

FOR LEASE

3074 College Park Dr.,
The Woodlands, TX 77384

Medical Office & Surgery Center

- ±7,000 Square Feet.
- Close proximity to four major medical centers.
 - CHI St. Luke's Health
 - Houston Methodist – The Woodlands
 - Texas Children's Hospital
 - Future MD Anderson Cancer Center
- High Traffic area.
- Growing area with strong demographics.
- LTS Security System with infrared cameras.



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College Park
Surgery Center

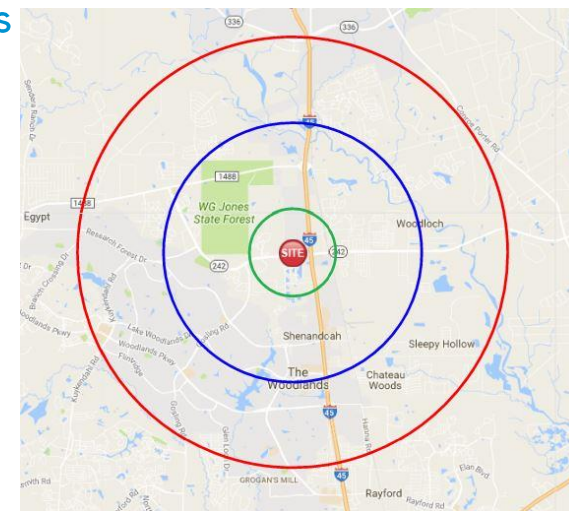




Location

This property is located less than a mile from four major medical centers. CHI St. Luke's, Houston Methodist-The Woodlands, Texas Children's Hospital and the future MD Anderson Cancer Center.

Demographics 2017



Property Overview

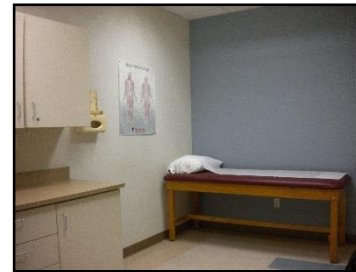
Address	3074 College Park Drive, The Woodlands, TX 77384
Available Space	±7,000 divisible
Building Area	14,573 SF
Parking	4.7/1,000 SF
Built	2003; Renovated 2007
Lease Rate	Negotiable

Estimates for 2017	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	2,785	42,754	118,268
Average HH Income	\$88,359	\$123,114	\$130,386
Households	1,606	17,344	46,950
Projected Annual Growth 2017 to 2022	3.5%	3.5%	3.5%
Historical Annual Growth 2000 to 2017	36.3%	7.4%	3.2%

Building Amenities:

Medical Offices:

- Waiting Area
- Reception
- 14 Exam Rooms (12'8" x 9'1")
- 2 Nurses Stations
- 3 Restrooms
- Laboratory
- 7 Offices
- Pharmacy: ±300 SF



Area

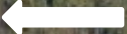
This property is located on State Hwy 242 (College Park Dr.) just west of Interstate Hwy 45 less than a mile from four major medical centers: CHI St. Luke's Health, Houston Methodist – The Woodlands, Texas Children's Hospital and the *future* MD Anderson Cancer Center. This property is adjacent to Lone Star College – Montgomery.



Property Information

This property will house an approximate 7,500 SF Ambulatory Surgery Center to be delivered in Q1 2018. There is ±7,000 SF of beautifully built out and efficiently designed medical office space in ready to move-in condition.

This space will work best for orthopedic, general or neuro surgeons, gastroenterologists, or any other physicians who would benefit from being next door to the Surgery Center, as well as a few blocks away from three major hospitals.



LOWE'S

Walmart

Surgery Center & Medical Offices



W. Campus Dr

Windsor Lakes Blvd.

Payless



WOODFOREST NATIONAL BANK



College Park Dr.



242 TEXAS

Colliers INTERNATIONAL

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SONIC

TACO CABANA



Walgreens

St. Luke's Way

CHI St. Luke's Health

CHASE

DUNKIN' DONUTS BR baskin tobby

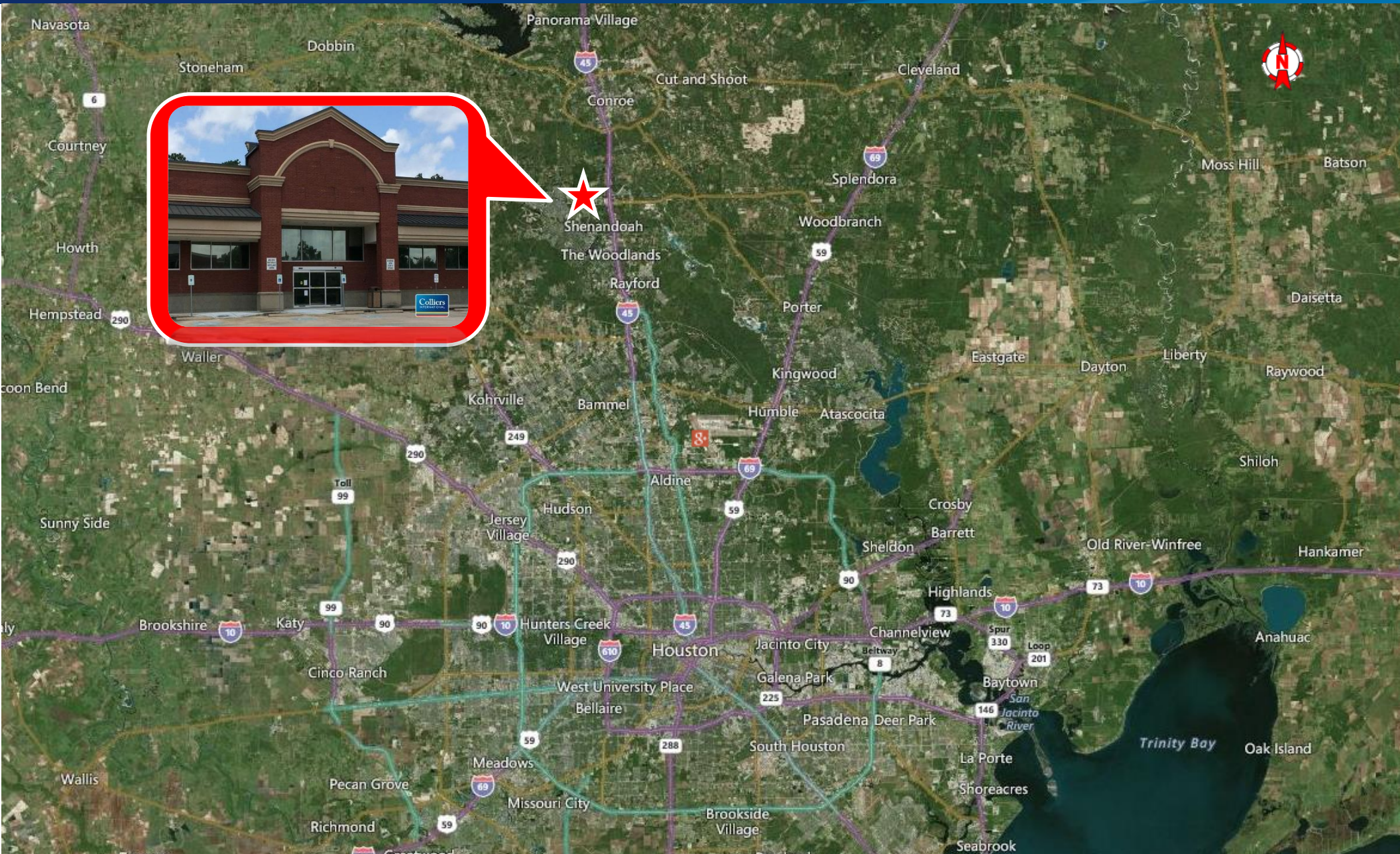
DaVita



Coming mid 2019
THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center

CHI St. Luke's Health

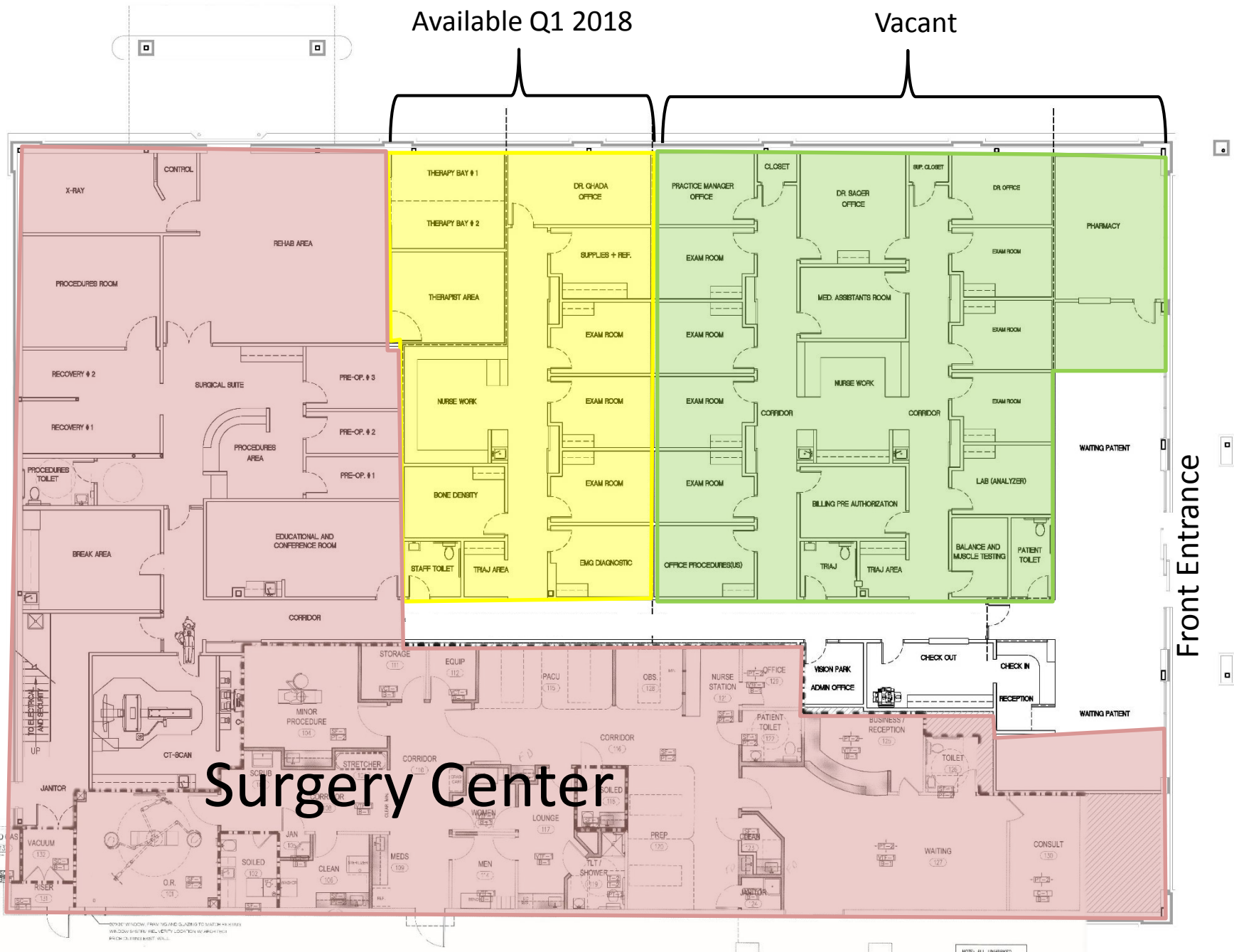
Texas Children's
Hospital



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Available Q1 2018

Vacant



2012C WINDOW FROM TOILET SLIDING TO MATCH 44-KITING
W/DOOR IN THE RELEVANT LOCATION FOR APPROX. 100"
RELOC. TO RELEVANT KITING



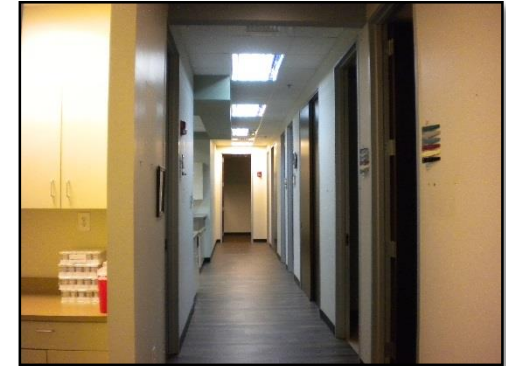
Reception



Exam Room



Dr. Office



Exam Room Hallway



Nurses Station



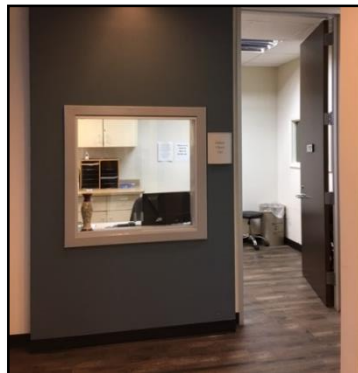
Reception



Lavatory



Building Front



Check out window



Pharmacy



Pharmacy Entry

About the Area

Conroe, Texas



As a suburb of Houston, Conroe continues to grow with the metropolitan statistical area. Among large metro areas, the Houston-The Woodlands-Sugar Land metro added more people than anywhere else in the United States from July 2012-July 2013 (*US Census Bureau*). The ExxonMobil Houston Campus, located 10 miles to the south of Conroe, has brought over 10,000 employees, along with an additional 5,000 employees that will be housed in Montgomery County by 2015.

The Texas Medical Center, located in Houston, is the largest medical center in the world. The metropolitan area attracts students, patients, physicians, scientists, researchers, and other advanced degree professionals to this unrivaled center.

Conroe is the seat of Montgomery County, the 30th fastest-growing county in the United States with a growth rate of 9.5% (*US Census Bureau, April 1, 2010 – July 1, 2013*). Several Fortune 500 non-retail companies have operations in Conroe including McKesson, Baker Hughes, National Oilwell Varco, Huntsman, Entergy, and Ball Corporation.

In Conroe you'll find a business-oriented atmosphere. The mayor, the five city council members, and the city administrator have committed time and effort to eliminating roadblocks to new businesses and local expansion. Community members passed a half-cent economic development sales tax for improved infrastructure and incentives.

During the past twenty years, the Conroe/Montgomery County economy has greatly diversified. No longer dependent on a handful of industries, Conroe has attracted a wealth of manufacturing, retail, health care, construction and tourism companies. To support this economic expansion, Conroe has developed a highly skilled, educated workforce. There are more than 600,000 potential employees within a 30-mile radius of Conroe and 2.4 million within a 60-mile radius. Finding skilled employees in Conroe will never be an issue for your business.

MAJOR EMPLOYERS IN MONTGOMERY COUNTY



Ball Corporation

Borden Milk Products

Medivators

City of Conroe

Canrig Drilling Technology

Capro, Inc.

Conroe Regional Medical Center

Conroe ISD

Conservatek

Consolidated Communications

Crane Energy Flow Solutions

Crown Beverage Packaging

CSD

CVS Pharmacy

Entergy Texas

Halliburton

Hughes Christensen Company

Huntsman Petrochemical

Magnolia ISD

McKesson Pharmaceutical

Montgomery County

Montgomery ISD

MS Energy Services

National Oilwell Varco/Texas Oil Tools

New Caney ISD

Professional Directional, LTD

NOV Downhole

Sigma Genosys

Splendora ISD

Startex Chemical, Inc.

Tenaris

Tetra Technologies

The Courier

Willis ISD

About the Area

THE WOODLANDS SUBMARKET



LOCATION OVERVIEW

This property is located within The Woodlands submarket. This property is located on State Hwy 242 (College Park Dr.) just west of Interstate Hwy 45 less than a mile from three major medical centers; CHI St. Luke's, Houston Methodist – The Woodlands and Texas Children's Hospital. This property is adjacent to Lone Star College – Montgomery.

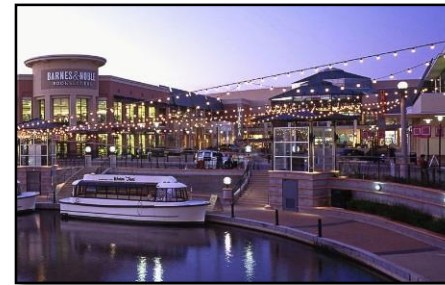
The area benefits from dense residential development along with neighboring national retailers. This area is currently experiencing tremendous commercial growth dominated by Medical Space. All of this new growth is within 1 mile of the property.

STRONG DAYTIME POPULATION AND GREAT AREA DEMOGRAPHICS

The Woodlands is a 28,000-acre master planned community, with a population around 187,065. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best-selling, master planned communities in the nation. The area's economic base is well diversified with over 8,210 businesses, including all sectors, located in the area. These businesses range from owner-operated establishments to global corporate headquarters. The Woodlands Area is home to a variety of leading companies, including Anadarko Petroleum Corporation, Aon Hewitt, CB&I, Chevron Phillips Chemical Company, Baker Hughes, Huntsman Petrochemical Corporation, Maersk Line, McKesson Specialty Health, Repsol USA, Talisman Energy USA and Waste Connections, Inc. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, benefitting from its outstanding amenities including retail, hotel, entertainment, recreation, and conference center facilities. It is home to some of the best retail shopping in Houston, including Market Street, The Woodlands Waterway, Hughes Landing, and The Woodlands Mall.

New growth has been driven in part by the new 385-acre ExxonMobil corporate campus, encompassing 3.5 million square feet, located just south of The Woodlands town center. As of Q2 2015 ExxonMobil has completed its relocation adding an estimated 10,000 – 12,000 immediate high-quality jobs to the area.

THE WOODLANDS





Information About Brokerage Services

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date