RE/MAX COMMERCIAL

Each office independently owned and operated

COMMERCIAL ADVISORS GROUP, RE/MAX INTEGRITY
23309 Kuykendahl Rd. | Ste B
Spring, TX 77375
281.686.9445
COMMERCIALSPACEHOUSTON.COM

FOR LEASE | OFFICE BUILDING

9070 GLEANNLOCH FOREST DRIVE UNIT 301 BEATY OFFICE BUILDING

SPRING, TX 77379



Front (South) Elevation
Scale: 1/4"=1'-0"

FOR MORE INFORMATION CONTACT:

PATRICK J. BUCKHOFF, CCIM
Principal & Broker Associate
832.560.2100
patrick@commercialspacehouston.com
TX #587831

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SPRING, TX 77379



VIEW VIDEO

PROPERTY DESCRIPTION

1300 SF of professional lease space available in Gleannloch Farms. Located in an award-winning master-planned community of nearly 3,200 homes, interwoven with miles of roads and sidewalks, a 36-hole golf course, three recreation centers, sports facilities, playgrounds, churches and schools. Stand out to your clients, patients, customers and employees. Excellent access to Grand parkway, SH 249, IAH airport and I 45. Call today to schedule a tour. Available February 2023

PROPERTY HIGHLIGHTS

- 1300 SF available (non-divisible)
- Strong HH income ($114,408), Over 30,400 HH within 5 mi.
- Attractive, Professional location
- Perfect for healthcare, accounting & financial services,

OFFERING SUMMARY

Building Size:	1,300 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	86	403	2,827
Total Population	203	1,040	8,429
Average HH Income	$264,998	$221,406	$165,497

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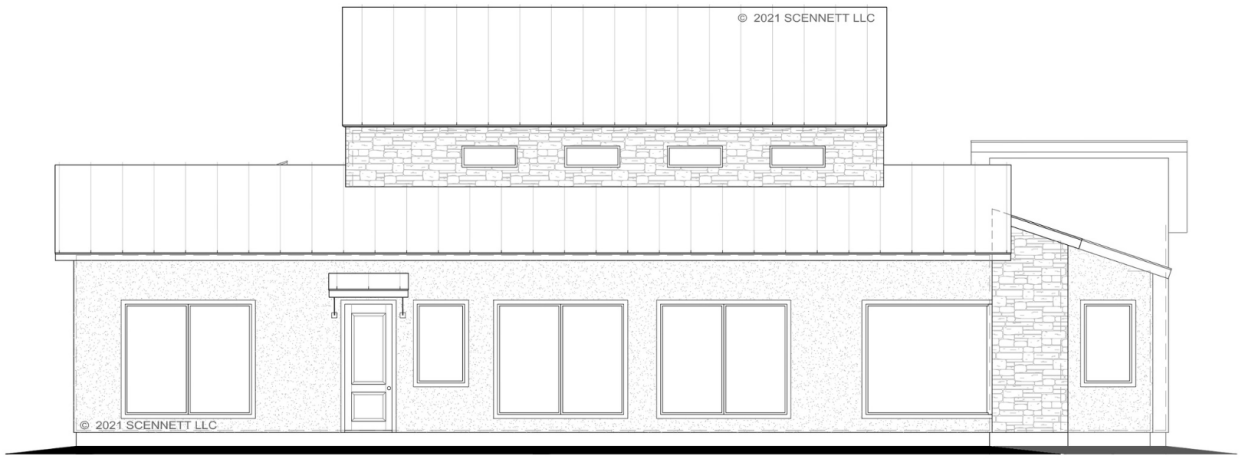
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Right (East) Elevation

Scale: 1/4"=1'-0"



Rear (North) Elevation

Scale: 1/4"=1'-0"

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Left (West) Elevation

Scale: 1/4"=1'-0"

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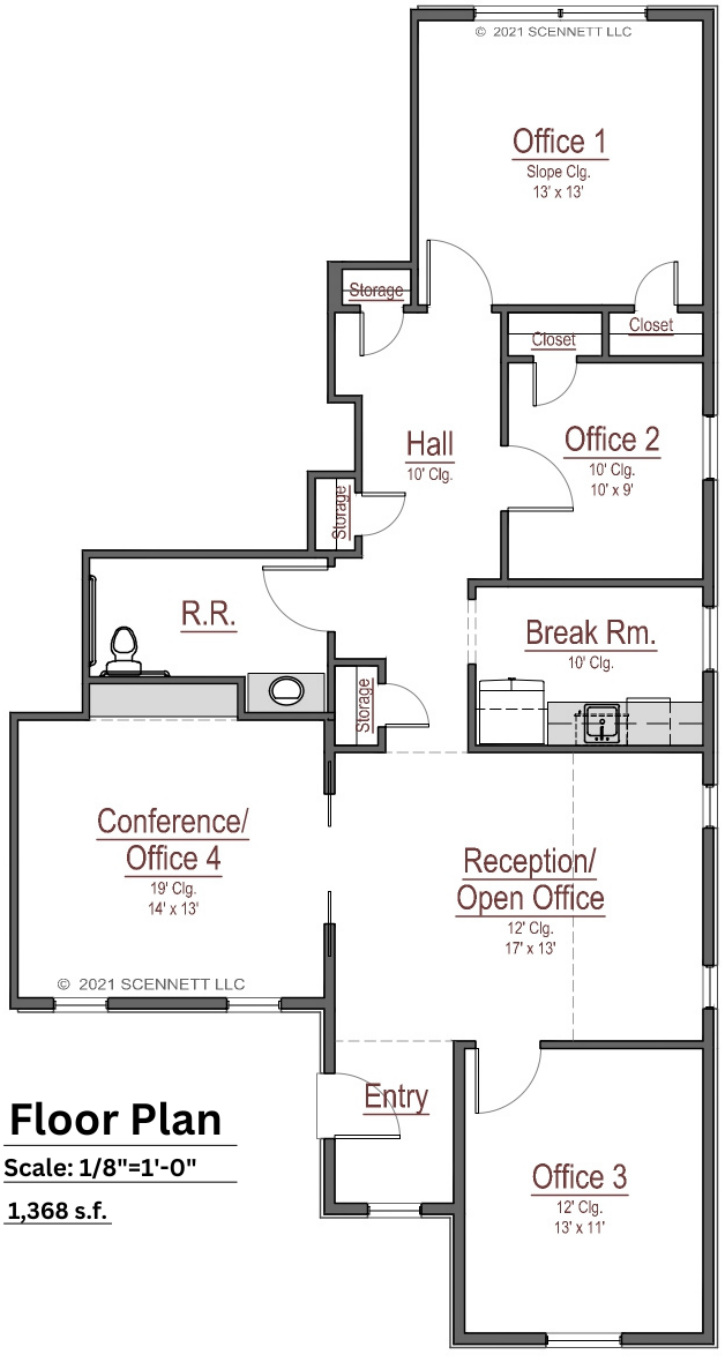
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9070 Gleannloch Forest Dr, Suite 301 , Spring, T





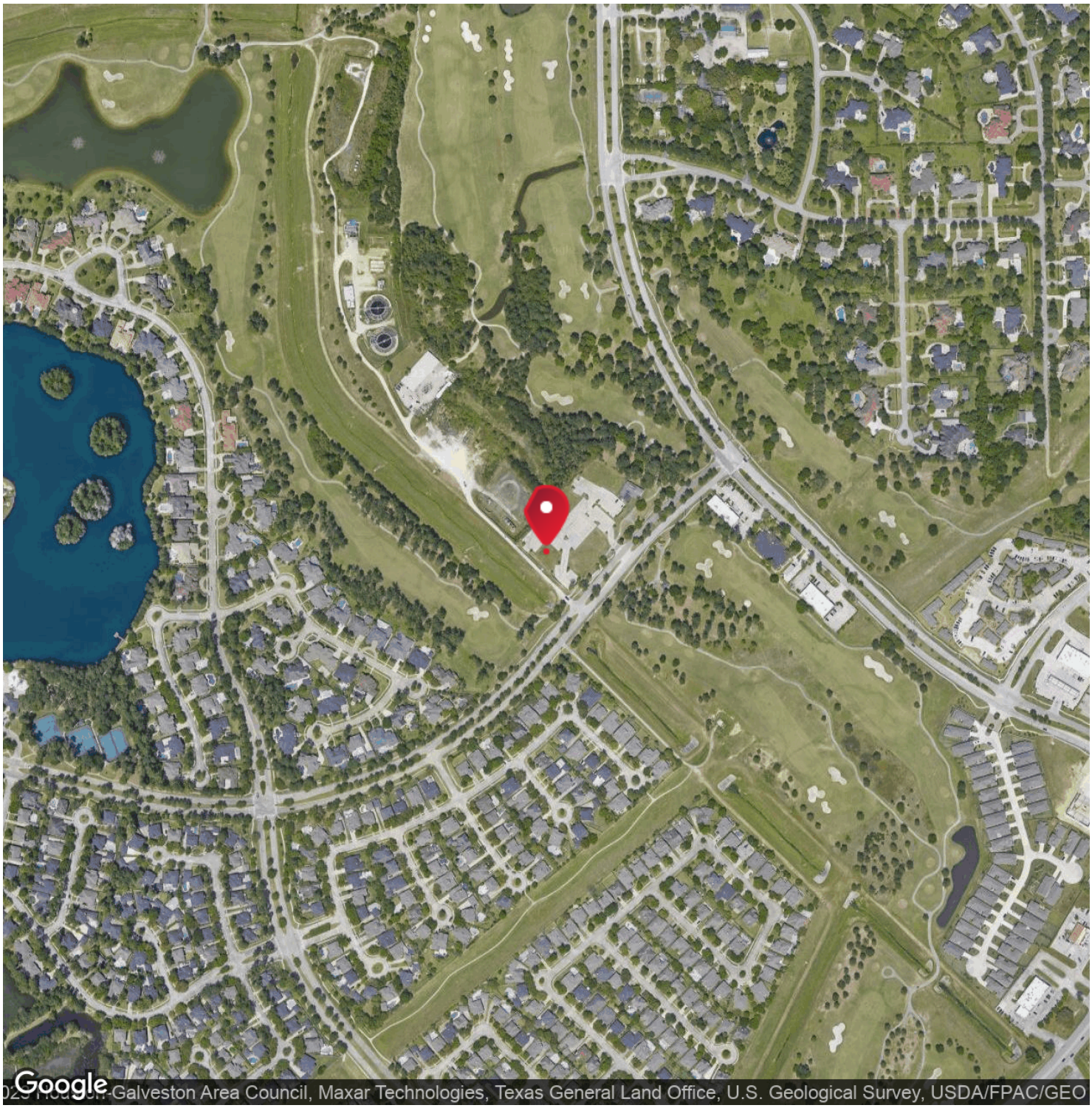
SCENNETT Custom Home & Building Design (713)487-9001 scennett.com

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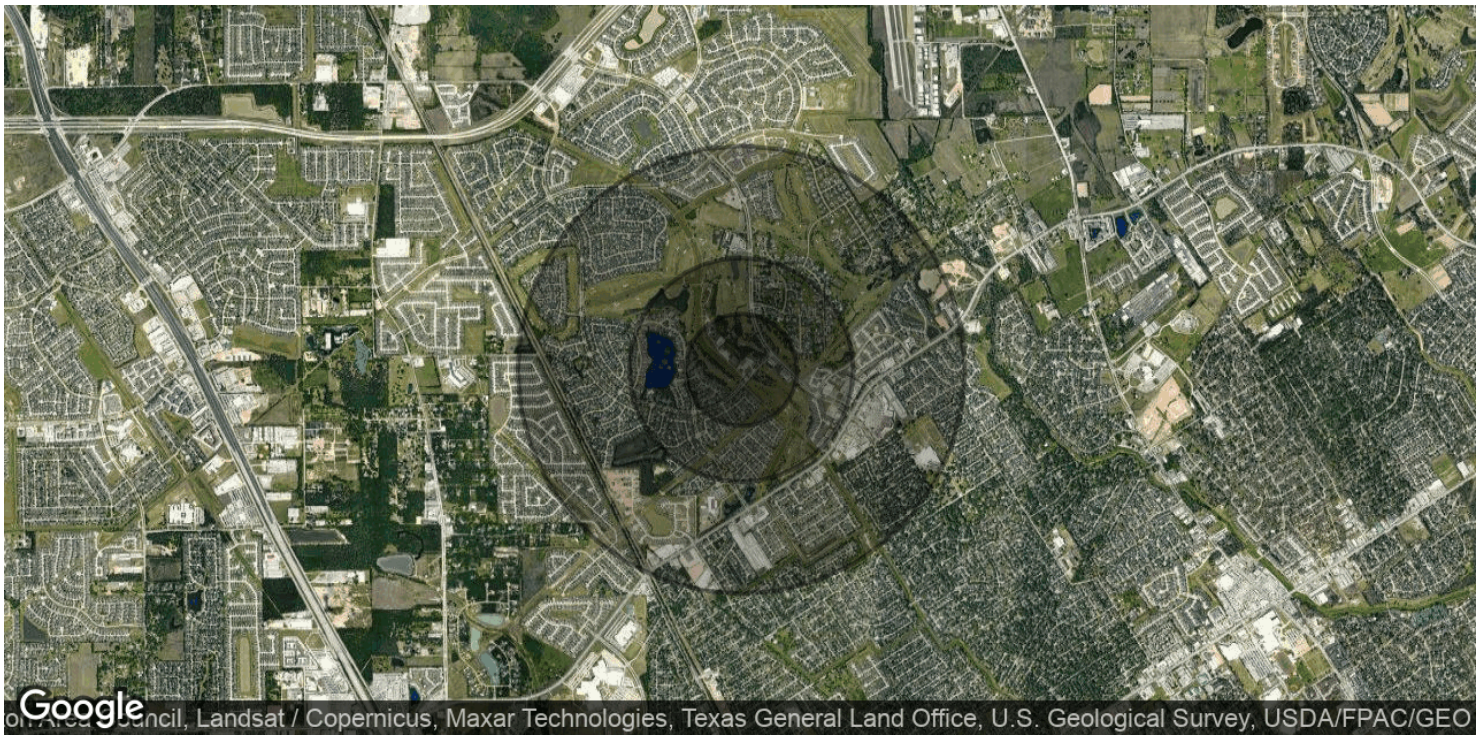
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	203	1,040	8,429
Average Age	51.1	46.2	41.2
Average Age (Male)	51.0	41.4	36.6
Average Age (Female)	52.4	49.5	41.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	86	403	2,827
# of Persons per HH	2.4	2.6	3.0
Average HH Income	$264,998	$221,406	$165,497
Average House Value	$1,372,043	$1,005,438	$480,159

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

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EQUAL HOUSING OPPORTUNITY

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