

GREATWOOD PROFESSIONAL CENTER

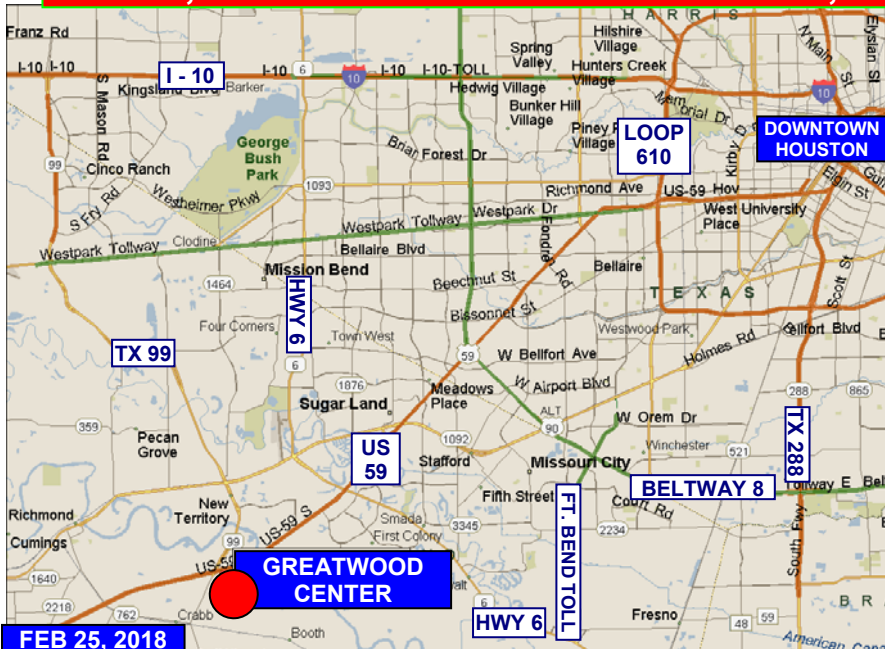
7002 Riverbrook
Sugar Land, TX 77479
Suburban Southwest Houston

PROFESSIONAL
OFFICE FOR LEASE

1,633 +/- SF



18,260 SF BUILDING – 89% LEASED; LONG TERM TENANTS



- 18,260 SF TOTAL ON 1.76 +/- ACRES
- 89% LEASED – ONLY 1 SUITE LEFT
- 9 MEDICAL / PROFESSIONAL TENANTS:
 - + DENTISTS
 - + ATTORNEYS
 - + SENSORY THERAPY
 - + EDUCATIONAL TRAINING
 - + PSYCHOLOGISTS
 - + DATA MANAGEMENT
 - + MEDSPA
 - + INSURANCE
- 6 OF 9 TENANTS IN PLACE FOR 9+ YEARS & 3 FOR 5 YEARS
- BUILT IN 2000
- CONCRETE, WELL-LIT PARKING 64 Spaces, 3.5: 1,000SF Ratio

EXCLUSIVELY LEASED by VALARIE STAPLES & MARTY MCADAMS

MCADAMS ASSOCIATES / BROKER

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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

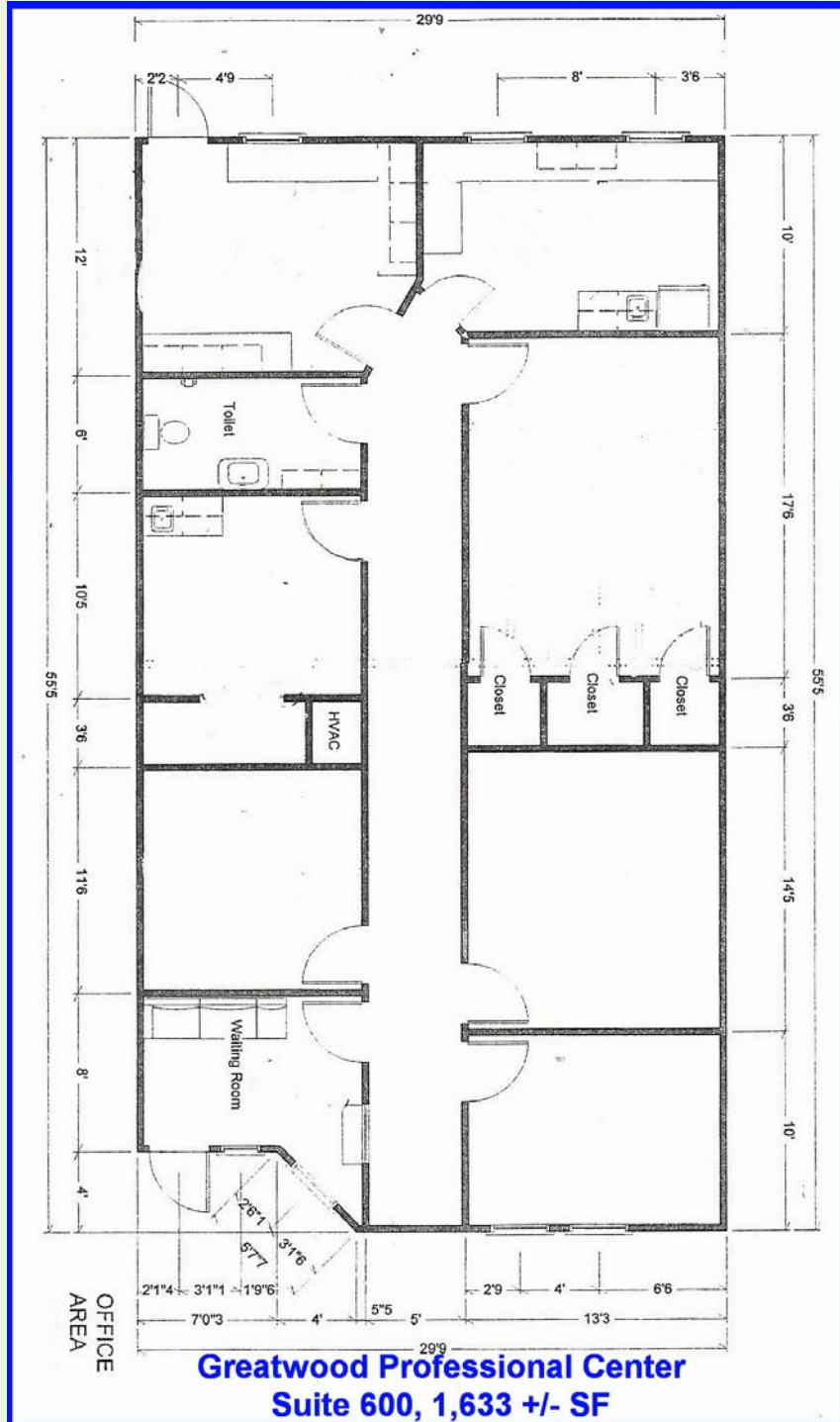


F. BACK OF CENTER



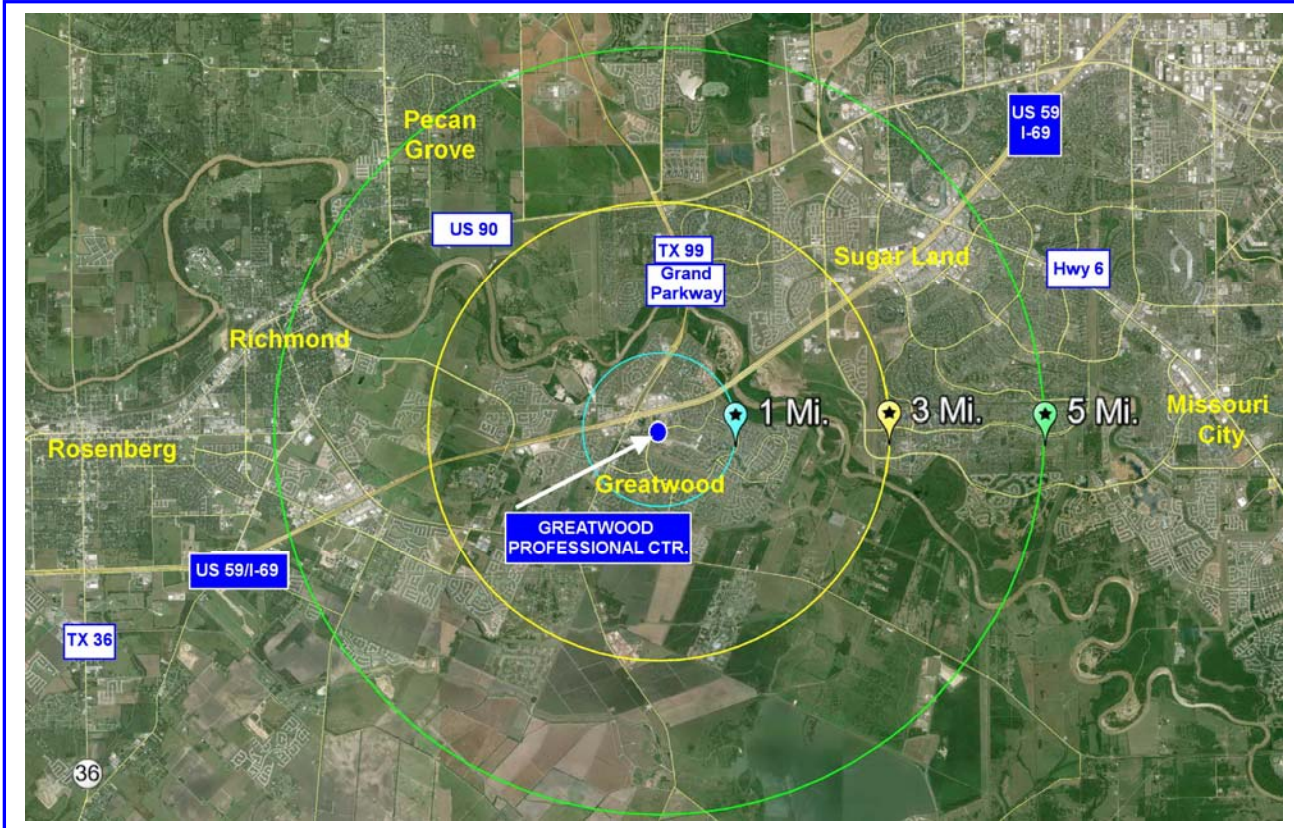
G & H. GREATWOOD GOLF COURSE VIEWS OUT THE BACK WINDOWS OF THE CENTER

SUITE 600 FLOOR PLAN



- PRIVATE ENTRANCE & WAITING ROOM
- 6 PRIVATE OFFICES
- BREAK ROOM WITH SINK
- RESTROOM
- CLOSE-IN PARKING

GREATWOOD PROFESSIONAL CENTER IN HEART OF SOUTHWEST HOUSTON GROWTH



RADIUS FROM SITE	1-Mile	3-Mile	5-Mile
2017 Population	11,561	59,007	133,351
2017 Households	3,869	18,462	42,409
2000–2017 Pop. Growth	115%	127%	95%
2017 Median HH Income	\$150,046	\$145,817	\$134,207
2017 Average HH Income	\$170,360	\$168,299	\$158,157

- Greatwood is located at the intersection of two, major US / TX highways:
 - + US 59 / I-69 (Southwest Freeway) is the major thoroughfare in southwest Houston.
 - + TX 99, the Grand Parkway connects Greatwood to all points north
 - + Intersection is home to major, new medical and retail
- Greatwood is the heart of long-running job and population growth in southwest suburban Houston / Ft. Bend County
- Begun in 1989 by American General, it has grown to over 4,000 homes.
 - + Over 18,400 households & 59,000 population within a 3-mile radius
- Greatwood household incomes & in the nearby planned communities are in suburban Houston's top tier.



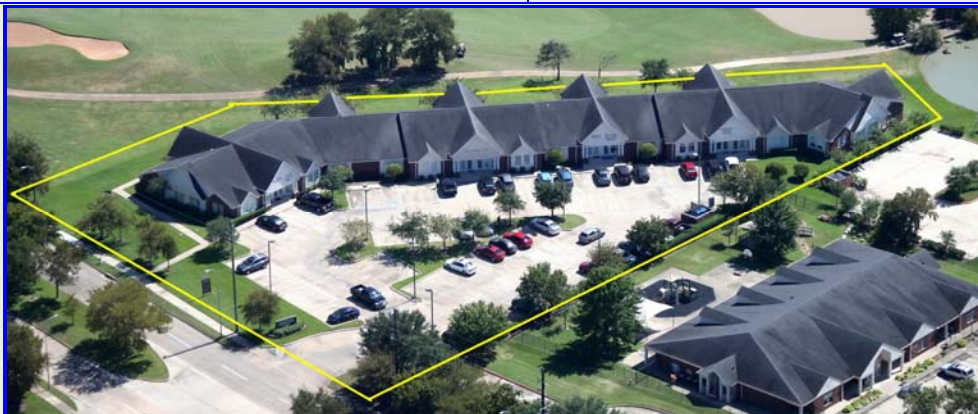
Greatwood Community Grand Entrance from US 59 / I-69

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



GREATWOOD PROFESSIONAL CENTER TENANTS

- 89% LEASED TO NINE LONG-TERM AREA TENANTS
- TWO DENTISTS, PHYSICAL AND EMOTIONAL THERAPISTS, MEDSPA, ATTORNEY, FITNESS, IT CONSULTING, INSURANCE
- 72% IN PLACE FOR NINE-PLUS YEARS
- MOST HAVE RENEWED MULTIPLE TIMES WITH RENT INCREASES
- ONE TENANT RESTRUCTURING, MAKING 1,633 SF AVAILABLE



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 any 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 2018



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.

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<u>Valerie Staples</u> Sales Agent/Associate's Name	<u>189667</u> License No.	<u>vsstaples@comcast.net</u> Email	<u>(281) 610-7401</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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IABS 1-0
Info Broker

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