

OLD TOWN SPRING BUSINESS PARK

27335 W Hardy Rd, Spring, Texas 77373



PROPERTY DETAILS

Old Town Spring Business Park is a 196,000 SF flex industrial development.

The business park consists of four buildings with each having 49,000 SF. The buildings are subdivided for a variety of suite sizes ranging from 2,625 SF to 38,500 SF. There is abundant parking with 2.6 spaces per 1,000 SF of NRA. The developer offers spec office or custom build-outs.

The property IS NOT located in the flood plain, and did not flood during Hurricane Harvey.

FREE RENT available to qualified tenants.

EXECUTIVE SUMMARY

Location:

The Business park is ideally located in Spring, Texas near IH-45, the Grand Parkway, and Hardy Toll Road. The project is minutes from Old Town Spring, The ExxonMobil Campus, Benders Landing, and The Woodlands.

Available Suite Size:

- 2,625 SF
- 3,500 SF
- 5,250 SF
- 6,125 SF
- 7,000 SF
- Up to 38,500 SF

HVAC:

Office area only

Parking:

500 spaces (2.6 per 1,000 SF of NRA)

Building:

18-ft Eave-Height
14-ft Overhead Doors

Features:

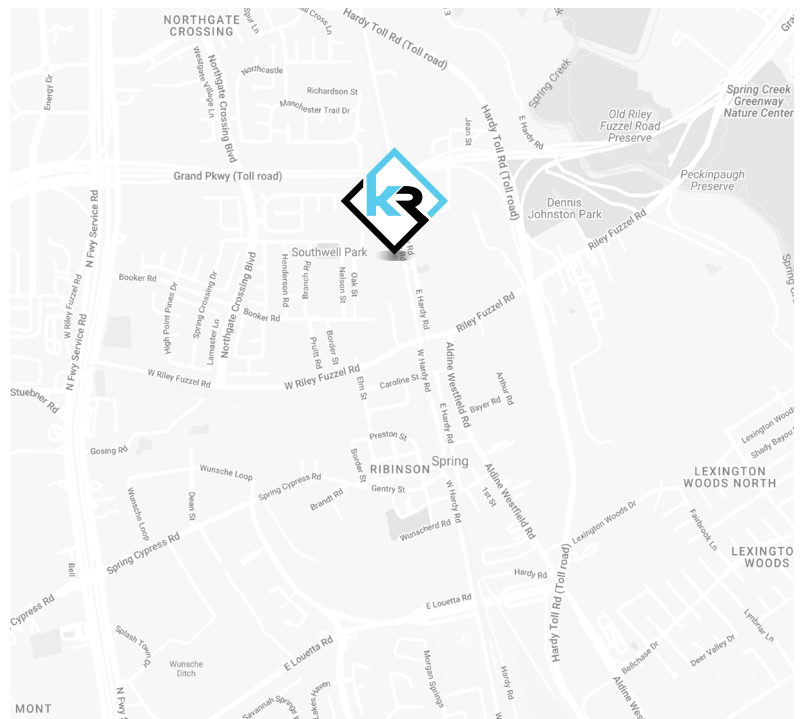
Security Gates
Cameras
18-Wheeler Accessible

Rental Rates:

\$13.00 - \$14.00 PSF
plus NNN charges (\$2.75 PSF)

Typical Suite Layout:

958 SF Office (27%)
2,542 SF Warehouse
3,500 Total SF





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Keen Realty Group, LLC

9703 Richmond Avenue Suite 100 Houston, TX

346.571.5311

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Todd Jurek, RPA

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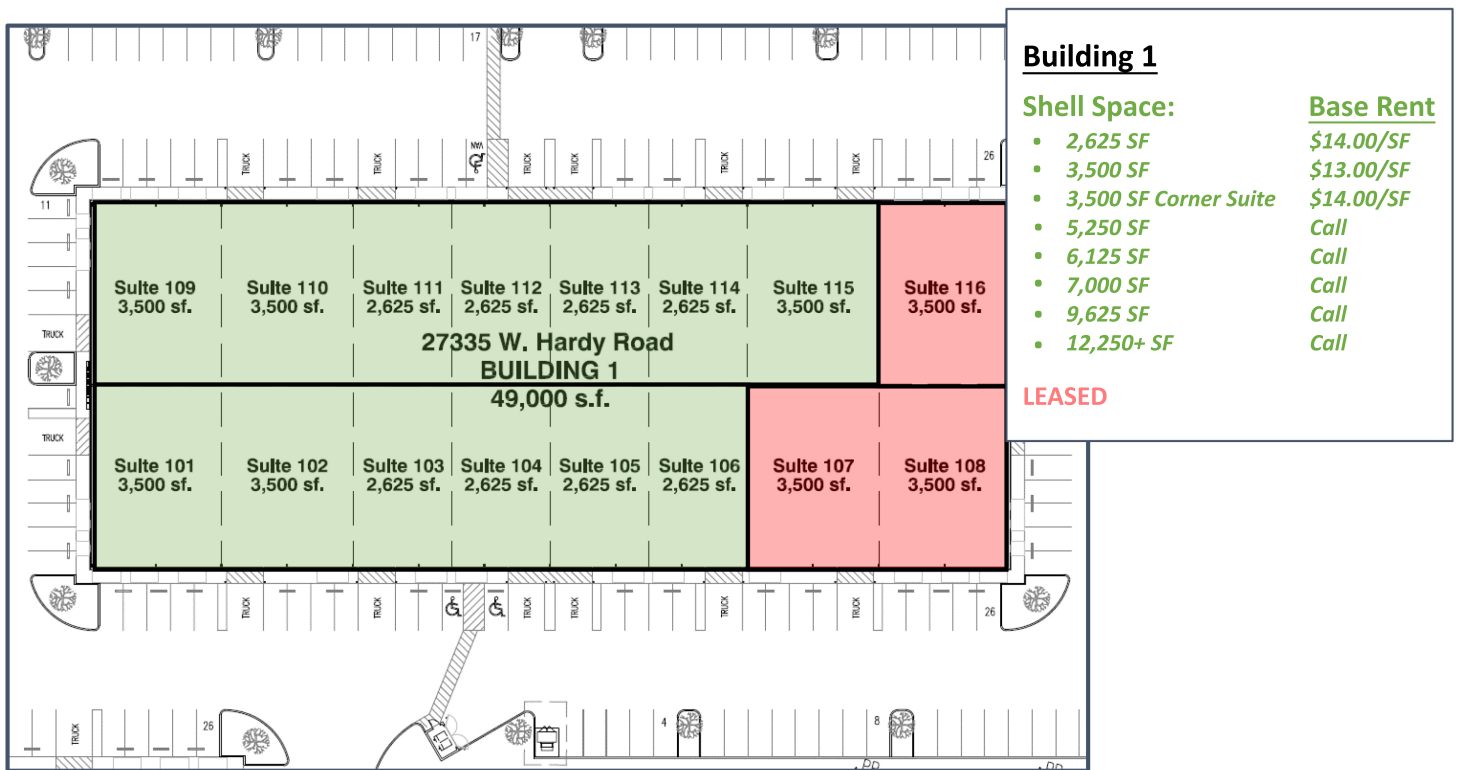
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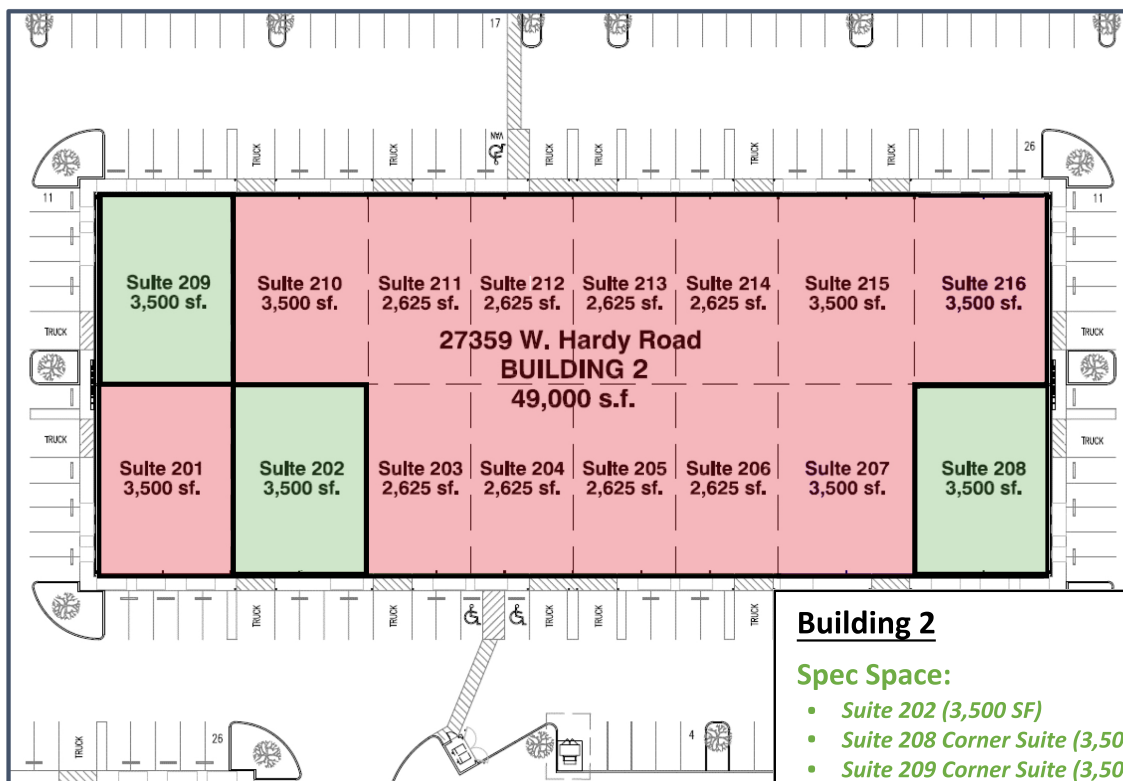
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BUILDING 1: AVAILABLE SUITES



BUILDING 2: AVAILABLE SUITES



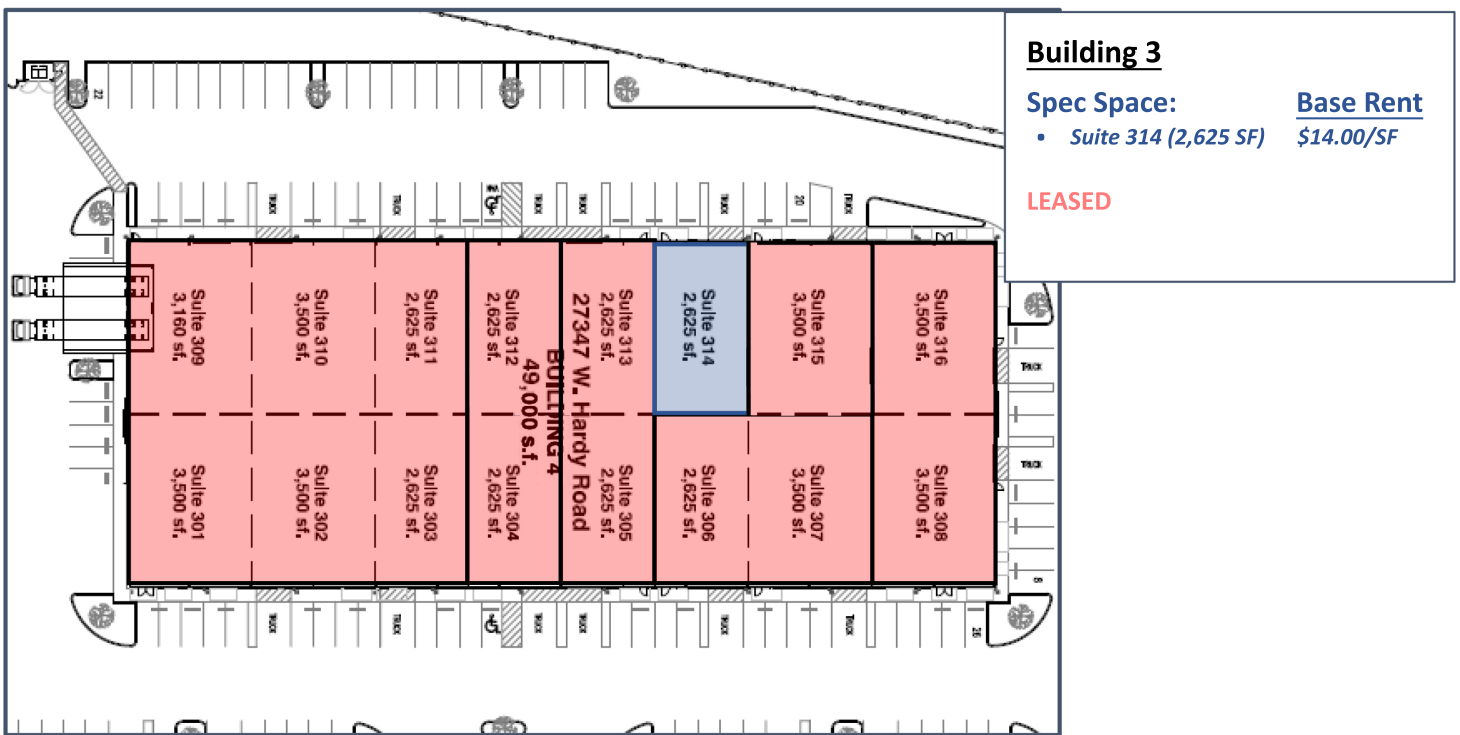
Building 2

Spec Space:	Base Rent
• Suite 202 (3,500 SF)	\$13.00/SF
• Suite 208 Corner Suite (3,500 SF)	\$14.00/SF
• Suite 209 Corner Suite (3,500 SF)	\$14.00/SF

has power, HVAC and a restroom only, but no office space built

LEASED

BUILDING 3: AVAILABLE SUITES

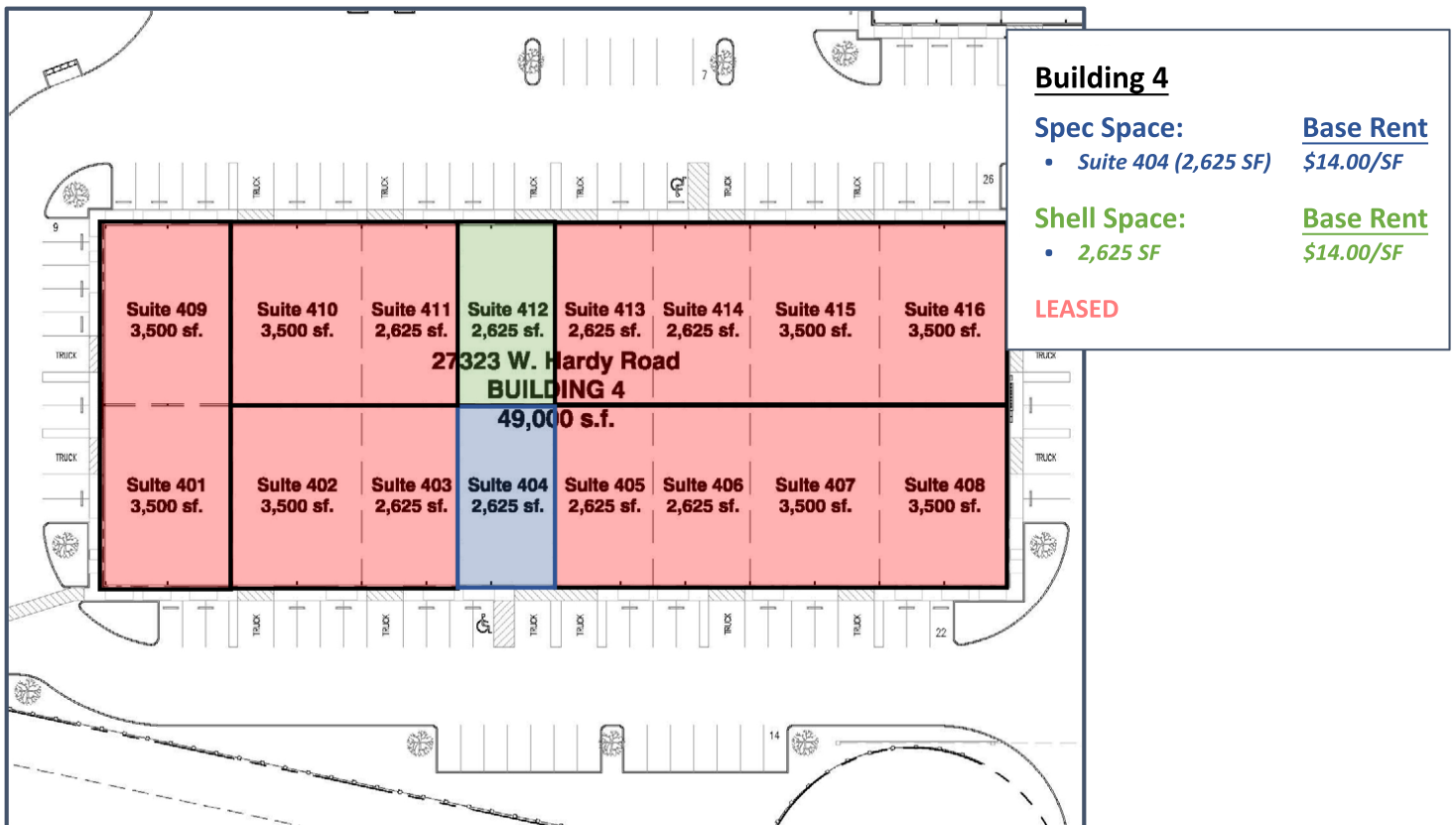




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BUILDING 4: AVAILABLE SUITES



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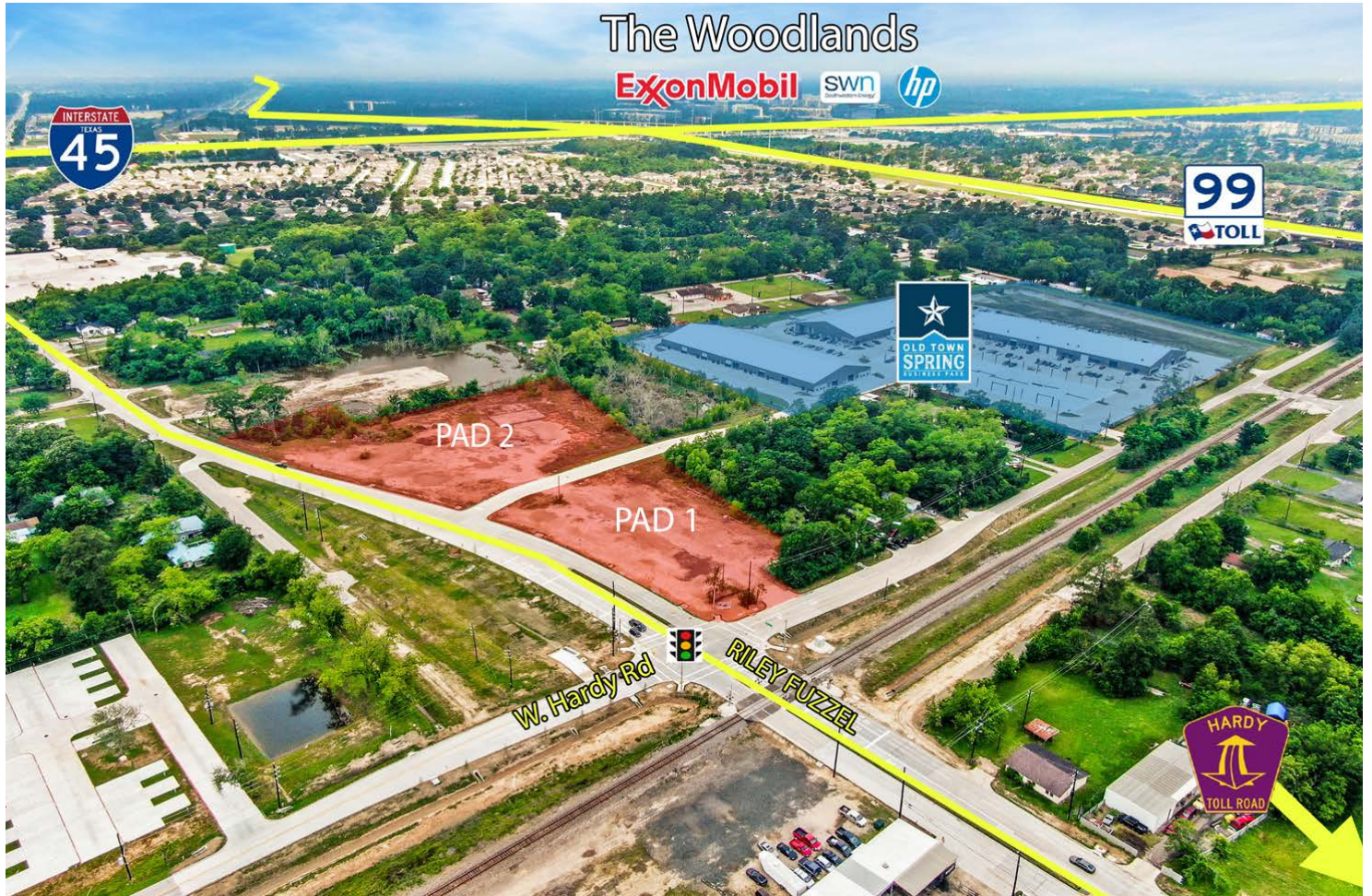
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PROPERTY LOCATION



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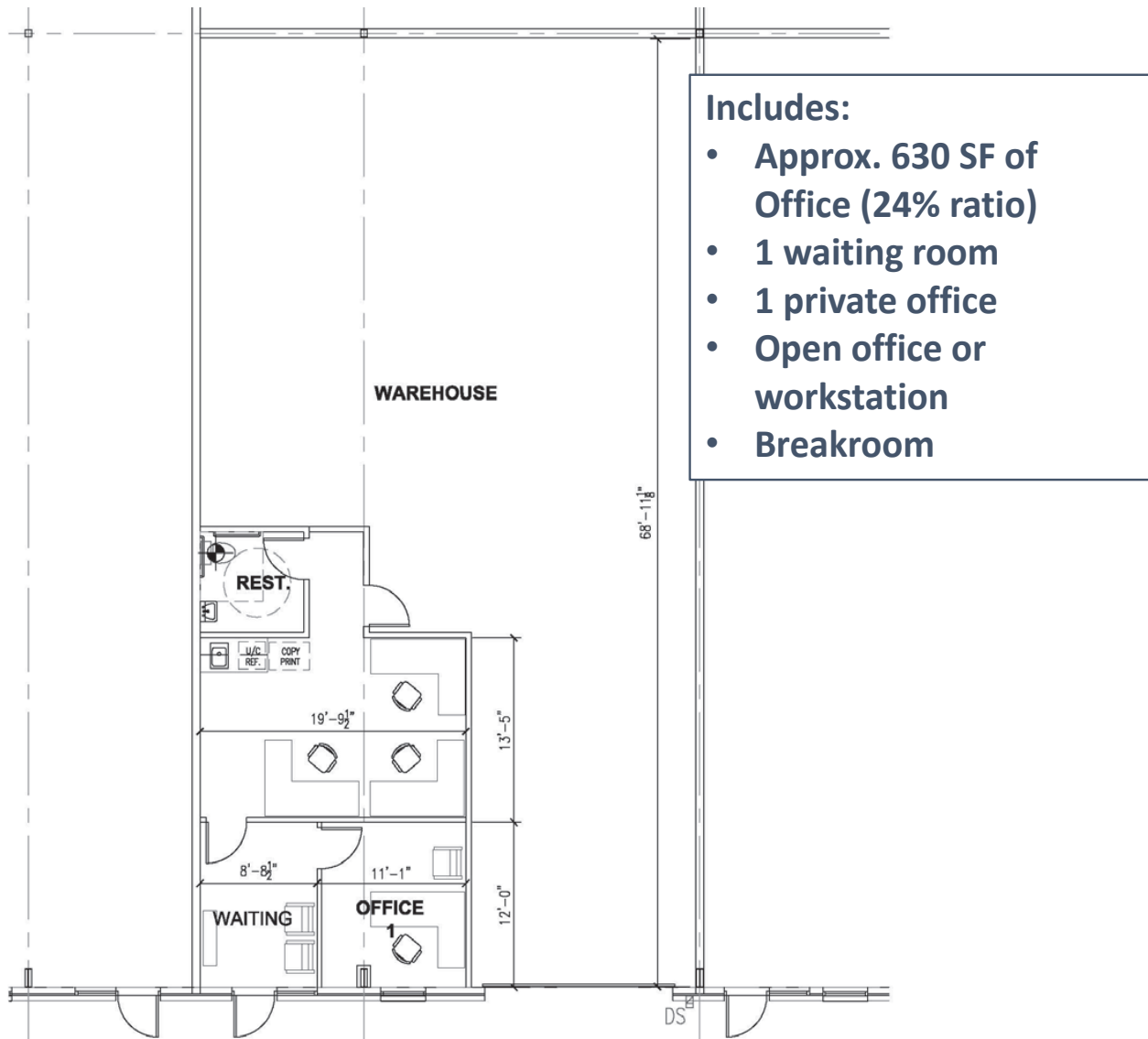
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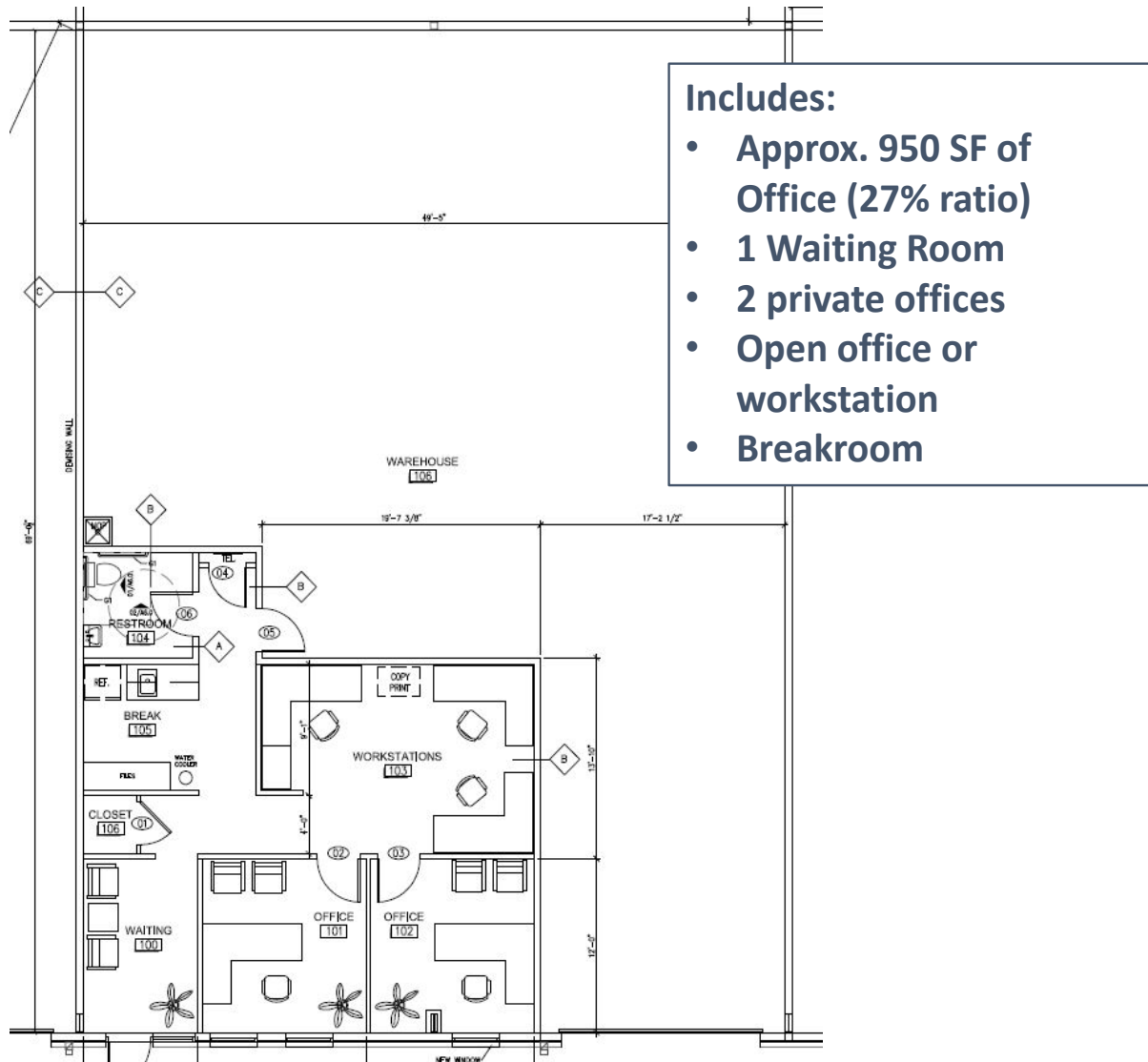
SITE PLAN



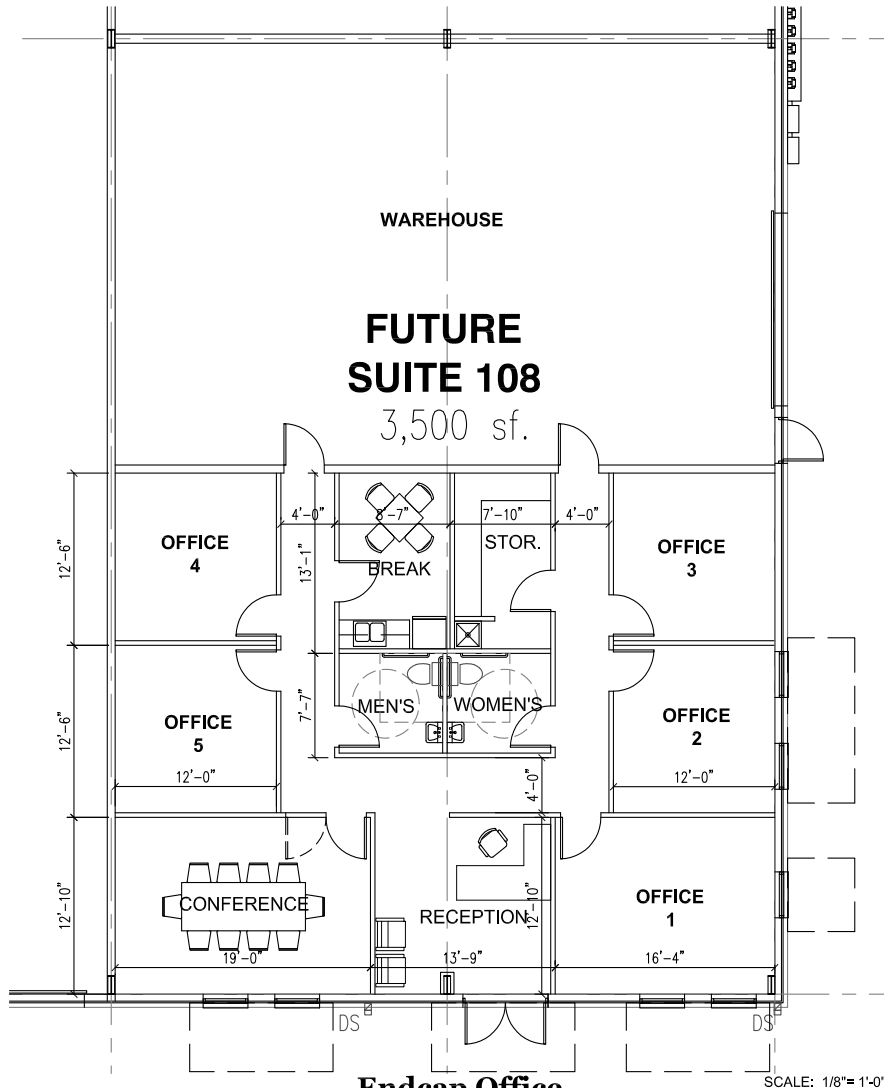
SPEC FLOORPLAN - 2,625 SF



SPEC FLOORPLAN - 3,500 SF (IN-LINE)



FUTURE SUITE








Endcap Office Option 1

Old Town Business Park
19 January, 2018

1,952 SF. OFFICE
1,548 SF. WAREHOUSE

M Comeaux Architects, LLC
10615 SHADOW WOOD DR.
HOUSTON, TX 77043
832-530-4769

CURRENT TENANTS

	<p>Triumph International is a drilling rig parts & equipment replacement manufacturer headquartered in Houston, TX, with sales offices in Mexico & Russia.</p>
	<p>Nexus Perforating LLC specializes in engineering hardware designs & developments for perforating systems throughout Texas.</p>
	<p>Puréfi Coffee Roasters is a local specialty coffee roaster in Spring, Texas. They focus on conveniently providing the Houston area with specialty coffee and using their platform to help improve conditions for coffee farmers in the third- world.</p>
	<p>Woodlands Strength and Fitness offers clients a supportive gym atmosphere of fitness studios, classes and personal trainers, all dedicated to helping clients find their appropriate training programs that meet their fitness goals.</p>
	<p>The Spring Fire Department is one of the largest fire departments in the county, and in all of Texas. The SFD will lease 6,125 SF of space in Building 2 of the Old Town Spring Business Park.</p>

CURRENT TENANTS

	<p>Brazil Top Team - North Houston is a local Brazilian Jiu Jitsu gym. Founded and led by Daniel “Maozinha” Galvao, the highest ranking blackbelt in the North Houston area, Brazil Top Team - North Houston offers training at every level, from beginners to experienced athletes.</p>
	<p>Rotech Healthcare Inc. is a national leader in the sale of home medical equipment. They offer treatments including respiratory and sleep apnea treatment, with offices from Hawaii to Texas.</p>
	<p>Crating Unlimited Inc., (CUI) is a full- service crating company, founded in Houston, TX, which was established to provide the handling and crating of time critical shipments for the Energy, Construction, Electronic, Semi-Conductor, Petroleum and Marine Service industries.</p>
	<p>Southwestern Imaging Systems & Services (SWISS) is a Houston-based company which provides fully refurbished medical imaging equipment in addition to a broad range of related services for a dependable and economically smart alternative to OEM programs.</p>
	<p>ACT Air Conditioning Texas, LLC was founded in 2002 as a commercial and residential air conditioning and heating company. ACT Air Conditioning currently services the Greater Houston area.</p>



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

KEEN REALTY MANAGEMENT, LLC	9004546	todd@keenrealty.com	346-571-5226
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Todd Michael Jurek	381470	todd@keenrealty.com	346-571-5226
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date