



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

COMMERCIAL ADVISORS GROUP, RE/MAX INTEGRITY

23309 Kuykendahl Rd. | Ste B

Spring, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

EASTLOCH 8344 SPRING CYPRESS ROAD, SPRING, TX 77379

8344 SPRING CYPRESS, SPRING, TX 77379



PRESENTED BY:

PATRICK J. BUCKHOFF,
CCIM

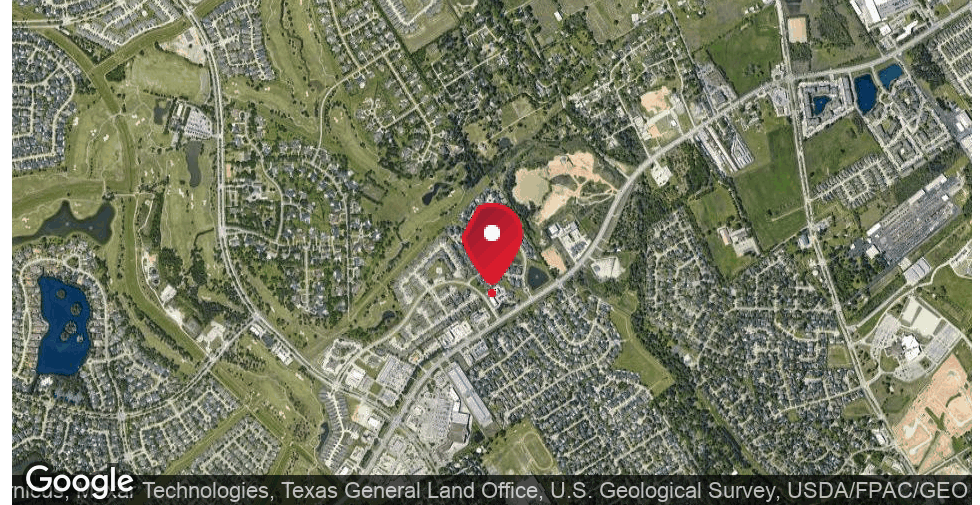
Principal & Broker Associate

832.560.2100

patrick@commercialspacehouston.com

TX #587831

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	14,895 SF
Available SF:	1,140 - 3,025 SF
Number of Units:	2
Year Built:	2013

PROPERTY OVERVIEW

Professional "Texas Tuscan" stone and stucco office perfect for professional or medical users. Gated entrances with 24/7 controlled access after hours. Attractive amenity pond with fountain. Outstanding housing, shopping and dining option close by. 4:1 parking ratio --Perfect setting for your business

PROPERTY HIGHLIGHTS

- 3,025 SF 2nd Gen Space
- 5 min to Grand Parkway 99 & 7 min to SH 249
- Ave HH Income \$166,373
- High visibility-30,820 cars per day
- 4:1 Parking ratio

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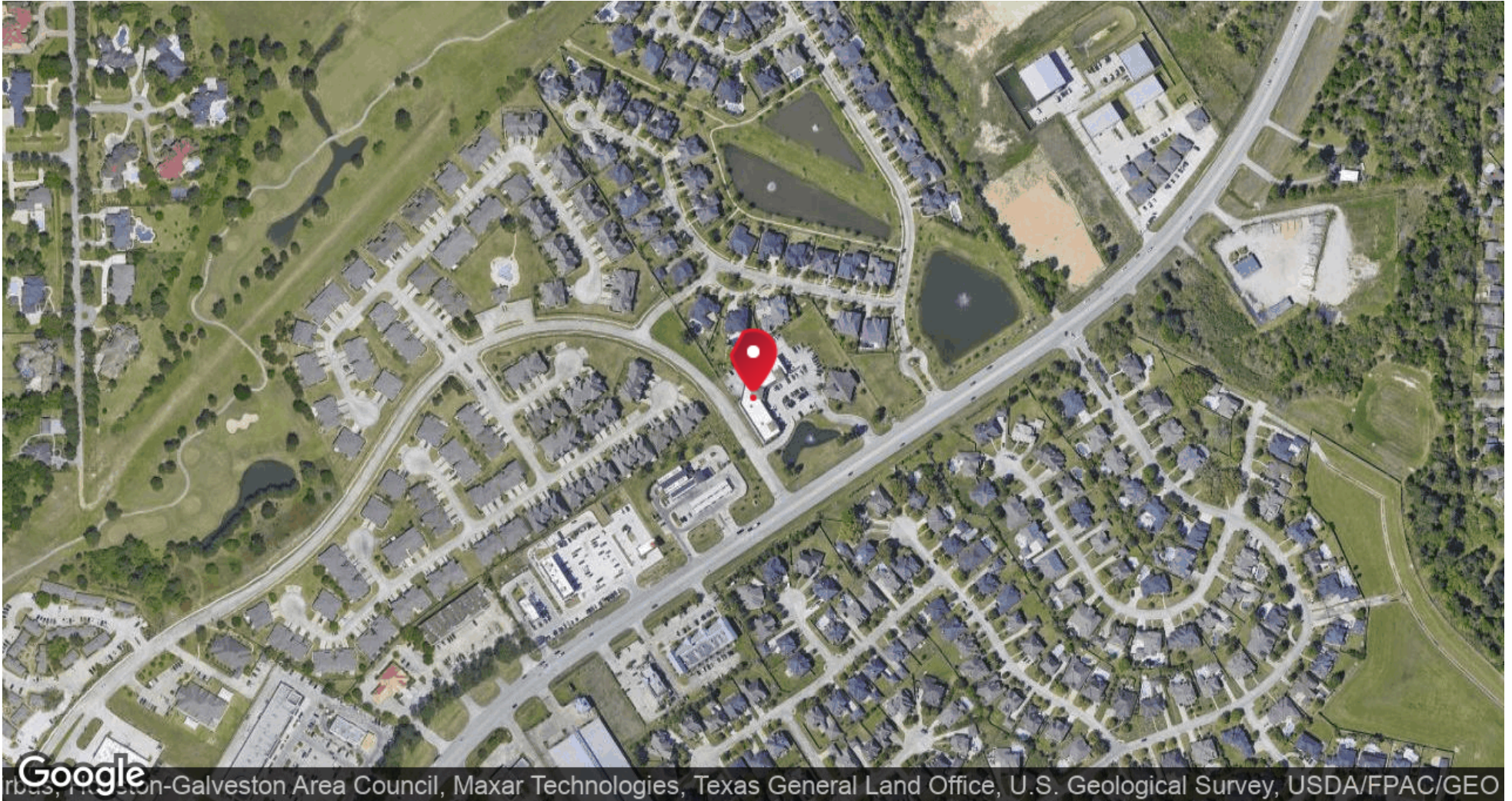
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8344 SPRING CYPRESS

LOCATION MAP



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ADDITIONAL PHOTOS



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RETAILER MAP



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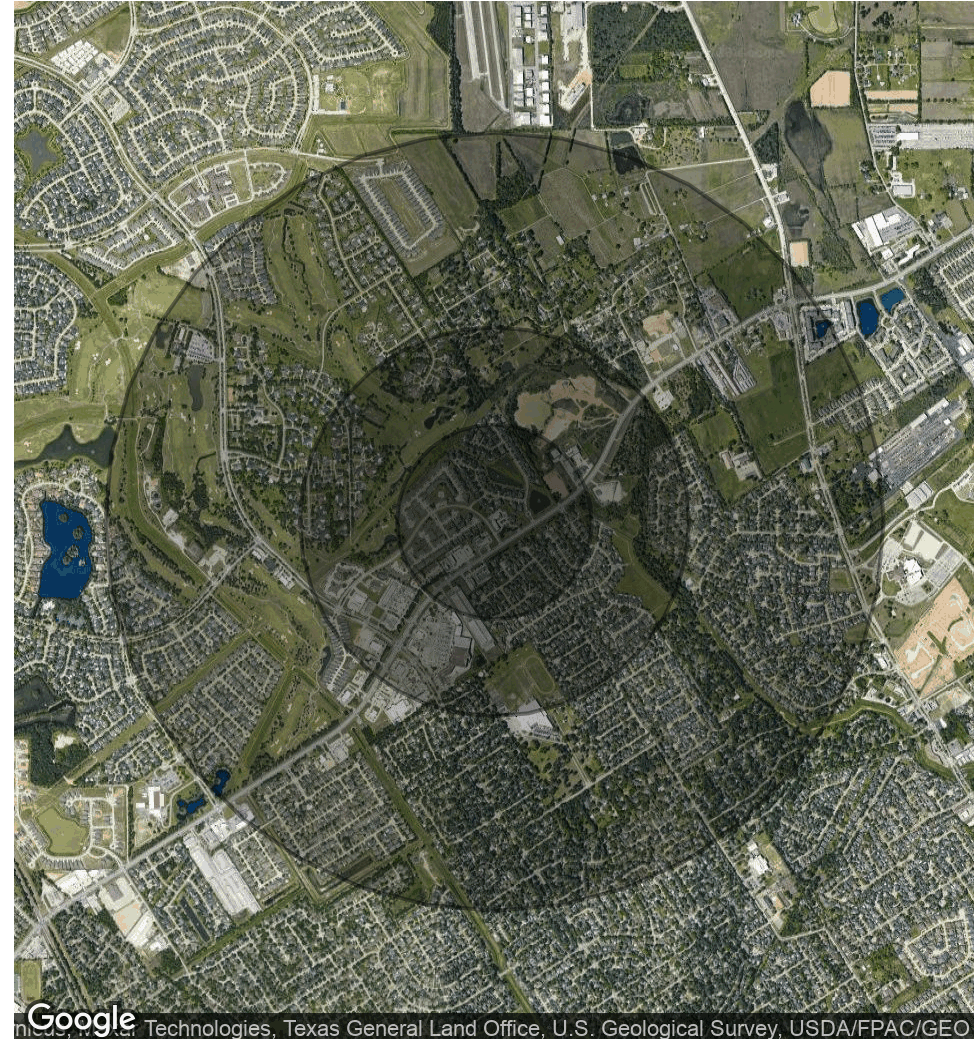
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	440	2,134	7,533
Average Age	40.2	39.4	43.4
Average Age (Male)	44.4	42.7	42.4
Average Age (Female)	35.8	34.1	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	653	2,585
# of Persons per HH	3.2	3.3	2.9
Average HH Income	\$179,915	\$179,679	\$163,719
Average House Value	\$332,633	\$329,067	\$393,315

** Demographic data derived from 2020 ACS - US Census*



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Commercial Advisors Group RE/MAX Integrity	9004133	esther@thecordovateam.com	(281)370-5100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Esther Cordova	0208532	esther@thecordovateam.com	(281)355-5562
Designated Broker of Firm	License No.	Email	Phone
Esther Cordova	0208532	esther@thecordovateam.com	(281)355-5562
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick J Buckhoff, CCIM	0587831	patrick@commercialspacehouston.com	(281)686-9445
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379
Patrick Buckhoff

Information available at www.trec.texas.gov

IABS 1-0 Date

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