

FOR LEASE

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2014 Airport Road Conroe, TX 77301

Office & Warehouse Space



Airport Road

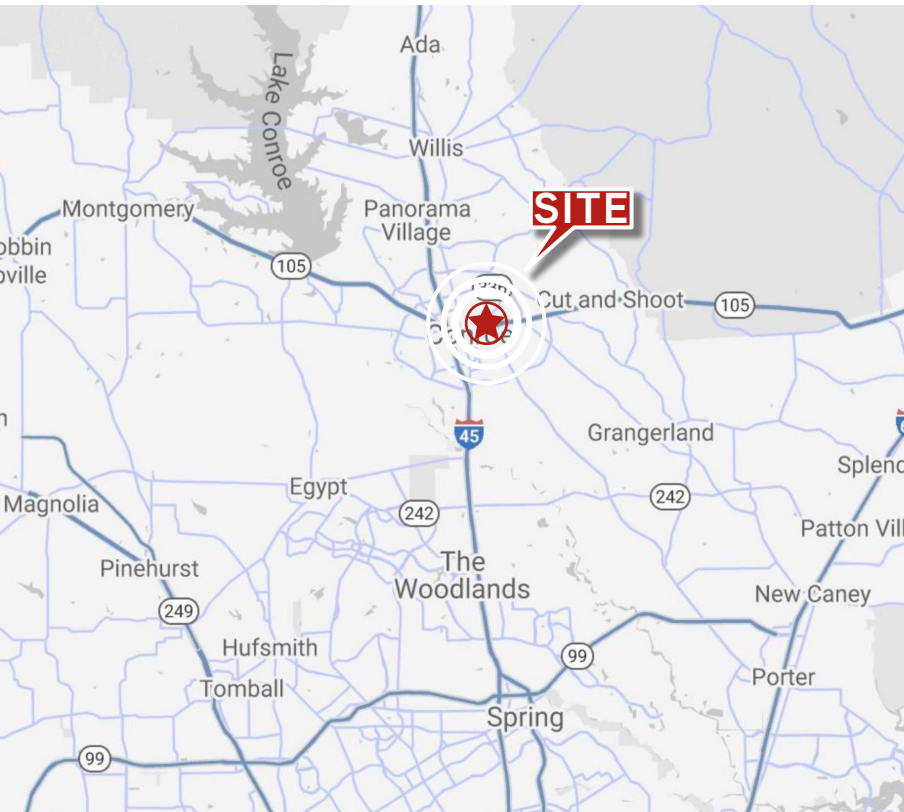
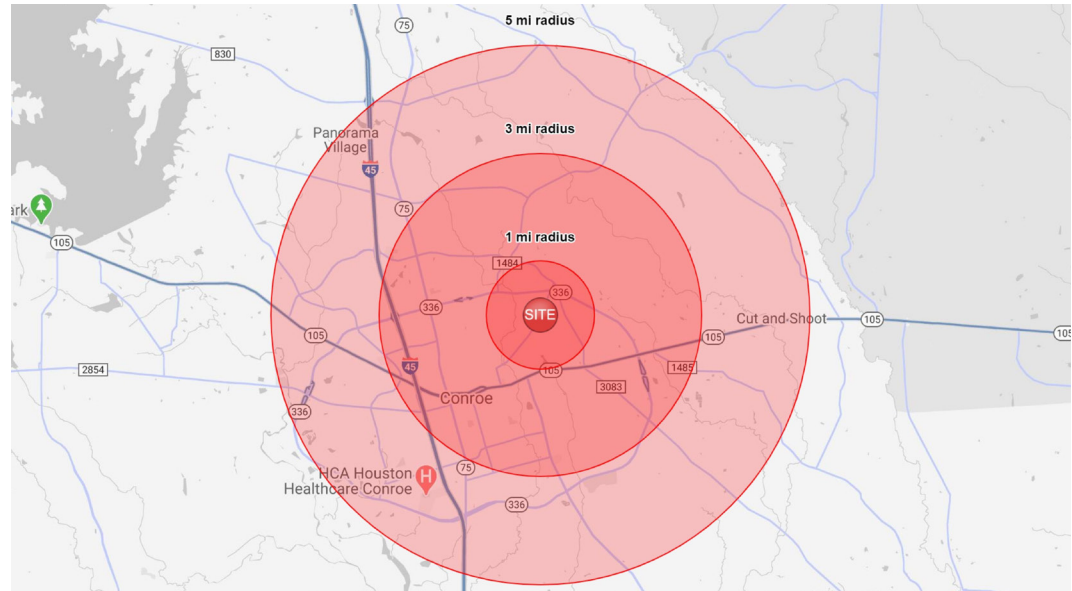


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AVAILABILITIES

Building 100	±7,200 SF - 100% Office \$12.00 PSF/Yr NNN
Building 200	±7,200 SF - Office/Warehouse \$9.00 PSF/Yr NNN
Building 300	±3,600 SF - Warehouse \$7.20 PSF/Yr NNN
NNN / Opex	2020 Estimated at \$0.25 PSF/Yr



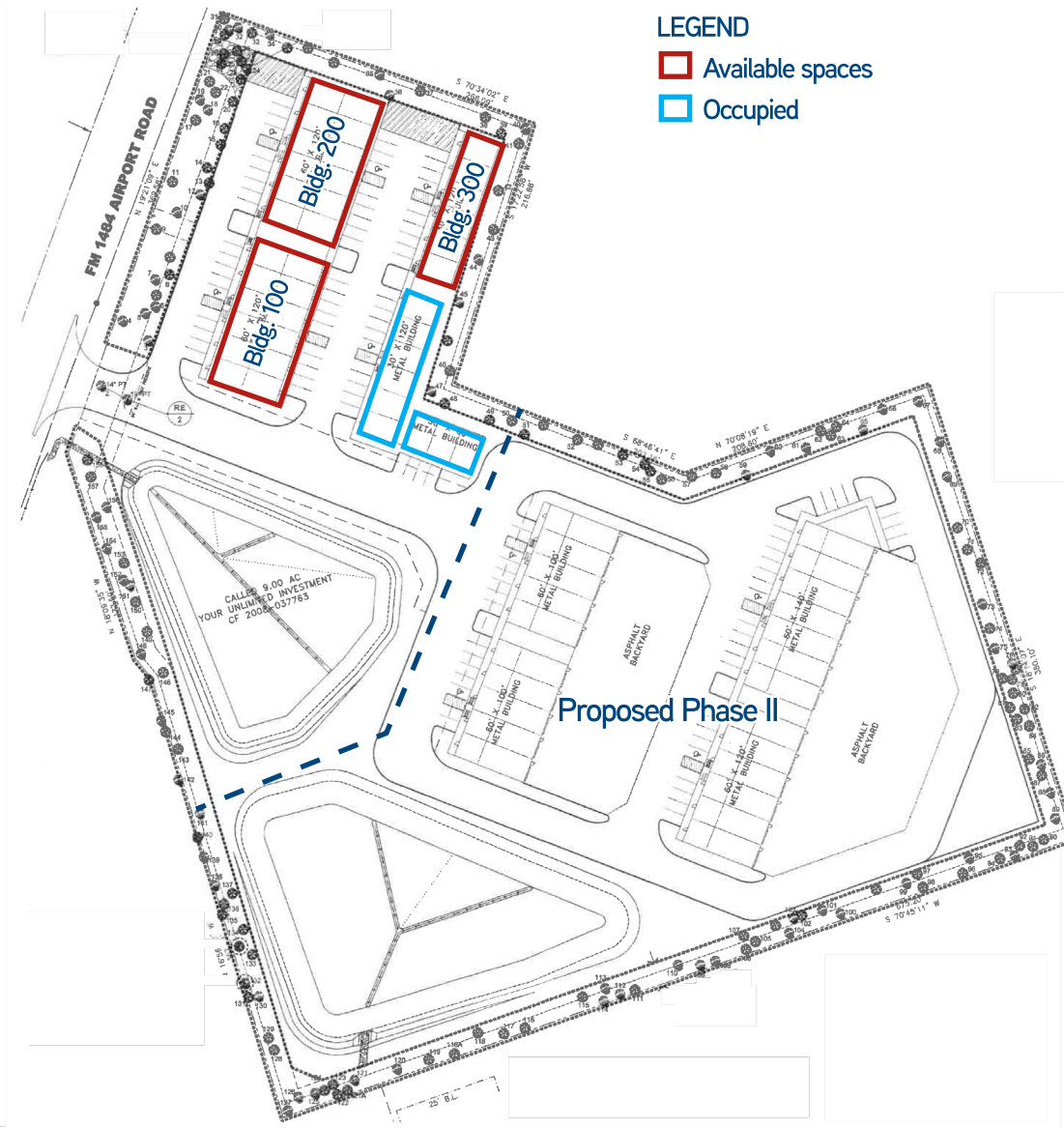
2020 DEMOGRAPHIC ESTIMATES

	1 Mile	3 Mile	5 Mile
Population	5,860	41,348	82,775
Projected Annual Growth (2020-2025)	3.7%	3.4%	3.4%
Avg. HH Income	\$75,705	\$62,459	\$76,415

PROPERTY FEATURES

- High-speed internet provided to all buildings by Cogent Communications
- Site is ±11.6 Acres and has room for Build -To-Suit, expansion needs, or outside storage
- Close proximity to Conroe North Houston Regional Airport and Downtown Conroe
- Business Park is fenced with security-controlled gate access; each building has an Alarm System in place
- Frontage on Airport Road
- City of Conroe utilities
- Built in 2012

SITE MAP



Not to scale or intended to be a survey; for illustrative purposes only.

BUILDING 100 FLOOR PLAN



FLOOR PLAN BLDG. 100
SCALE 3/16" = 1'-0"

±7,200 sq. ft. TOTAL
100% Office

(For Illustrative Purposes Only)

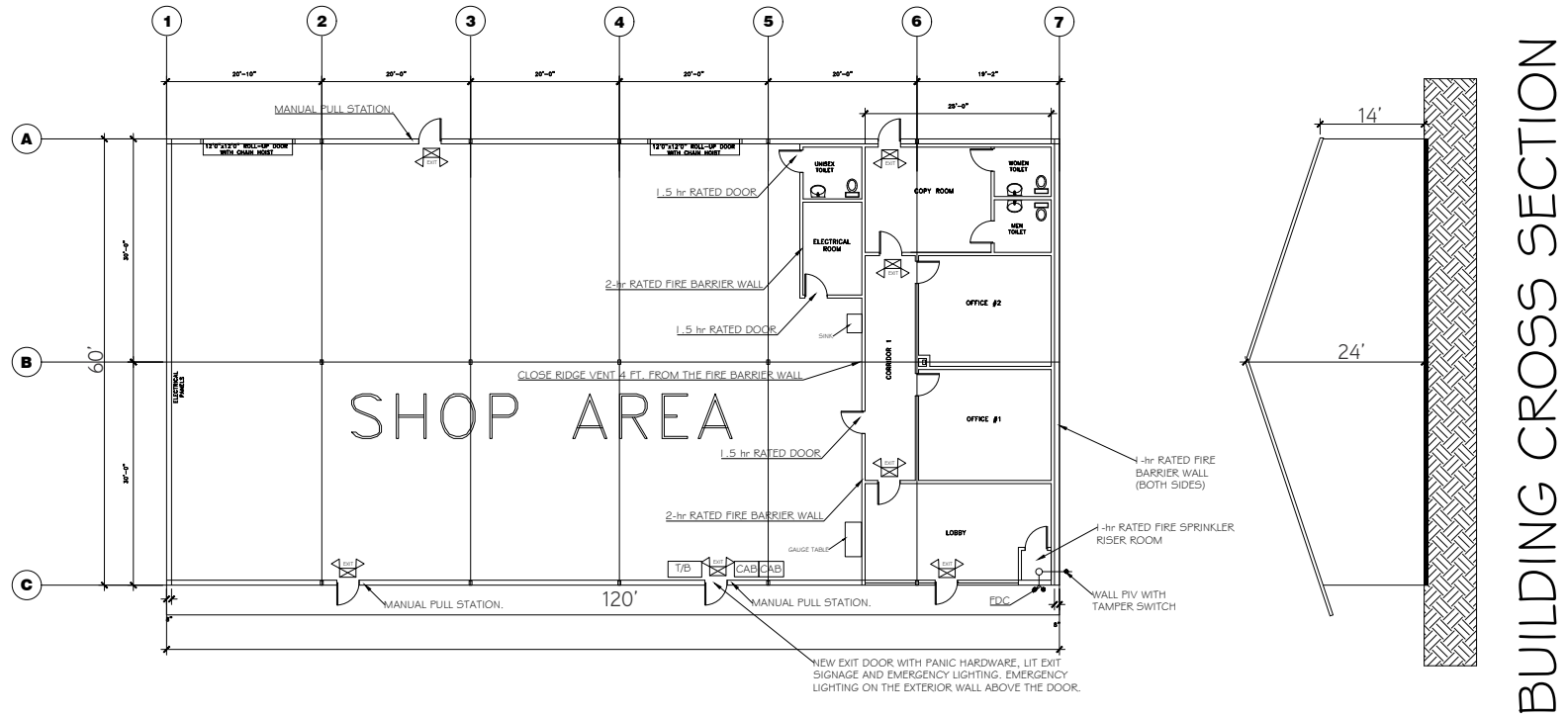
BUILDING FEATURES

- 100% Office
- 2 large Conference Rooms & a Kitchen/Breakroom
- Executive Suites (2) each have a Full Restroom (including shower) and a Shared Executive Conference Room
- "Walk-in Vault"/Safe Room
- 20 Parking Spaces
- Furniture Available



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BUILDING 200 FLOOR PLAN



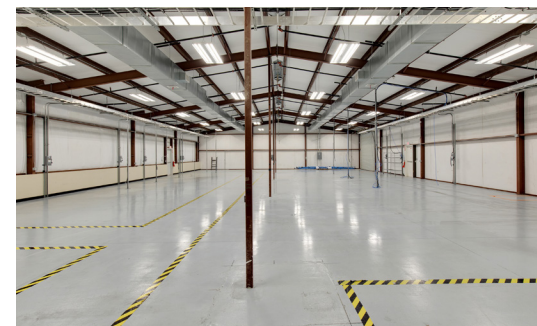
BUILDING 200
 7,200 sq.ft. TOTAL
 1,500 sq. ft. Office (21%)
 5,700 sq. ft. Warehouse



(For Illustrative Purposes Only)

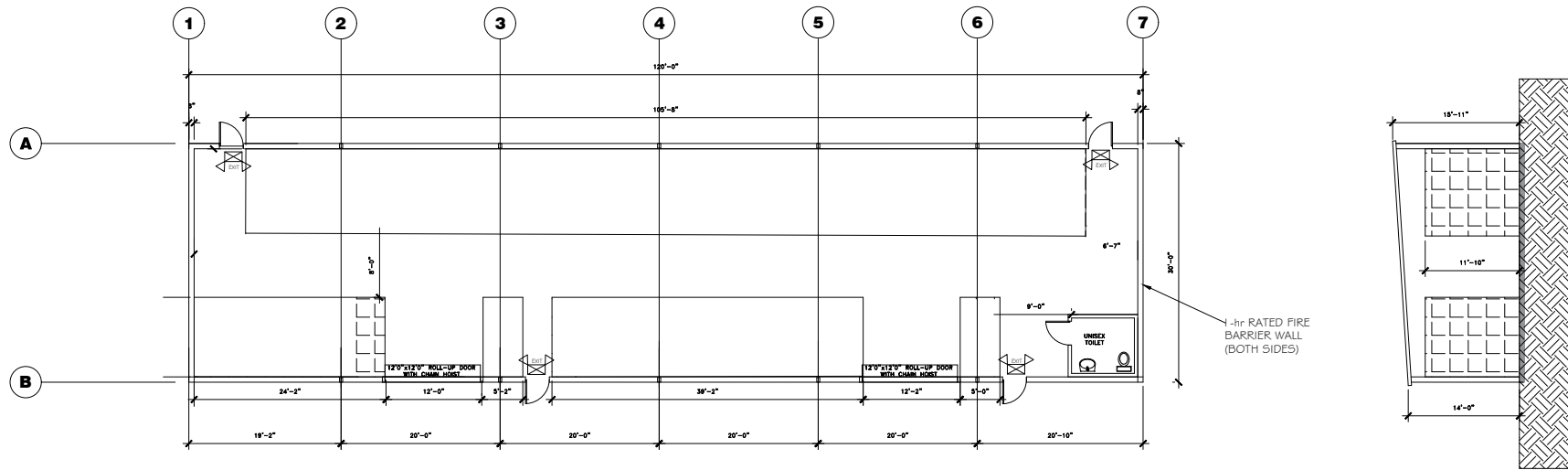
BUILDING FEATURES

- 3-Phase Electrical Service
- Fire Suppression System in place
- Air-compressor in place (pipes removed but available)
- Cable tray
- 2 Over-head Doors (12'x12' each)



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BUILDING 300 FLOOR PLAN



BUILDING 300
3,600 sq.ft. TOTAL
(For Illustrative Purposes Only)



BUILDING CROSS SECTION

BUILDING FEATURES

- 100% air-conditioned
- 2 Over-head Doors (12'x12' each)
- Natural Gas in place
- Storage Racks can be included



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About Conroe

During the past twenty years, the Conroe / Montgomery County economy has greatly diversified. No longer dependent on a handful of industries, Conroe has recently attracted a wealth of manufacturing, retail, health care, biotechnology, construction and tourism companies. To support this economic expansion, Conroe has developed a highly skilled, educated workforce. There are more than 987,000 potential employees within a 30-mile radius of Conroe and more than two million workers available in Houston's Harris County directly to the south. Finding skilled employees in Conroe will never be an issue for your business.





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.

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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Date

Regulated by the Texas Real Estate Commission

TAR 2501