



MEDICAL OFFICE CONDOMINIUMS

15055 East Freeway, Channelview, TX 77530



PROPERTY DETAILS

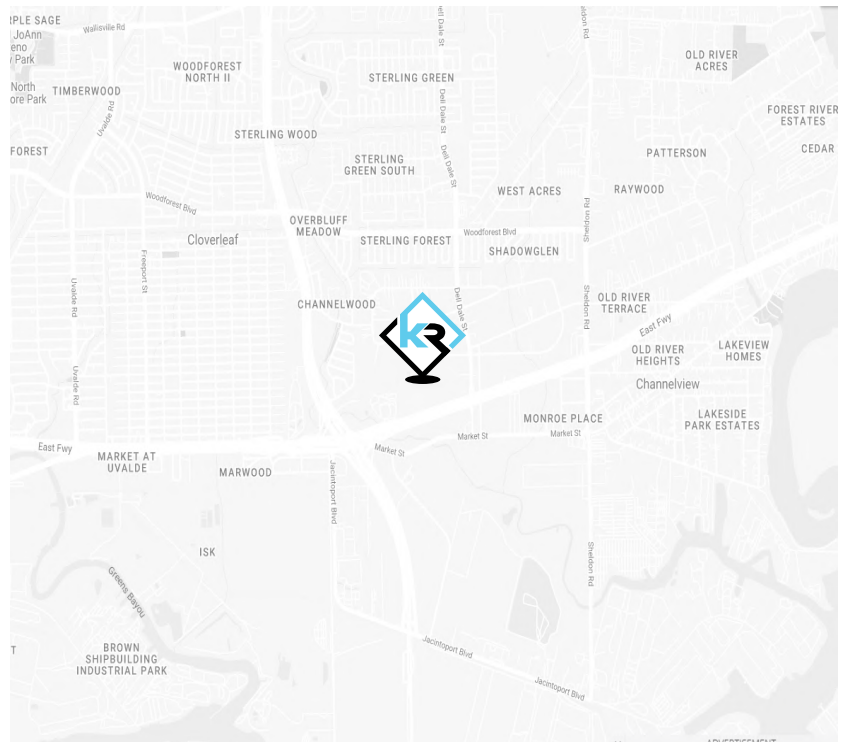
Montezuma Channelview is a 22,500 SF medical office property.

The property consists of three buildings with each having 7,500 SF. The buildings are subdivided for a variety of suite sizes ranging from 1,258 SF to 3,826 SF. There is abundant parking with 4 spaces per 1,000 SF of NRA. The property has the property manager on-site.

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

EXECUTIVE SUMMARY

Total Available SF:	~ 6,566 SF
Approx. Size Ranges:	1,258 - 2,740 SF
Lease Rate:	Please Call for Pricing
Property Mgmt:	Onsite
Class:	Class C
Building Size:	22,500 SF
Sub-market:	Channelview District
Parking:	Ample Surface Level Parking
Parking Ratio:	4/1,000
Style:	Medical Office Condominiums
Traffic Count:	21,716



Keen Realty Group, LLC

9703 Richmond Avenue Suite 100 Houston, TX
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- Ample Parking Spaces Available
- On-Site Property Management Group
- Security Camera in force 24/7
- Comfortable, Quiet Environment
- Outdoor Seating Area between buildings in Apex
- Spaces are built out with waiting areas, patient rooms and plenty of cabinetry designed for medical use.
- Excellent Access to I-10, Beltway 8, and the Sam Houston Tollway
- Plenty of restaurants and other amenities in the immediate vicinity along the I-10 Freeway corridor.

Discover the charm of our medical office condominiums at 15055 East Freeway, Channelview, Texas. These well-maintained buildings exude timeless appeal, offering quality finishes perfect for a range of patient services. Conveniently located with easy access, they provide a welcoming environment for healthcare practitioners. The functional layout and classic design make them versatile for various medical practices. Ample drive up parking ensures hassle-free visits for patients. Embrace the opportunity to establish your practice in a reliable, enduring space, where practicality meets comfort. Secure your spot in Channelview's trusted medical community.



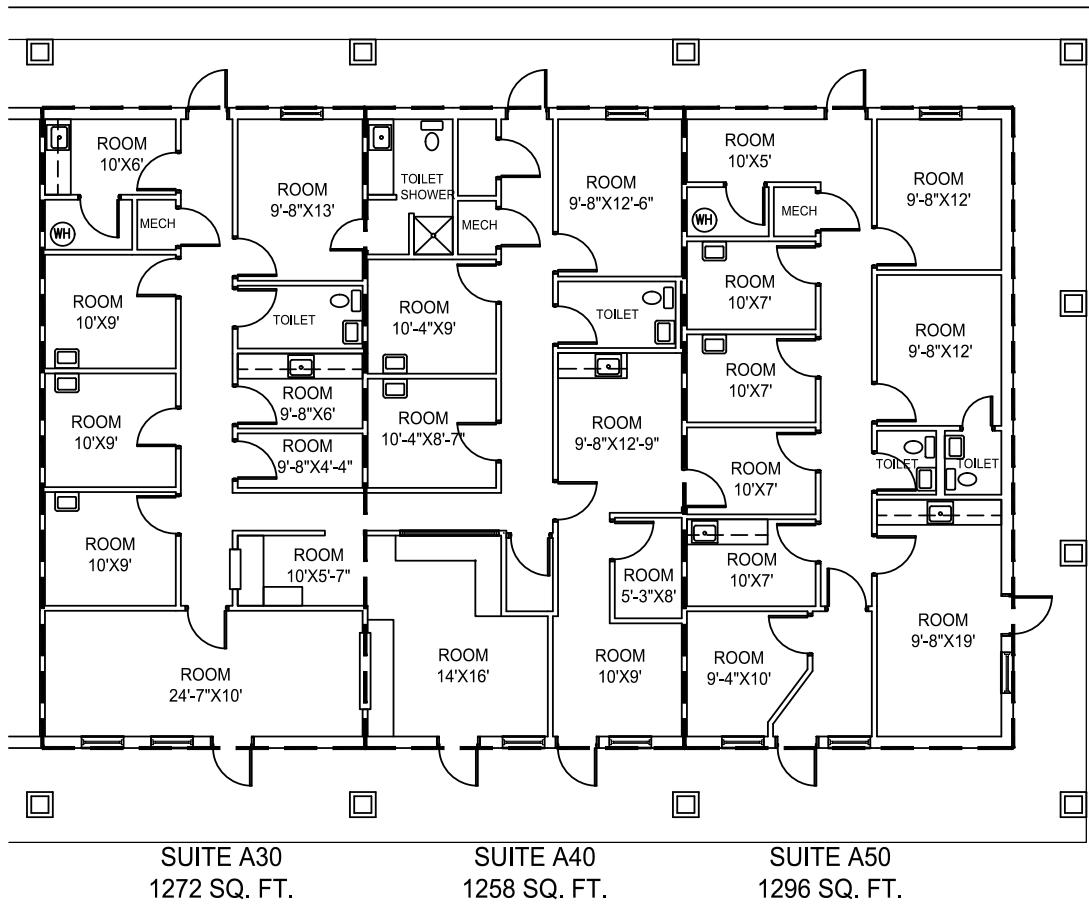
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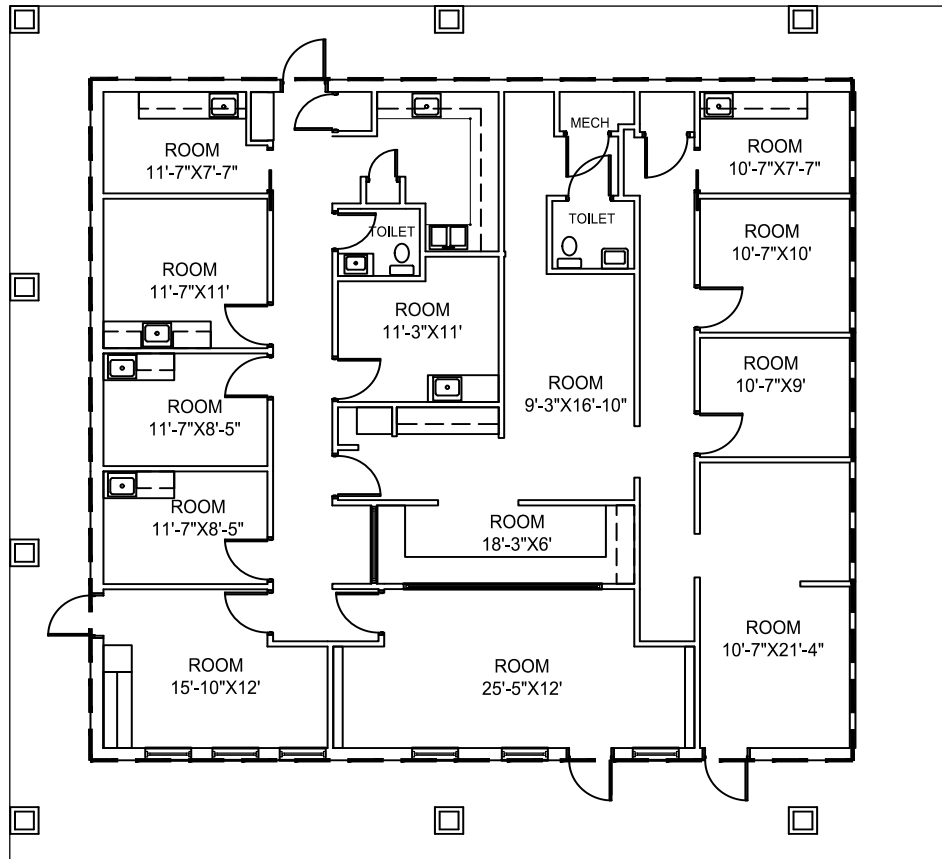
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AVAILABLE SPACES - A Suites



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite A30	Call for Pricing	Gross Lease	1,272 SF
Suite A40	Call for Pricing	Gross Lease	1,258 SF
Suite A50	Call for Pricing	Gross Lease	1,296 SF

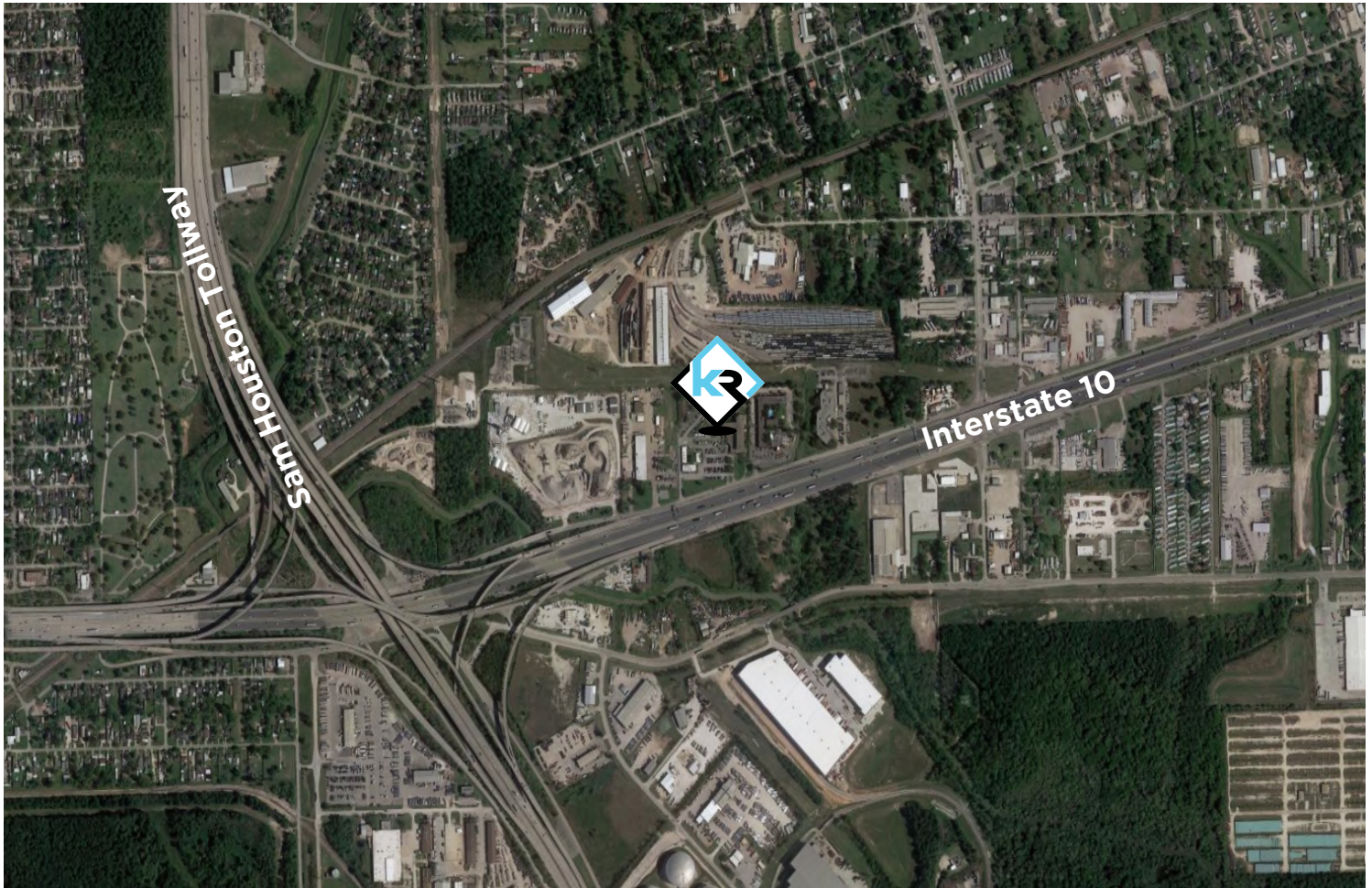
AVAILABLE SPACES - B Suites



SUITE B10
2740 SQ. FT.

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite B10	Call for Pricing	Gross Lease	2,740 SF

AERIAL MAP



Houston George Bush Intercontinental Airport	32 min drive	23.8 mi
Downtown Houston	18 min drive	13.6 mi
Minute Maid Park	17 min drive	14.2 mi
Port of Houston	30 min drive	19.1 mi



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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Todd Michael Jurek	381470	todd@keenrealty.com	346-571-5226
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date