

FOR LEASE

Steeplechase Plaza
11037 FM 1960 W
Houston, Tx 77065

11,323 SF Available



ELENA BAKINA, PhD, CCIM
713 830 4008
Elena.Bakina@colliers.com

COLLIERS INTERNATIONAL
1790 Hughes Landing Blvd, Suite 250
The Woodlands, Texas 77380
www.colliers.com/texas



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Steeplechase Plaza - 11037 FM 1960 W

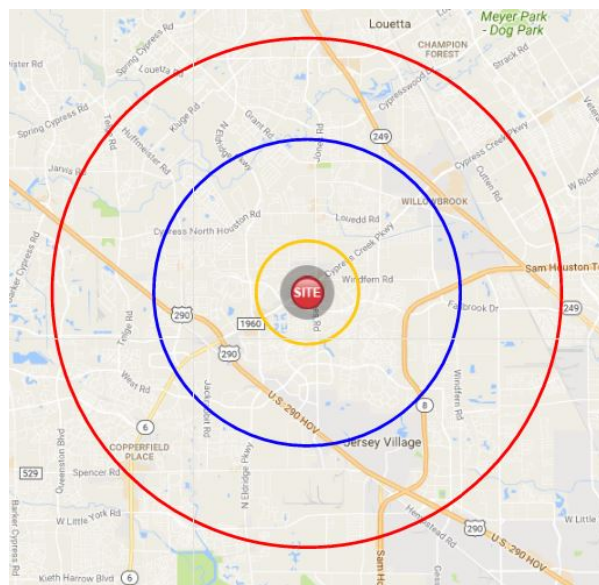


LOCATION

Property is located on high traffic road, in dense residential area with strong demographics. Cypress Fairbanks Hospital is across the street. North Cypress Medical Center is ±2.5 miles away. There are many retail and medical properties nearby.

BUILDING INFORMATION

- > Ample parking.
- > Size: 47,381 SF
- > Easy access from FM 1960 to SH 249 and US 290.
- > All spaces are second generation.
 - Pharmacy (1,600 SF)
 - Dental Office (1,600 SF)
 - Medical Office (8,123 SF)
- > Ideal for medical, service or retail clients.
- > Contiguous Available Space – 9,723 SF



LEASE INFO

- > Lease type: Net
- > Lease rate: Negotiable; Contact Advisor

AVAILABILITY

Suite	Vacant Space (SF)	Status
B-5	1,600	VACANT
B-3	1,600	VACANT
B-1	3,893	VACANT
C-1	1,863	AVAILABLE
*30 DAYS		
B-2	2,367	AVAILABLE
Contiguous Available Space		9,723

DEMOGRAPHICS



2018 Estimates	1 mile	3 mile	5 mile
Population	15,989	122,500	275,657
Average HH Income	\$80,846	\$83,118	\$95,654
Households	5,540	46,519	101,646



Traffic Counts
FM 1960 W. 45K – 60K CPD

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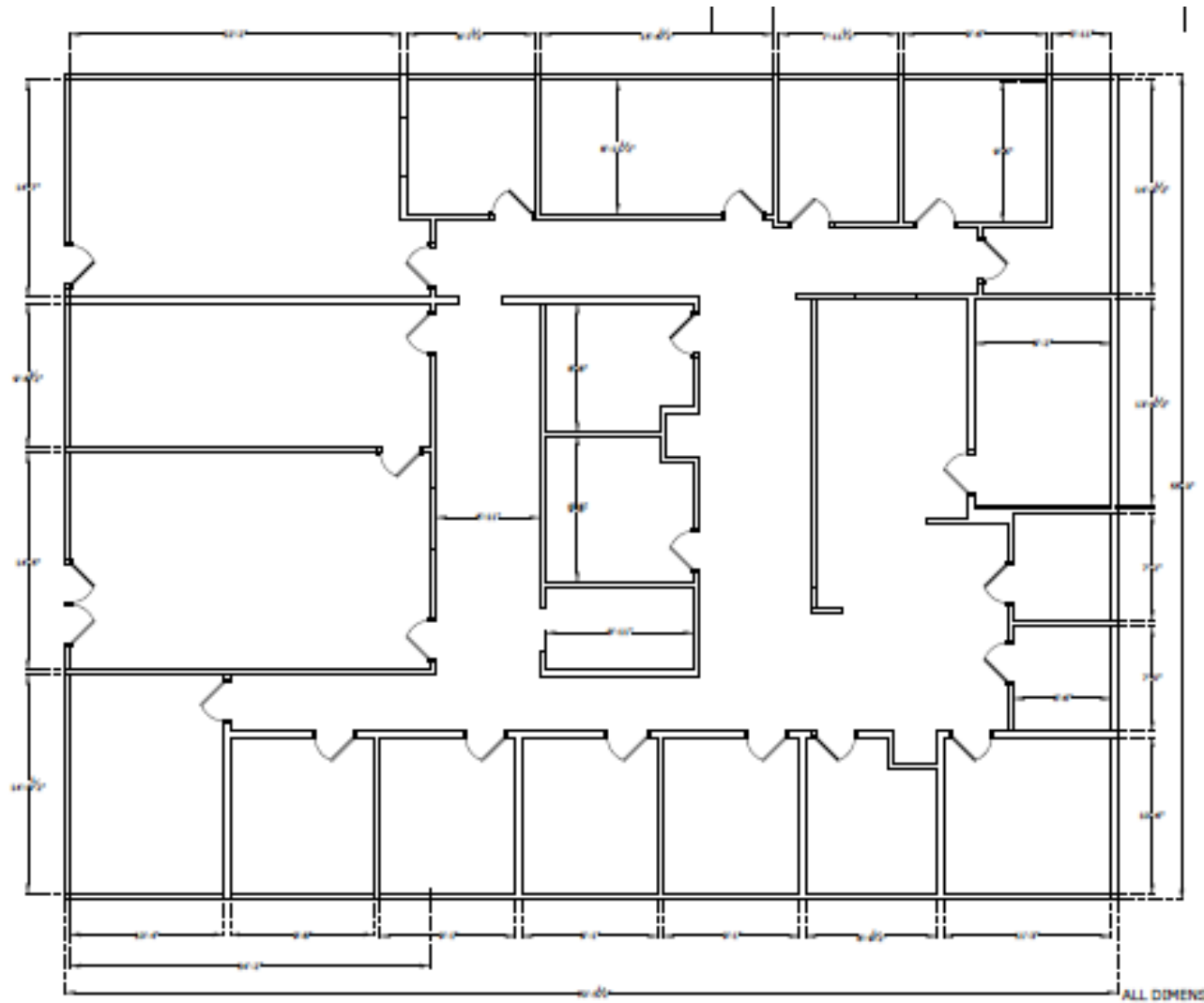


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FLOORPLAN - B1 3,893 SF

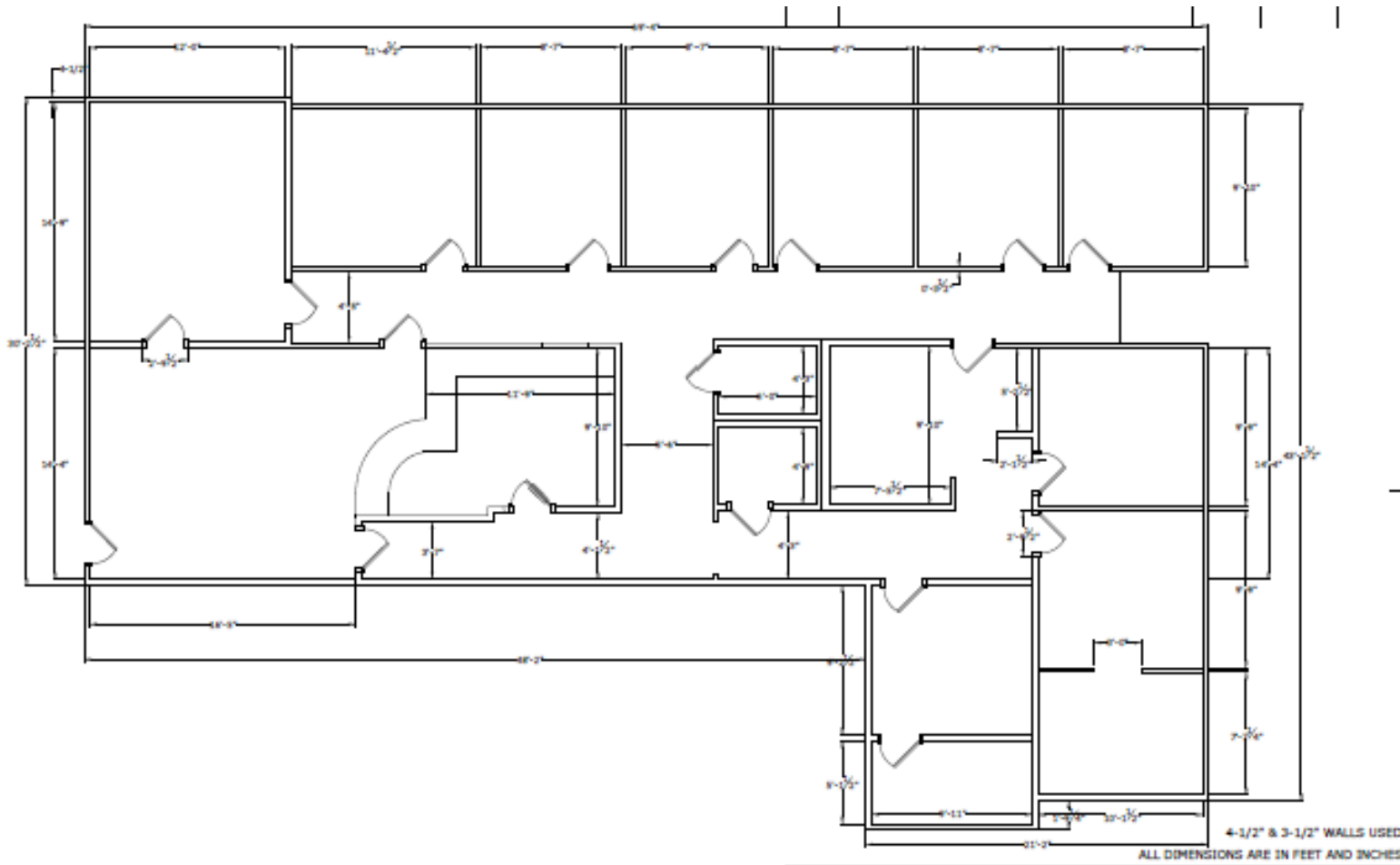


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FLOORPLAN - B2 2,367 SF

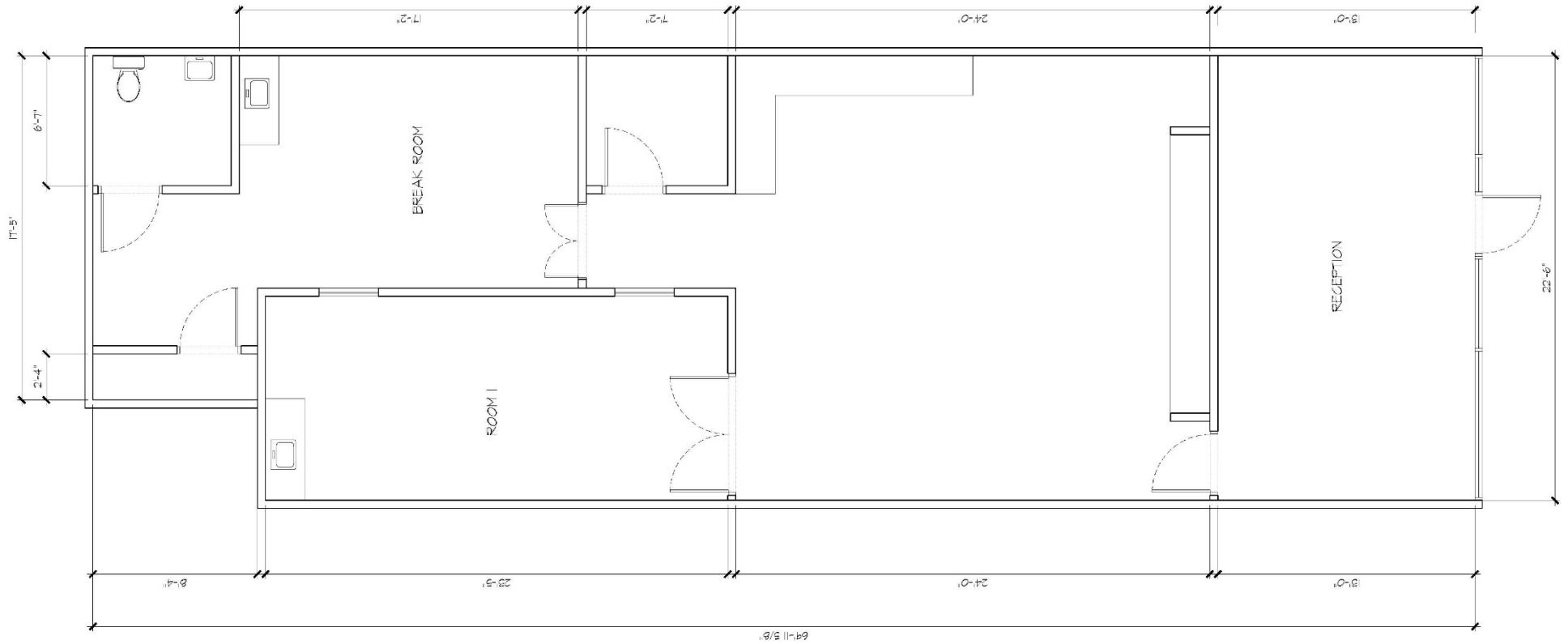


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FLOORPLAN - B5 1,600 SF

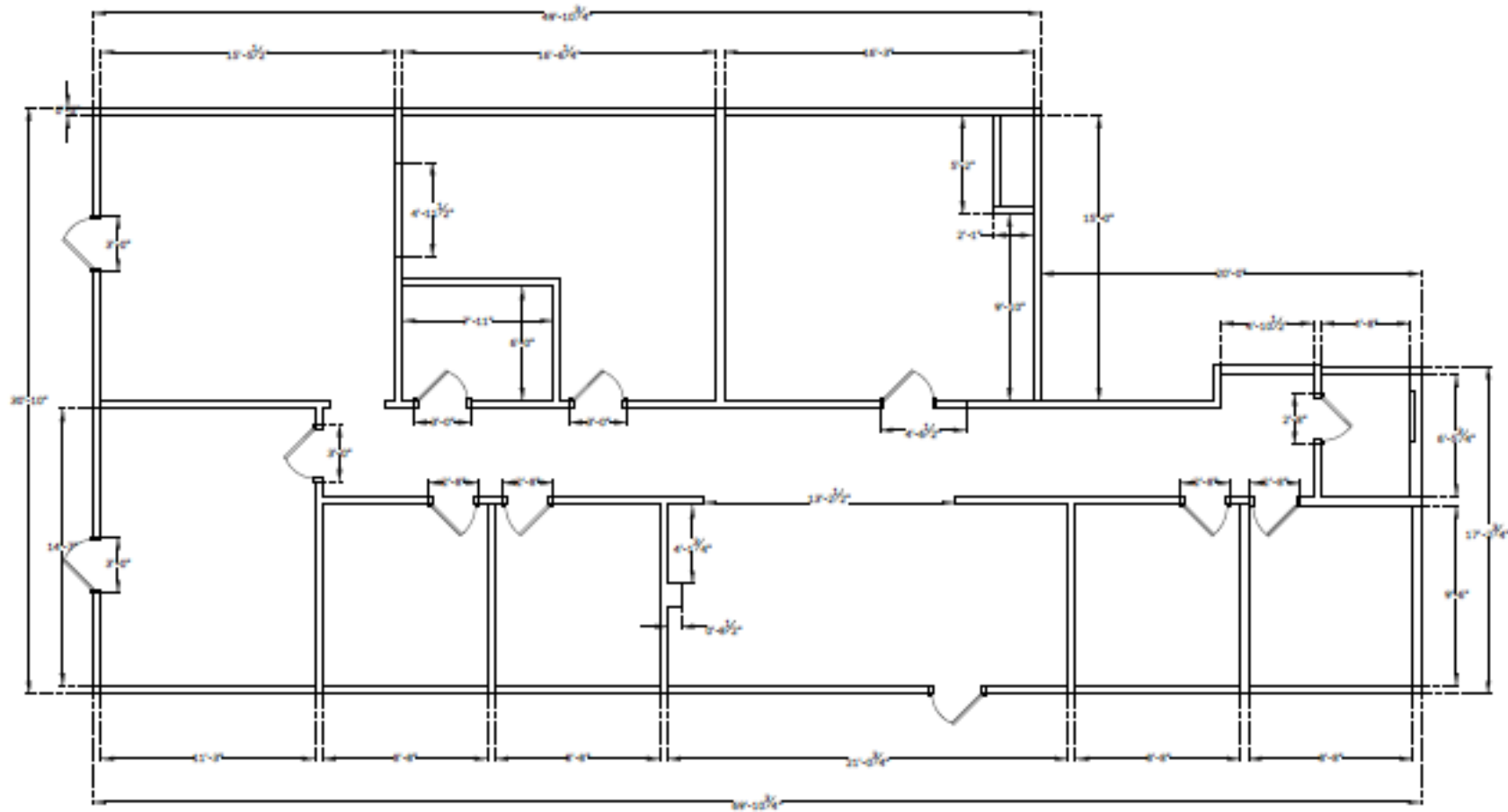


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FLOORPLAN - C1 1,863 SF



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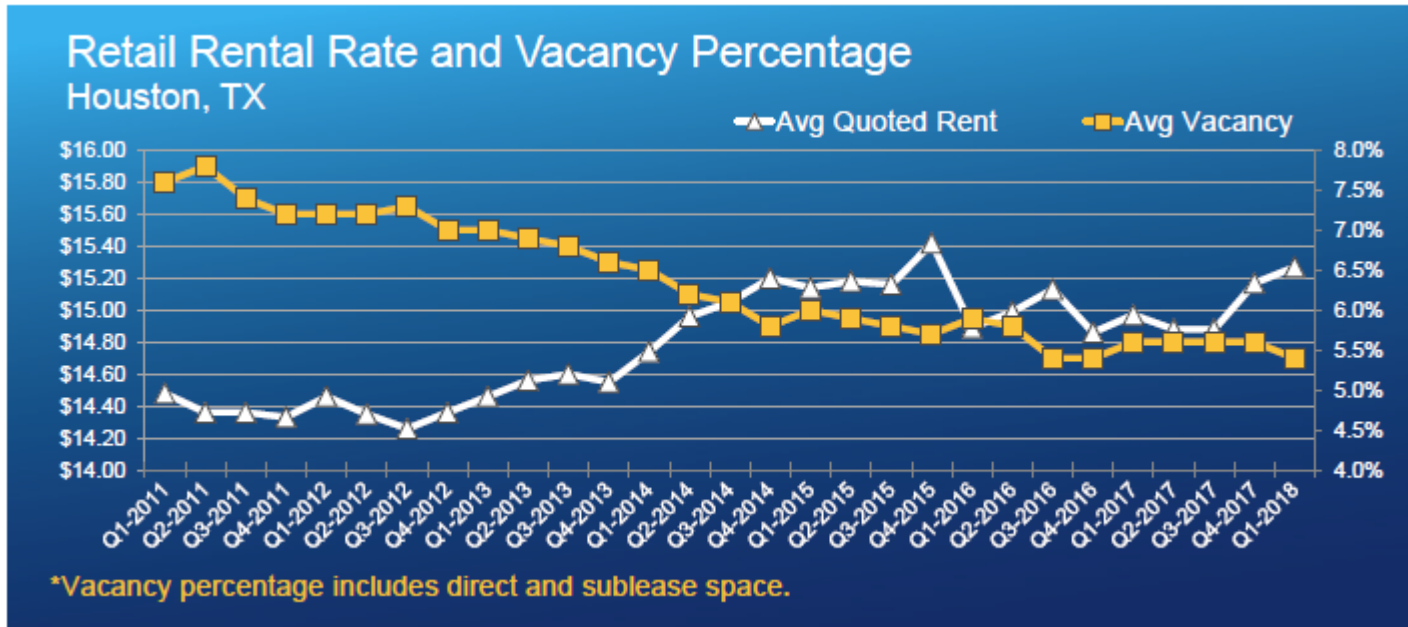
AERIAL - MERCHANTS



VACANCY & AVAILABILITY

Houston's average retail vacancy rate remained steady at 5.6% between quarters and increased 20 basis points from 5.4% in Q4 2016. At the end of the fourth quarter, Houston had 15.8M SF of vacant retail space on the market. Among the major property types, single-tenant retail had the lowest vacancy rate of 1.7%, followed by theme/entertainment at 3.3%, lifestyle centers at 3.8%, power centers at 4.1% and malls at 4.5%. The highest vacancy rate is among outlet centers at 11.3% and the largest amount of vacant space by square feet is among neighborhood centers.

There is currently 2.9M SF of retail space under construction of which 64% is pre-leased. The majority of the projects under construction are located in the outlying suburban submarkets adjacent to rapidly growing residential developments. Some of those projects include, The Village at Riverstone in the Far New Territory submarket, Augusta Woods Village in the Far North submarket, The Shoppes of Kemah in the NASA/Clear Lake submarket and The Kirby Collection in the Inner Loop River Oaks submarket



OVER
94%
OCCUPANCY

5.4%
CURRENT
VACANCY

0.1M SF
NET ABSORPTION



2.6M SF

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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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Gary Mabray	138207	gary.mabray@colliers.com	(713) 830-2104
Designated Broker of Firm	License No.	Email	Phone
Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	(713) 830-2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elena Bakina, CCIM	561570	elena.bakina@colliers.com	(713) 830-4008
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CONTACT ADVISOR



ELENA BAKINA, PhD, CCIM

713 830 4008

Elena.Bakina@colliers.com



COLLIERS INTERNATIONAL
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The Woodlands, Texas 77380
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