

**TWO PROFESSIONAL
OFFICES
FOR LEASE
2,054 & 3,600 SF**

7002 Riverbrook

Sugar Land, TX 77479

Suburban Southwest Houston



18,260 SF BUILDING – 100% LEASED; MOST LONG-TERM TENANTS



- 18,260 SF TOTAL ON 1.76 +/- ACRES
- TWO SUITES AVAILABLE:
 - + 2,054 DENTIST OFFICE
 - + 3,600 PROFESSIONAL OFFICE (Prior physical therapy)
- MEDICAL / PROFESSIONAL:
 - + MEDICAL CLINIC + LAW FIRM
 - + COUNSELING & THERAPY
 - + FITNESS/TRAINING
 - + DAY SPA + DATA MANAGEMENT
 - + INSURANCE + IT AUTOMATION
- 5 TENANTS IN PLACE 9+ YEARS
- BUILT IN 2000; NEW ROOF 2019
- CONCRETE, WELL-LIT PARKING 64 SPACES, 3.5:1,000SF RATIO

EXCLUSIVELY LISTED BY VALERIE STAPLES & MARTY MCADAMS

MCADAMS ASSOCIATES BROKERAGE

NOV 17
2020

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GREATWOOD PROFESSIONAL CENTER SURROUNDED BY HIGH QUALITY HOMES, RETAIL & MEDICAL



GREATWOOD PROFESSIONAL CENTER



A. ENTRANCE MONUMENT SIGN



B. SPACIOUS, ALL CONCRETE, WELL LIT PARKING



C. FRONT OF CENTER



D. FRONT OF CENTER



E. BACK OF CENTER



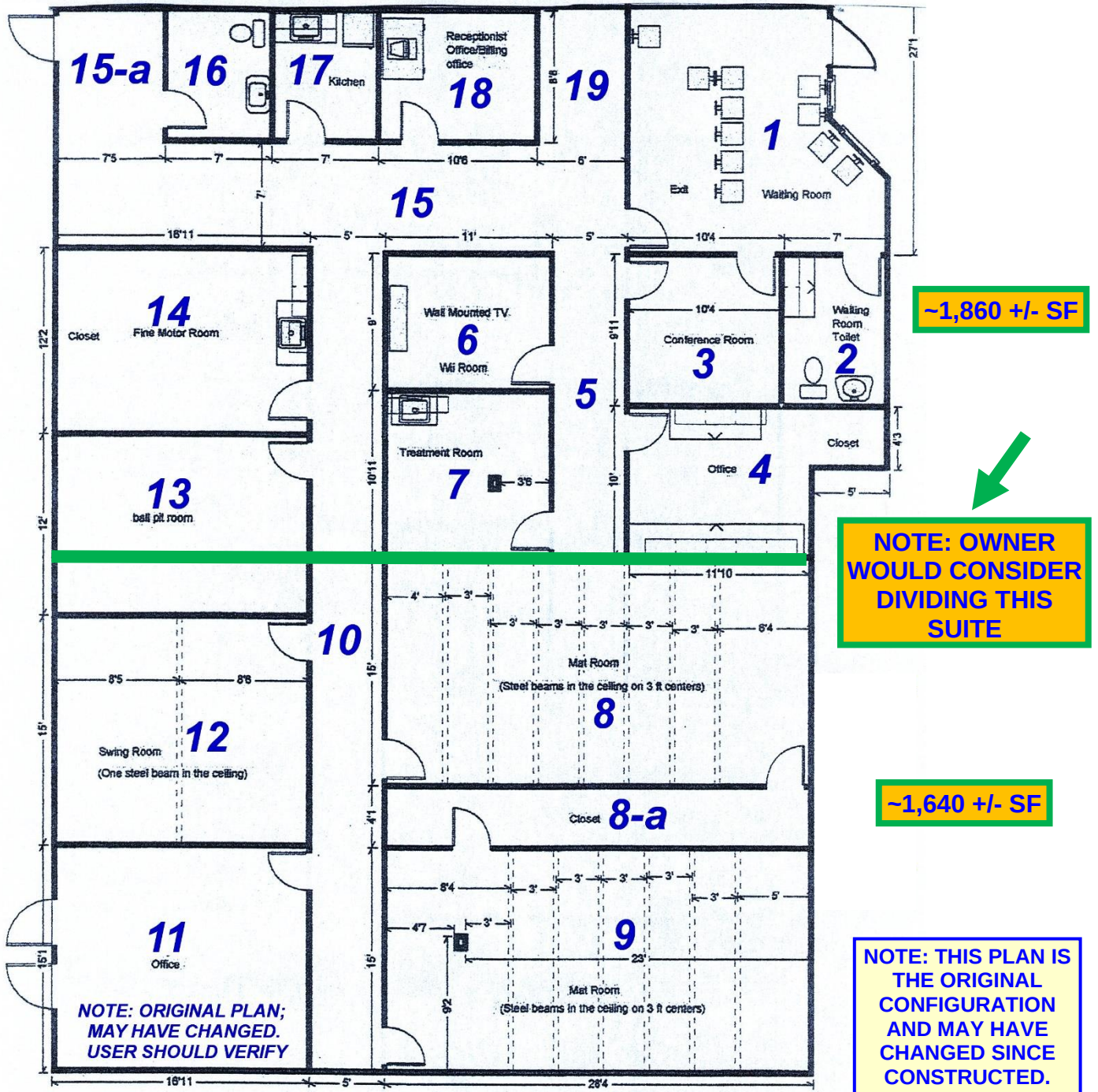
F. BACK OF CENTER

**DID
NOT
FLOOD**



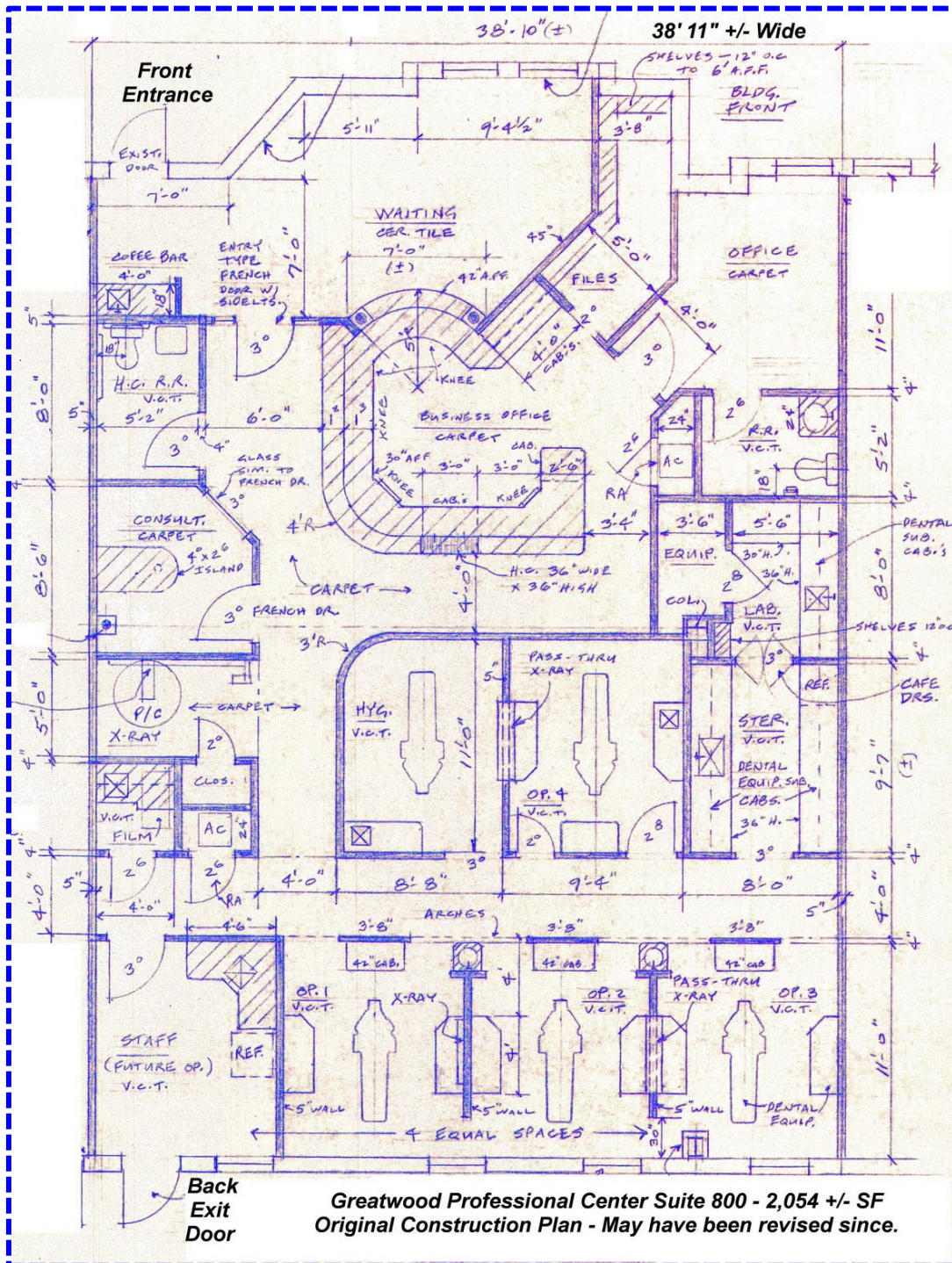
G & H – GREATWOOD GOLF COURSE VIEWS OUT BACK WINDOW

SUITE # 500 3,600 +/- SF PROFESSIONAL OFFICES



- **SUITE 500 IS 3,600 +/- SF – PRIOR SENSORY THERAPY PRACTICE**
- + RECEPTION / WAITING ROOM + CONFERENCE ROOM
- + TWO LARGE “MAT” ROOMS WITH STEEL CEILING BEAMS
- + FINE MOTOR ROOM + BALL PIT ROOM + SWING ROOM
- + TWO SMALLER TREATMENT ROOMS + THREE OFFICES
- + TWO RESTROOMS + KITCHEN

SUITE # 800 – 2,054 +/- SF FORMER DENTAL OFFICE

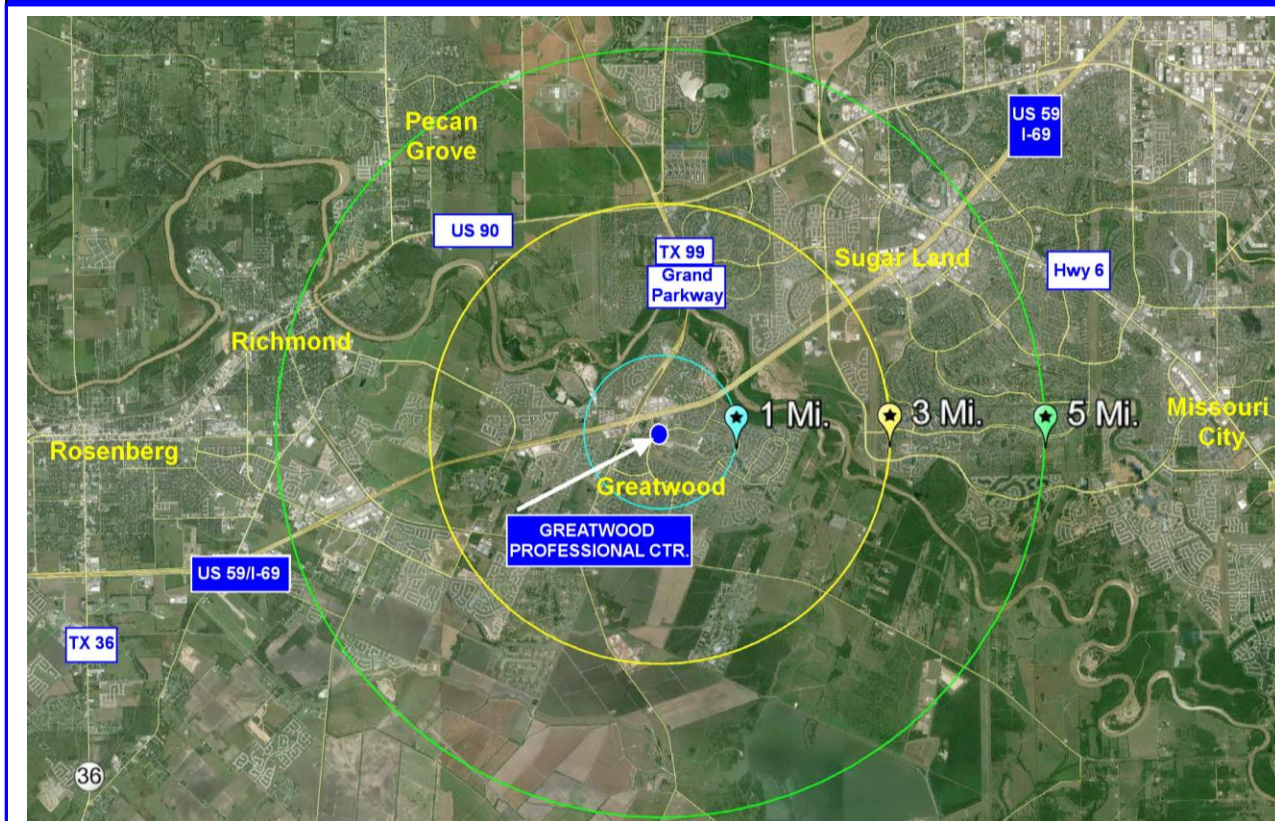


- SUITE 800 IS 2,054 +/- SF
- 5 TREATMENT ROOMS
- CONSULT OFFICE
- LABORATORY
- RECEPTION / WAITING
- BUSINESS OFFICE

- STAFF LOUNGE
- DOCTOR'S OFFICE
- 1 ADA RESTROOM
- 1 PRIVATE RESTROOM
- EQUIPMENT ROOM
- X-RAY ROOM

**EQUIPMENT & FURNISHINGS
NOT INCLUDED**

GREATWOOD PROFESSIONAL CENTER IN HEART OF AFFLUENT POPULATION GROWTH



RADIUS FROM SITE	1-Mile	3-Mile	5-Mile
2019 Population	12,230	62,477	141,050
2010–2019 Pop. Growth	35%	35%	33%
2019 Households	4,102	19,657	45,257
2019 Families	3,421	17,065	37,964
Families as % of HH	83%	87%	84%
2019 Median HH Income	\$157,242	\$152,725	\$139,454
2019 Average HH Income	\$177,479	\$176,404	\$165,950
Median Home Value	\$238,579	\$235,719	\$238,104
% >25 YO Bachelor Deg +	53%	54%	49%

- Greatwood at intersection of two major highways:
 - + US 59 / I-69 (Southwest Fwy.) is the major thorough-fare in southwest Houston
 - + TX 99, Grand Parkway links Greatwood to all points north
 - + Intersection is home to major, new medical and retail
- Greatwood in heart of long-running job and population growth in southwest suburban Houston / Ft. Bend County
 - + 35% Pop. growth in 9 years
- Begun in 1989 by American General, it has grown to over 4,000 homes
 - + Over 19,000 households & 62,000+ population in 3-miles
- Household incomes & college education in Houston's top tier.
 - + Over half bachelor's degree or higher for 25+ year-olds



**Greatwood Community Grand Entrance from
I-69 / US 59**

GREATWOOD PROFESSIONAL CENTER WELL MAINTAINED & WELL-POSITIONED FOR PROFESSIONALS

- 18,260 SF IN ONE MODERN OFFICE BUILDING ON 1.76 +/- ACRES
- IN AREA OF WELL-BUILT OFFICES AND SENIOR LIVING
- NEAR GREATWOOD COMMUNITY ENTRANCE FROM US 59 / I 69 AT SOUTHWEST END OF THE GRAND PARKWAY (TX 99)
- BUILT IN 2000. STEEL AND WOOD FRAME; BRICK FACE & WOOD TRIM.
- NEW ROOF IN SUMMER 2019.
- EXTERIOR PAINTING & EXECUTIVE SUITE UPGRADES
- NEW GOLF-FACING WINDOW PROTECTORS IN 2018
- LARGE, ALL CONCRETE, WELL-LIT PARKING LOT.
+ 64 SPACES; 3.5 PER 1,000 SF
- OVERLOOKS GREATWOOD GOLF COURSE FAIRWAYS AND POND

DID NOT FLOOD IN HURRICANE HARVEY.
NEW ROOF IN 2019.



**Well maintained and
surrounded by other
well-maintained
properties.**



GREATWOOD PROFESSIONAL CENTER

IMPORTANT NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas and land areas are approximate and operating / financial projections are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2020



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT
VALERIE STAPLES or MARTY MCADAMS**

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GREATWOOD PROFESSIONAL CENTER



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 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.

<u>McAdams Associates</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(281) 358-0799</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Info Broker

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