

OFFICE/MEDICAL SPACE AVAILABLE
**OFFICE/MEDICAL
SPACE FOR LEASE**



PROMED REALTY
MANAGEMENT | BROKERAGE



600 RIVER POINTE DR. CONROE, TEXAS 77304

4,533 SF OF OFFICE/MEDICAL SPACE AVAILABLE IN CONROE, TX

OFFICE/MEDICAL SPACE FOR LEASE

600 RIVER POINTE DR., TEXAS 77304

BUILDING SPECS

- 2ND FLOOR, STE 200
- TOTAL SPACE: 12,045 SF
- LEASE TYPE: NNN
- BASE RENTAL RATE: \$17.00 /SF/YR
- SERVICE TYPE: TRIPLE NET
- LEASE TERM: 3 YEARS
- FLOOR: 2ND FLOOR
- BUILD OUT AS: FULL BUILD-OUT

AVAILIBILITIES

- 2ND FLOOR, STE 200

FEATURES

- LOCATED ON CONROE REGIONAL MEDICAL CENTER CAMPUS
- ONE BLOCK FROM I-45
- ONE BLOCK FROM LOOP 336
- LOCATED ON NEW CONROE TRANSIT ROUTE
- ONE BLOCK FROM NEW 2,000+ ACRES GRAND CENTRAL PARK DEVELOPMENT.

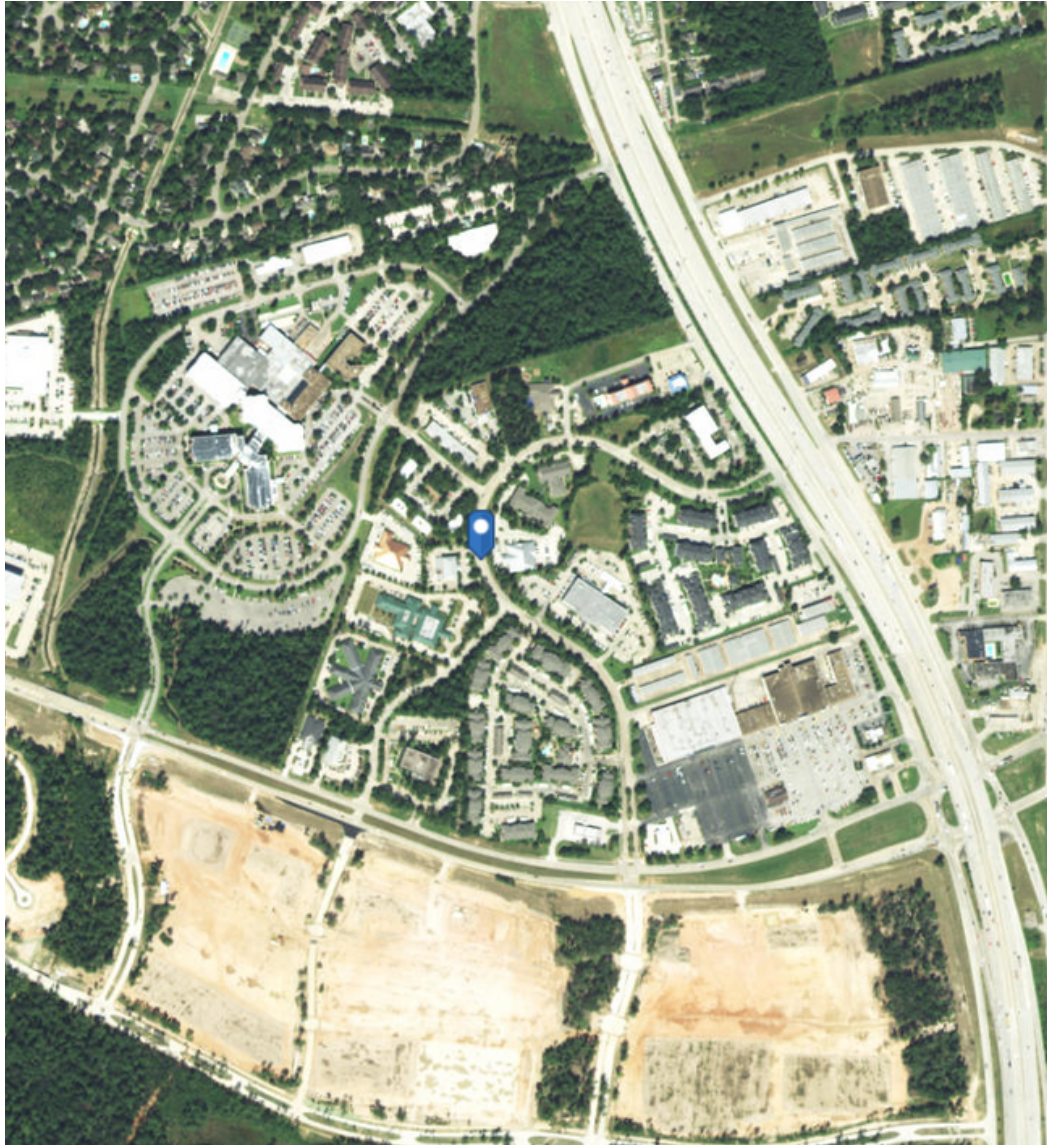


TWO STORY MULTI-TENANT MEDICAL OFFICE BUILDING LOCATED WITHIN WALKING DISTANCE OF CONROE REGIONAL MEDICAL CENTER, AND ACROSS THE RIVER POINTE DR. FROM CONROE SURGERY CENTER. PROPERTY HAS EXCELLENT VISIBILITY AND IS CONVENIENTLY LOCATED WITH DIRECT ACCESS TO I-45 AND LOOP 336. PROPERTY HAS A VERY DISTINGUISHABLE APPEARANCE, WITH LARGE COVERED PATIENT DROP OFF LOCATED AT BUILDING MAIN ENTRANCE. BUILDING HAS AMPLE PARKING AS WELL AS COVERED PARKING FOR PHYSICIANS. BUILDING IS WITHIN WALKING DISTANCE TO HOSPITAL. BUILDING IS ALSO LOCATED ON NEW CONROE TRANSIT ROUTE, WITH A STOP LOCATED ACROSS RIVER POINTE DR. FROM PROPERTY.

LOCATED IN CONROE'S MEDICAL DISTRICT, AT THE CORNER OF I-45 AND S. LOOP 336. PROPERTY HAS DIRECT ACCESS TO BOTH I-45, WITH EASY EXIT AND ENTRANCE TO I-45. NEXT TO NEW BUILDING UNDER CONSTRUCTION, RIVERWOOD COURT MEDICAL, TO BE COMPLETED MARCH 2019..

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.

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100 MEDICAL CENTER BLVD. CONROE, TEXAS 77304



CONTACT

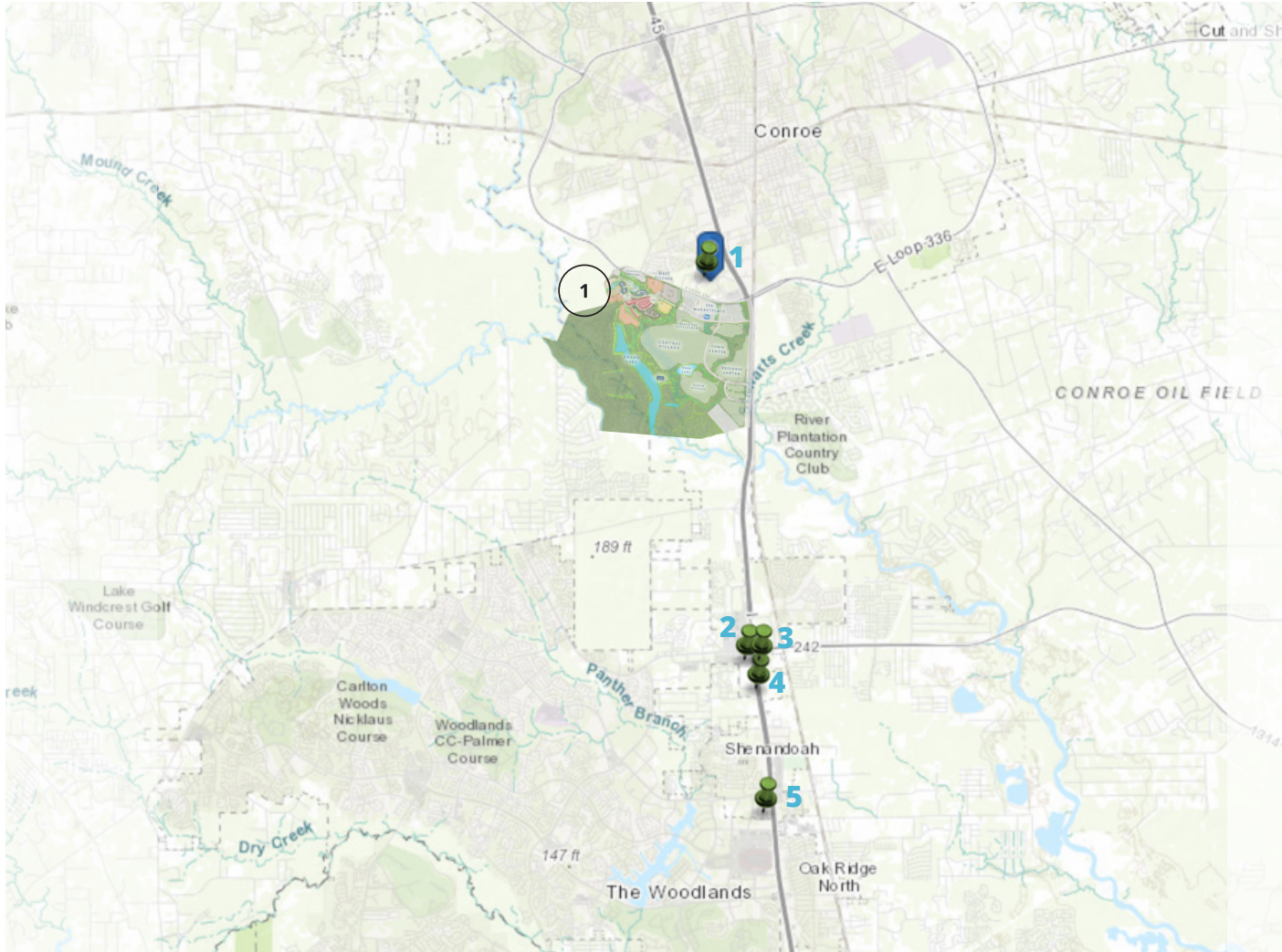
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THE LOOP 336



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

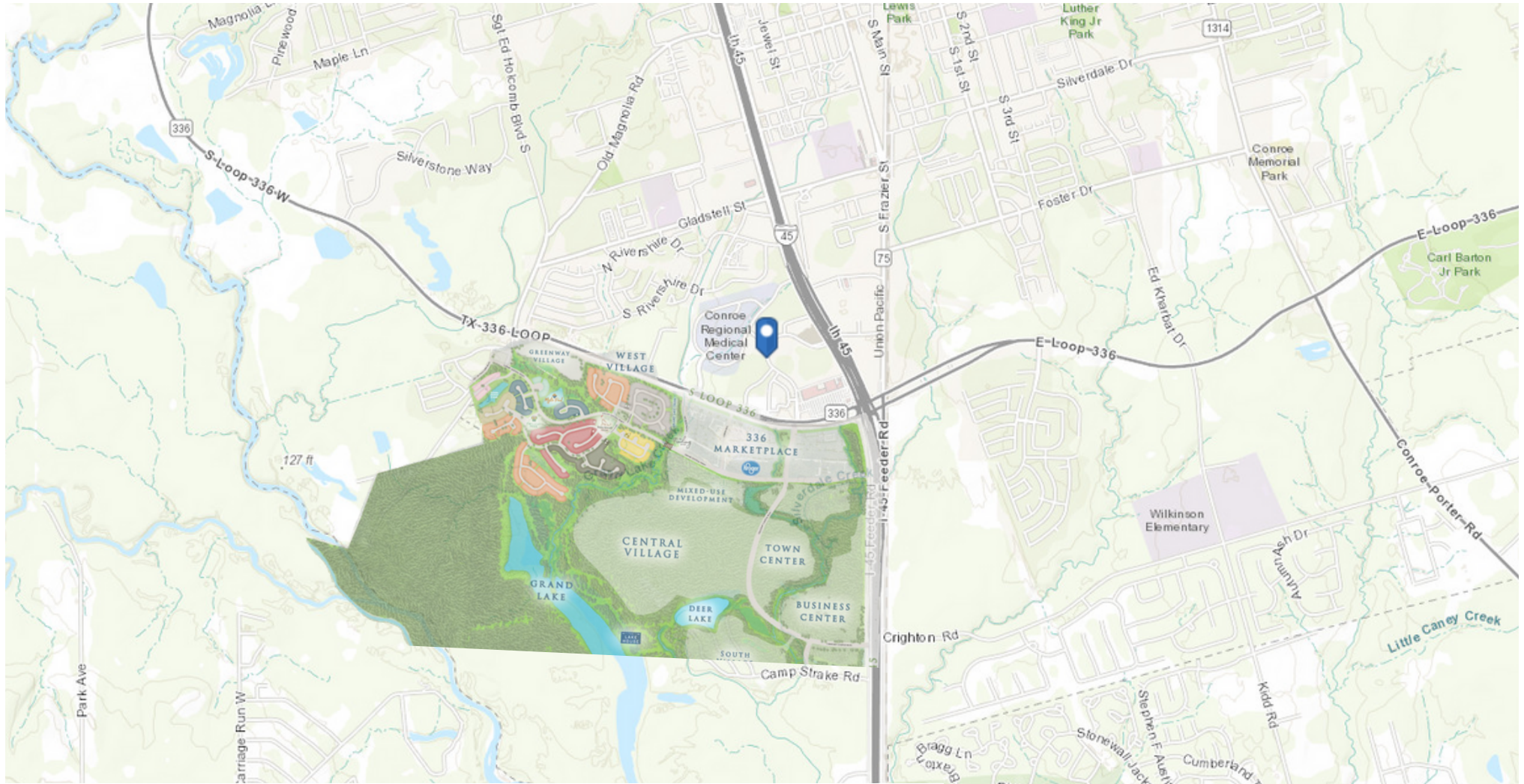
POPULATION GROWTH

"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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