

Malcomson Ctr

12910-12918 Malcomson Rd , Cypress, TX 77429

CYPRESS/HOUSTON MARKET



For Lease
2,130 SF
Endcap Space
Rent
Reduced!



Two Business Signs
Opportunity One
Facing Grant Road
and Another
Malcomson Road



Lakewood Towne Square
12910 Malcomson Rd , Cypress, TX 77429

Located Near

- ▶ Kid's Gym
- ▶ Allstate Insurance
- ▶ R & R CraftHouse Grill

**2130 SF
VACANT
SPACE**



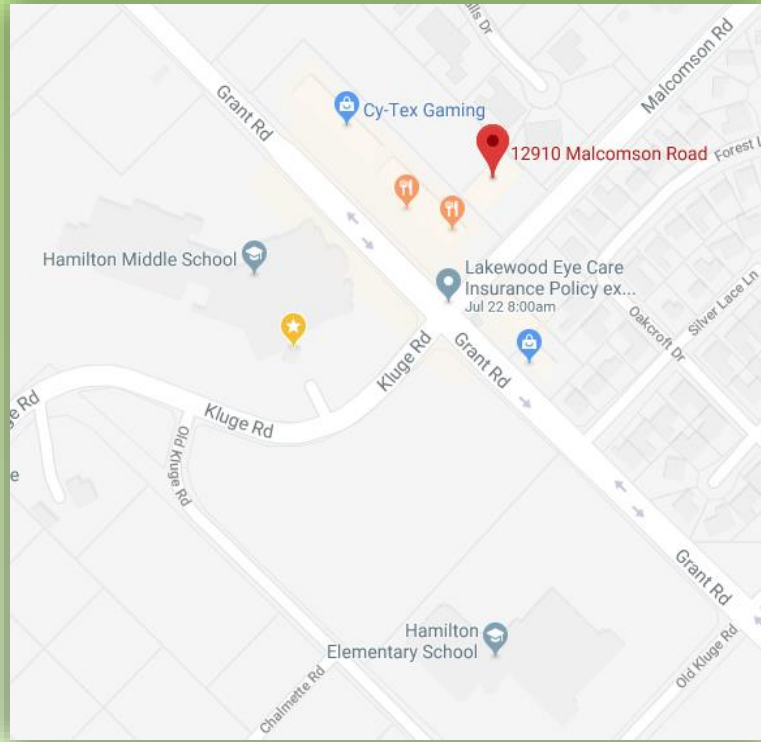
Deli, Pizza, Health Food etc.

Pediatrician, Children's academics, Kumon, Mathnasium etc

12910-12918 Malcomson Rd

Total Space Available	2,130 SF
Rental Rate	\$18.00/SF/YEAR - NEGOTIABLE+ NNN
Min. Divisible and Max. Contiguous	2,130 SF
Property Type	Retail Center
Building Size	9,830 SF
Building Class	A
Lot Size	20,000 SF
Parking Space	10:1000
Lease Type	NNN
Tenant Improvement	Flexible
Available On	NOW

Population		Avg. Household Income	
10,341	(1 Mile)	\$139,031	(1 Mile)
35,116	(2 Mile)	\$124,858	(2 Mile)
72,445	(3 Mile)	\$110,094	(3 Mile)



Property Description

12918 Malcomson Rd. is a Retail Center Property, with a 2,130 SF end-cap space is now available for lease in Cypress, TX. Lakewood Towne Square is located adjacent to Hamilton Middle School and Hamilton Elementary. Previous optometry office, has office and exam rooms for patient equipped with plumbing this end-cap vacant space is located near R & R Craffhouse Grill, Kid's Gym and Allstate Insurance Firm.



View from Grant Road and Malcomson Road Intersection

FREE PYLON SIGNAGE



Prominent View and High Visibility
on Pylon Sign



Lakewood Eye Care

10/28/2018

Great Visibility From Grant Road

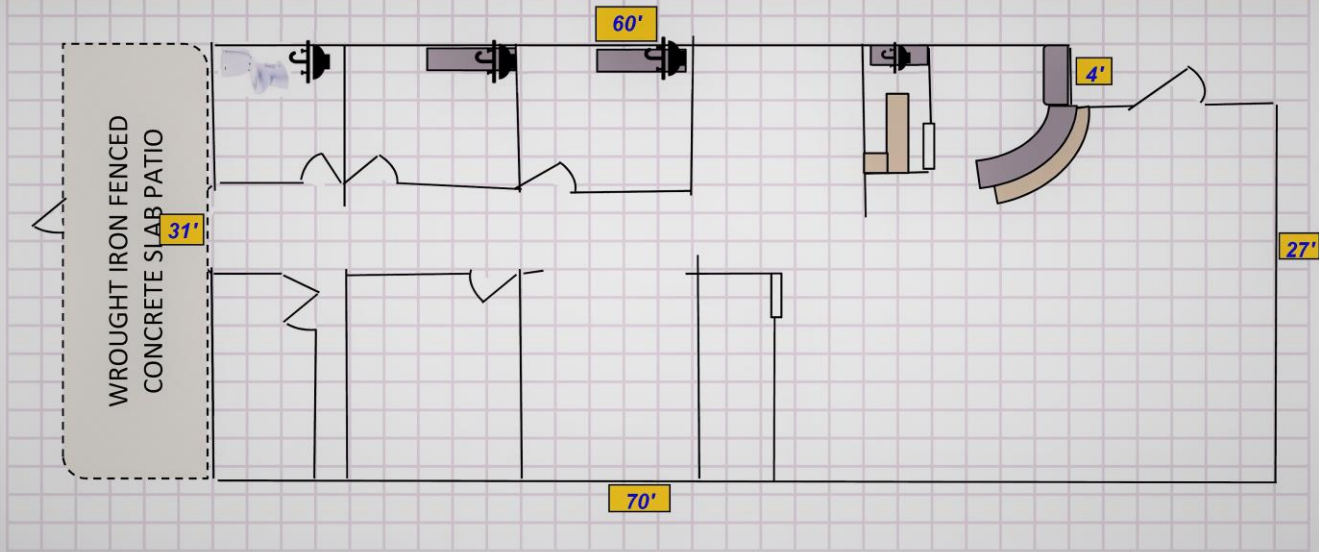
Showroom Area & Hallway to Offices



Prime Retail
Space, Endcap
For Lease
Secondary Space
Layout ->

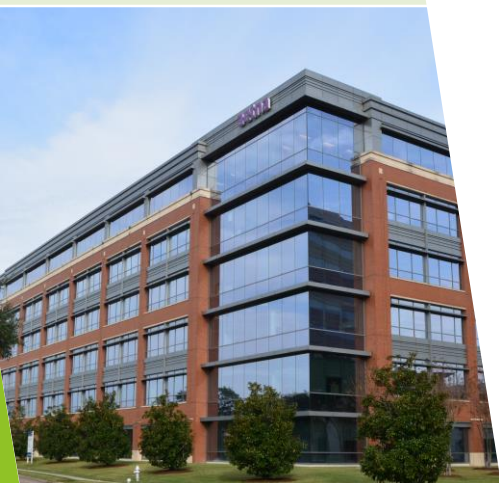


Malcomson Center 2130 Square Feet space existing Layout- Former space user was Eye Care & Optometrist



Note: Measurements are approximate only for illustration purpose. Drawing is not to scale.

Interior Layout



- ▶ For over 7 years, TC Global Commercial has helped clients acquire, position, and sell commercial and investment properties. We help our clients navigate their way through the overwhelming world of commercial real estate. With the sheer volume of potential real estate, selecting a property to invest in is a daunting task to go at alone.
- ▶ With a dedicated focus on the purchase and sale of commercial investment properties, we specialize in the marketing of office, industrial, multifamily, retail, and land.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.