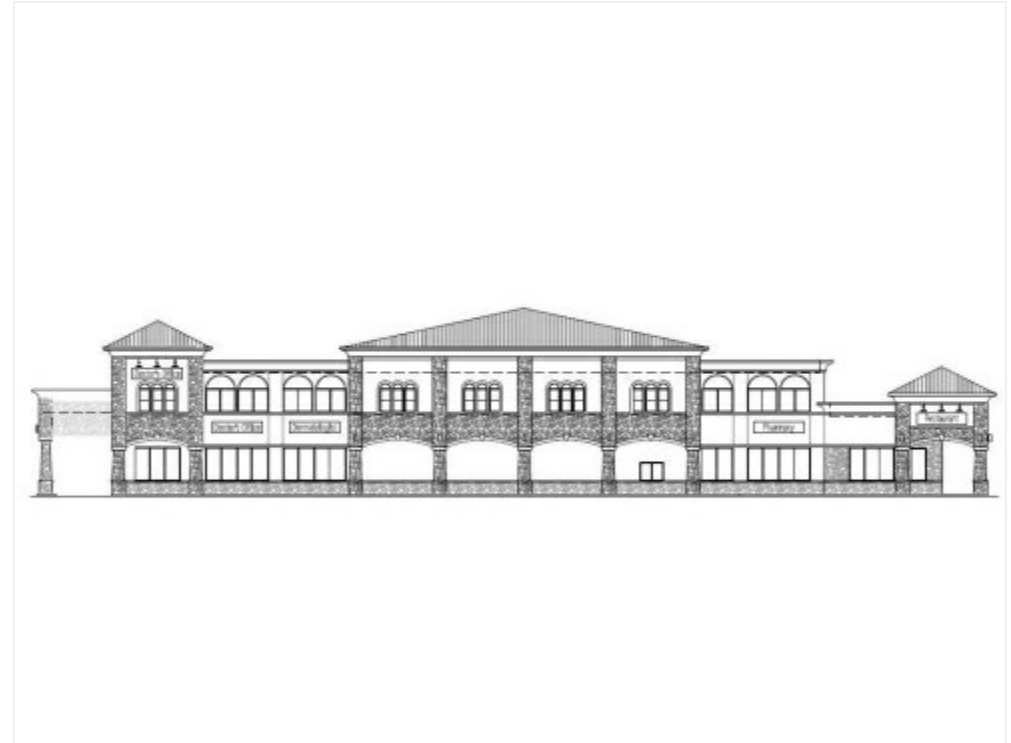
Space Available	2,770 SF
Rental Rate	\$21.50 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Medical Office,Institutional/Governmental
Min. Divisible	1,300 SF
Lease Type	NNN
Date Available	Jul 2015
Lease Term	84 Months

Located on 2nd Floor of Building I. Space can be combined to create a total of 2,770 rentable square feet.

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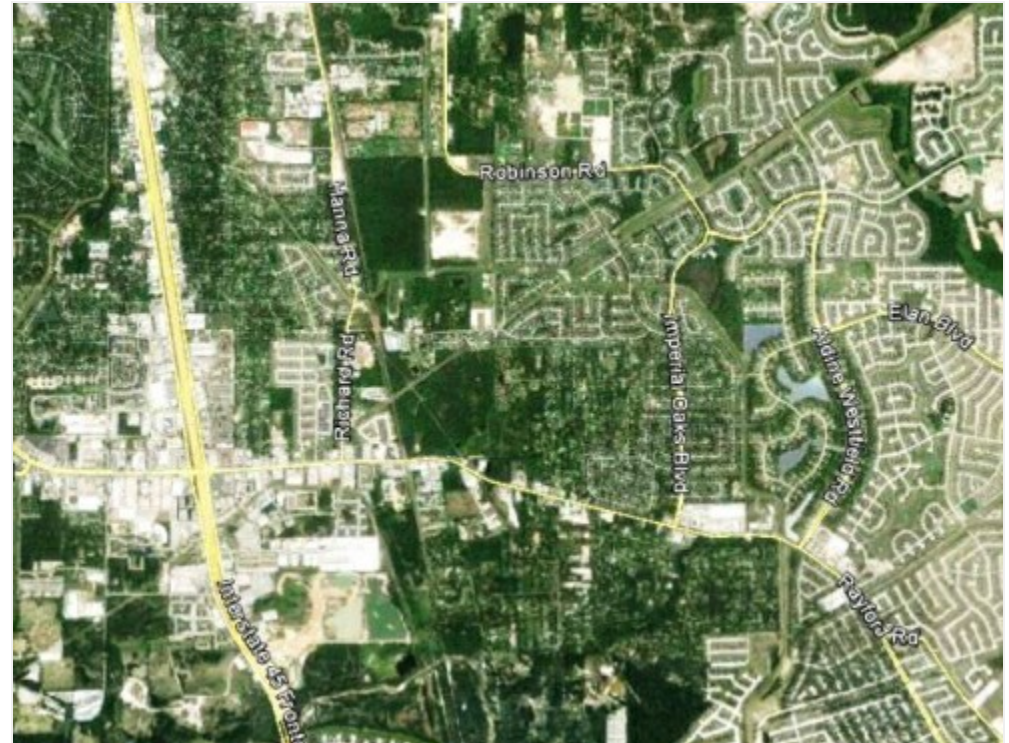
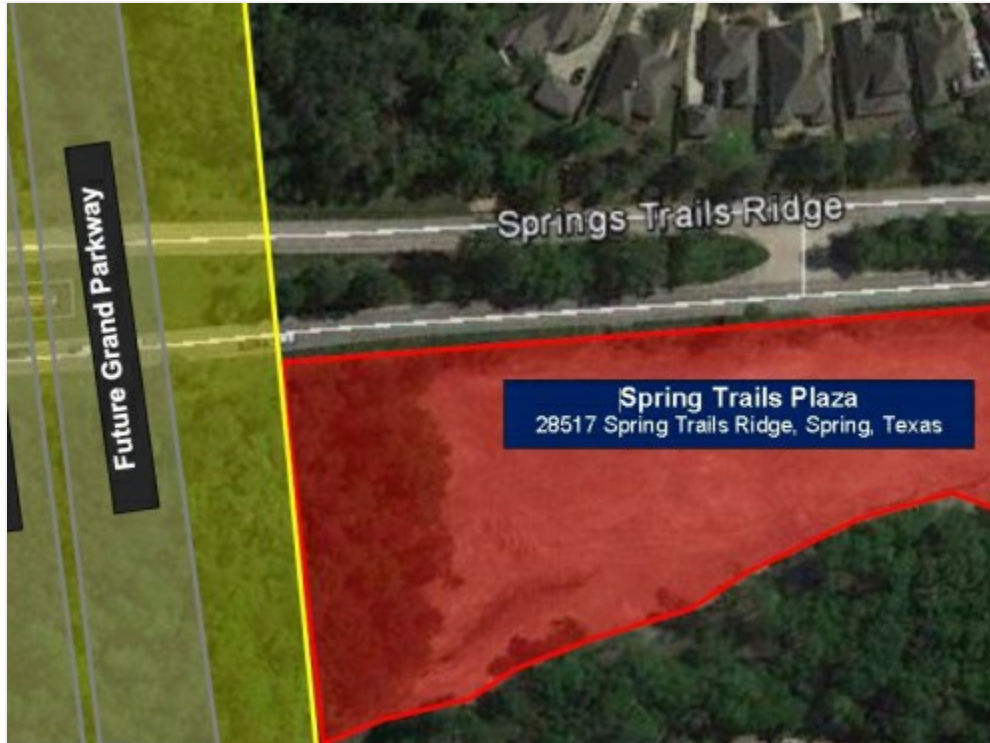
## Property Photos



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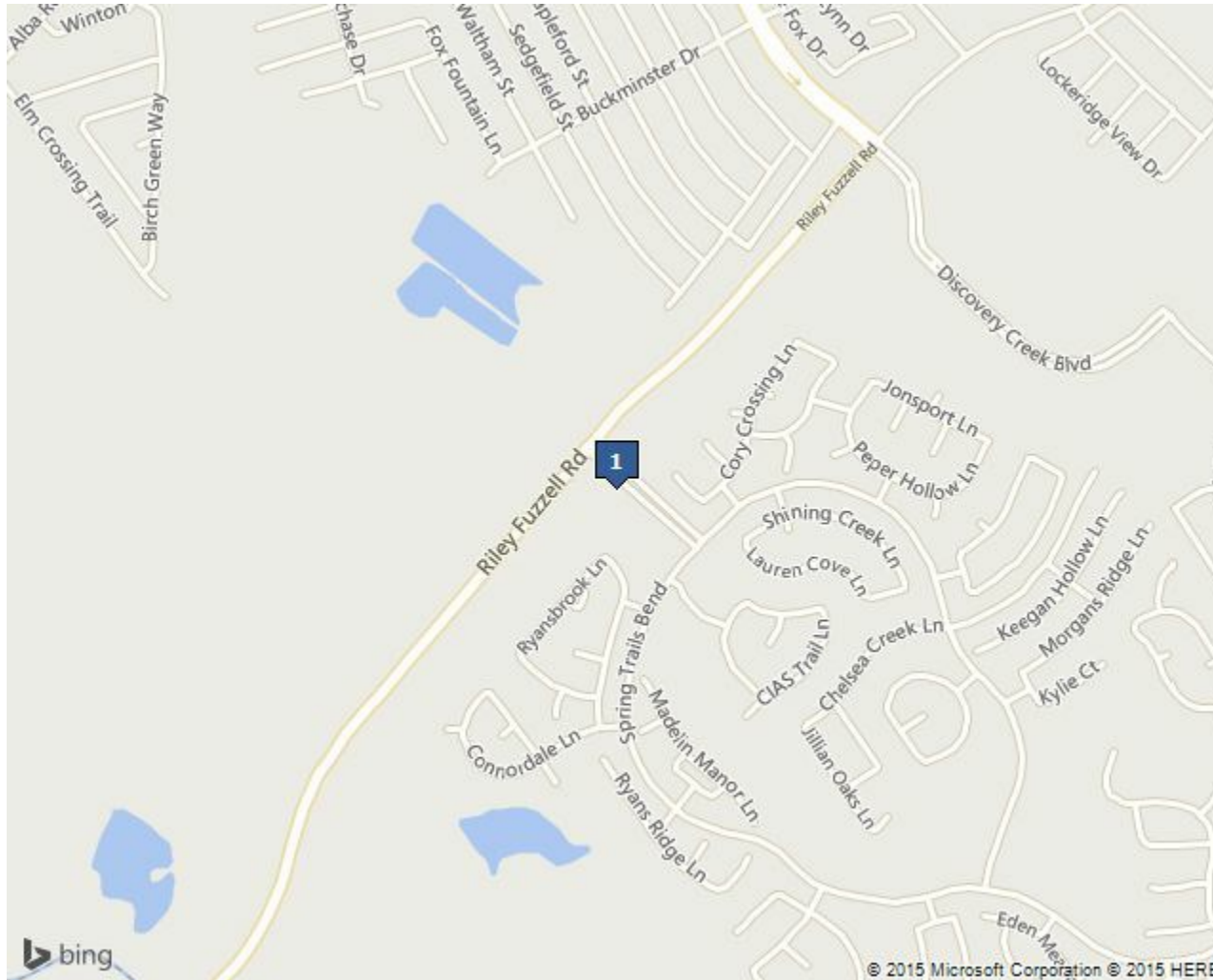
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## Location



## Location Description

Located at the corner of Riley Fuzzell Road and Spring Trails Ridge, with excellent visibility and easy accessibility from the new Grand Parkway expansion, currently under way at the property. This section of Grand Parkway will act as an additional route for vehicles traveling east of I-45 and west of HWY-59, and will be highly traveled by those who work and reside in Harris and the surrounding counties. Including many of the 12,000+ plus new residents coming with the construction of the new Exxon campus, located at the corner of I-45 and Grand Parkway and approximately 3 miles from the property.