

## OFFICE FOR LEASE

### EASTLOCH CROSSING OFFICE PARK – SPRING, TX

8344 Spring Cypress Rd, Spring, TX 77379



**COLDWELL  
BANKER  
COMMERCIAL**  
REALTY



**LEASE RATE:** \$22.00/SF NNN

**NNNs:** \$8.60/SF

**TOTAL SF:** 3,025 SF

**SUITE A:** Built out as Pharmacy  
TI Allowance Negotiable

**LEASE TERM:** 3 – 5 Years

**CROSS STREETS:** Spring Cypress Rd &  
Champion Forest

## PROPERTY HIGHLIGHTS

- Beautiful Professional Gated Office Community
- Located in the Prestigious Community of Glennloch Farms
- Private Entrance and Building Signage
- Suite A includes a Large open room, 4 private offices, Conference Room, Reception Area with built-in high-profile desk, Kitchen, IT closet, and 2 restrooms (Currently built out as Pharmacy – TI Negotiable)
- Tenant-Controlled A/C & Heat & No Indoor Common Areas
- 24-Hour Access with Reserved & Shared Parking
- Beautiful Parklike Landscaping with Lake/Fountain, maintained by Owner on Site.
- Upscale Well-Established Neighboring Tenants
- Minutes from the Grand Parkway

**RICK STALLINGS**

**713.503.0808 | Rick@BHCRehouston.com**

**1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380**

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## PROPERTY OVERVIEW

Office Space available in this gorgeous exclusive Glennloch Community. Situated in a Parklike setting on 2 ½ acres with beautiful landscaping and a sparkling blue lake with fountain, this property is maintained at the highest level of care in keeping with the high-end service and amenities expected in this type of community. Neighboring tenants are long-term, well-established businesses with upscale clientele. Owner is on site.

This gated Office Park, with 24-hour access, is located in the heart of the Champion Forest corridor and backs up to Glennloch Farms, an exclusive master planned residential community. Nearby Glennloch Pines, a semi-private 27-hole golf club, is just 1 mile away, open to the public, and popular for corporate events. Owned & operated by Tour 18, Inc, the course receives the same level of commitment and excellence as Augusta Pines.

Access the Office Park from Spring Cypress, a major east west corridor, just south of the Grand Parkway (99 loop).

Only one space is available at this time:

**SUITE A:** 3,025 SF 2<sup>nd</sup> Generation space currently built out as a retail Pharmacy. TI allowance available to convert to the office you would expect in this community. Space currently consists of a Large open room, 4 private offices, Conference Room, Reception Area with built in high-profile desk, Kitchen, IT closet, and Separate men's/ladies' restrooms. Carpeted throughout, with vinyl floor in Kitchen & Restrooms. Suspended drop ceiling with acoustic tile and fluorescent recessed lighting. Space comes with 4 reserved parking spaces (4/1 parking ratio). NNNs include common area water and electric, landscaping, taxes and insurance on the property.

## PROPERTY HIGHLIGHTS

- Private Entrance
- Kitchen
- Large Reception/Lobby
- Separate Gender Restrooms
- Central Air/Heat
- Recessed Lighting
- Reserved & Shared Parking
- Gated with 24-Hour Access
- 2 ½ Acre Parklike Setting
- Refreshing Lake w/Fountain

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**ENTRANCE W/  
MONUMENT SIGN**

**GATED  
COMMUNITY W/  
24-HOUR ACCESS**



**REFRESHING  
LAKE W/  
FOUNTAIN**

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**STUNNING  
ARCHITECTURE**

**SPACE  
CURRENTLY  
AVAILABLE**



**PLENTY OF  
PARKING/  
SOME RESERVED**

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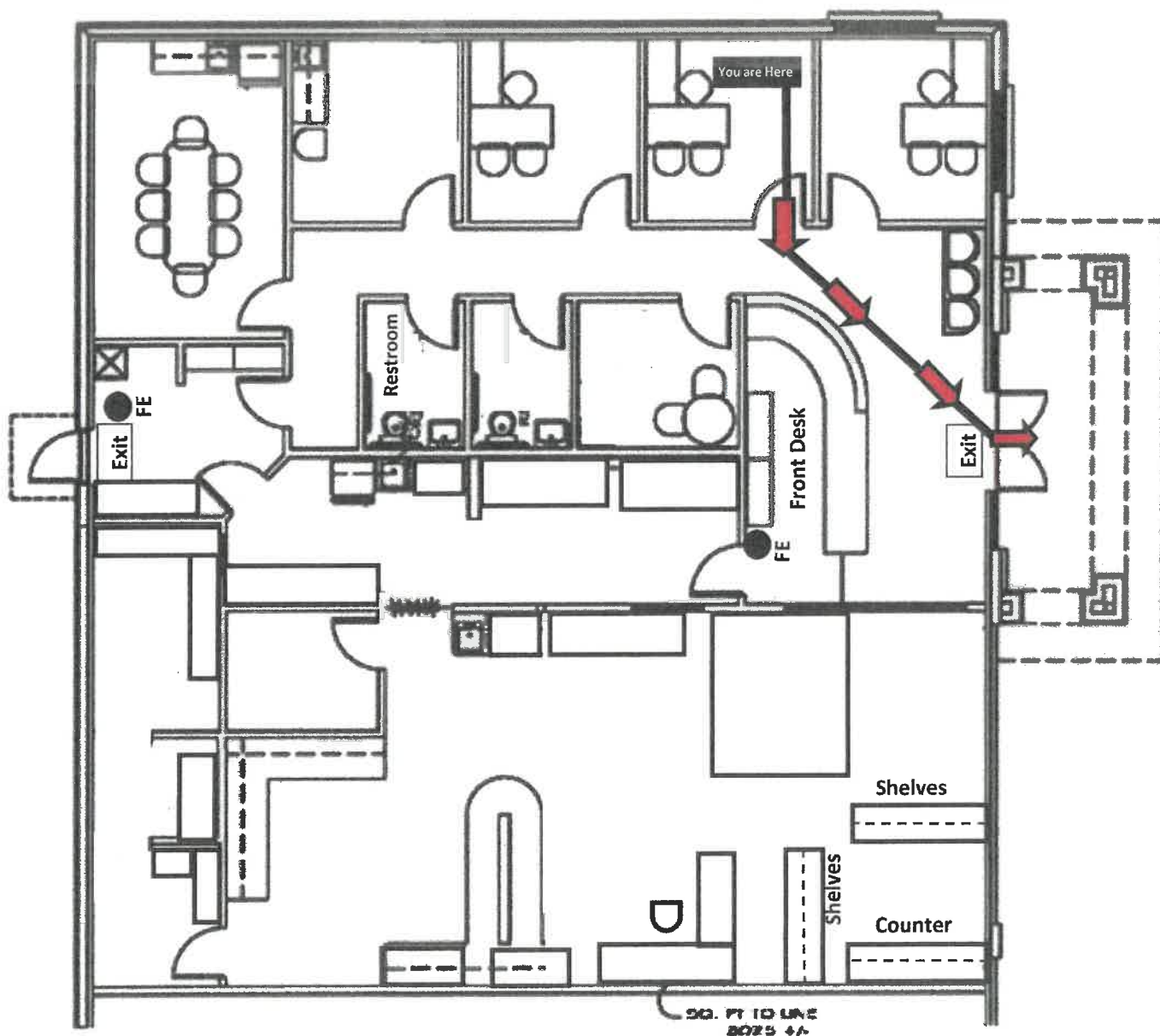
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## FLOOR PLAN



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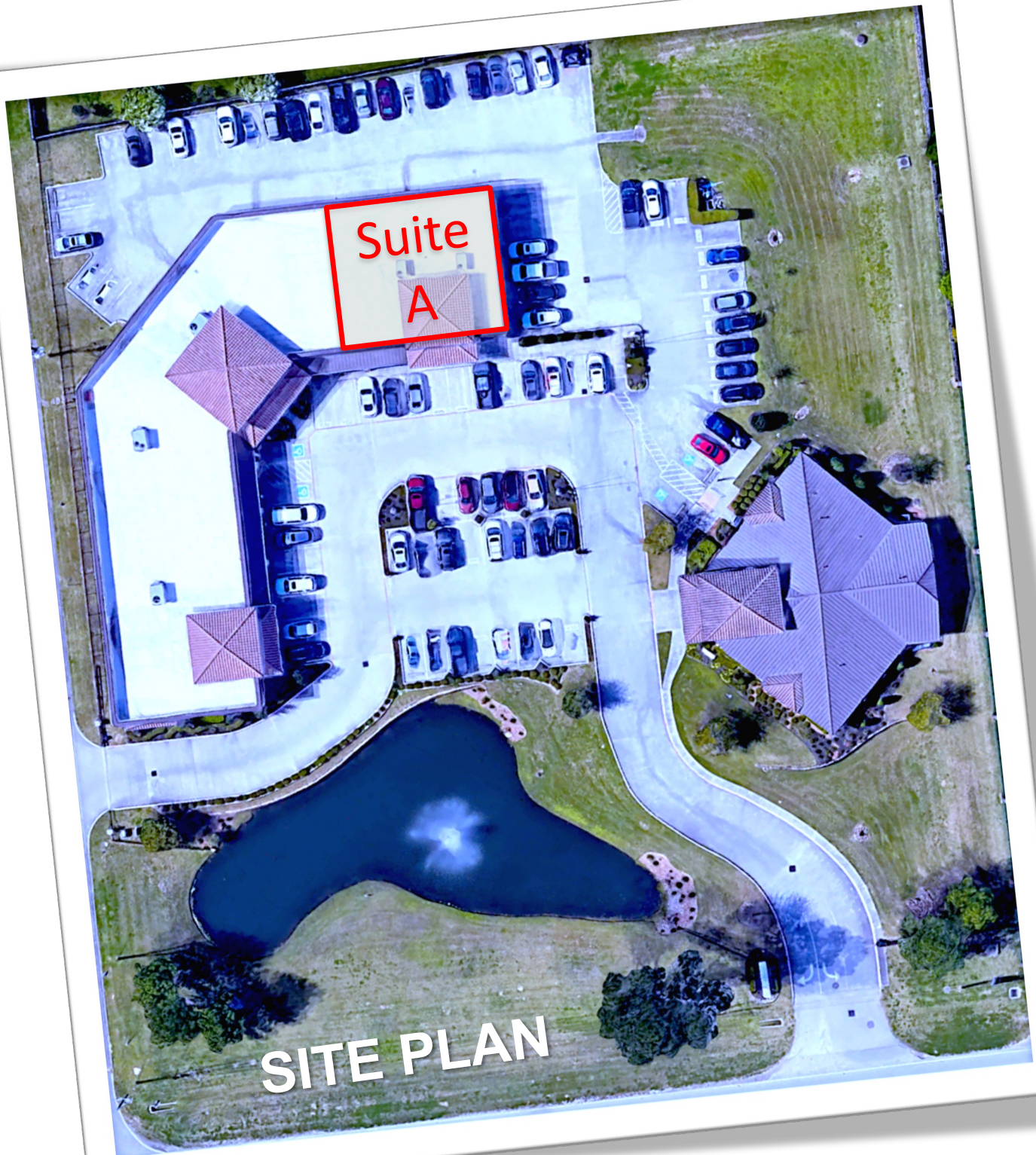
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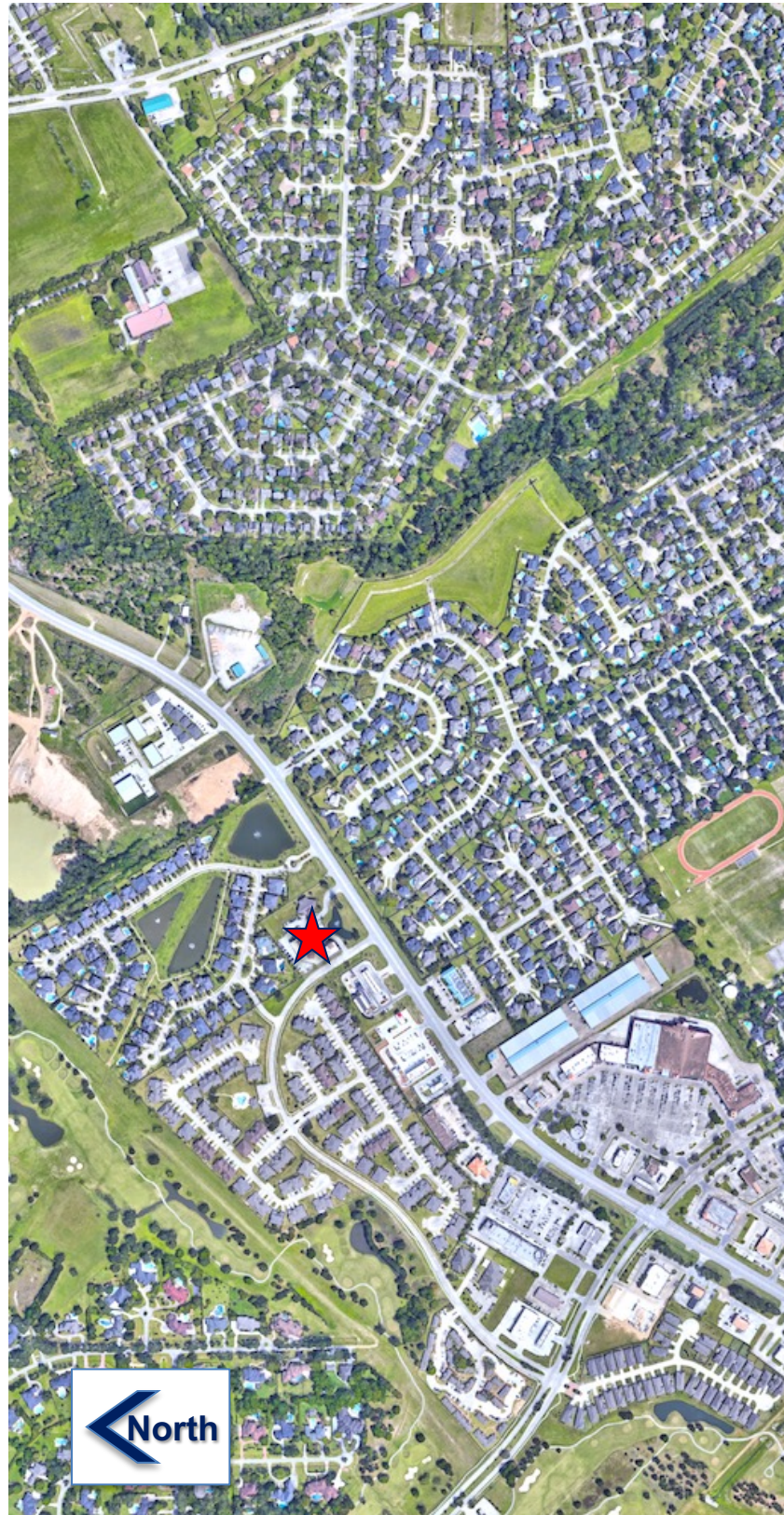
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# GLENNLOCH FARMS MASTER-PLANNED COMMUNITY



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**NEARBY  
GLENNLOCH  
PINES**

**GOLF  
COURSE**



**27-HOLES/  
CLUB HOUSE**

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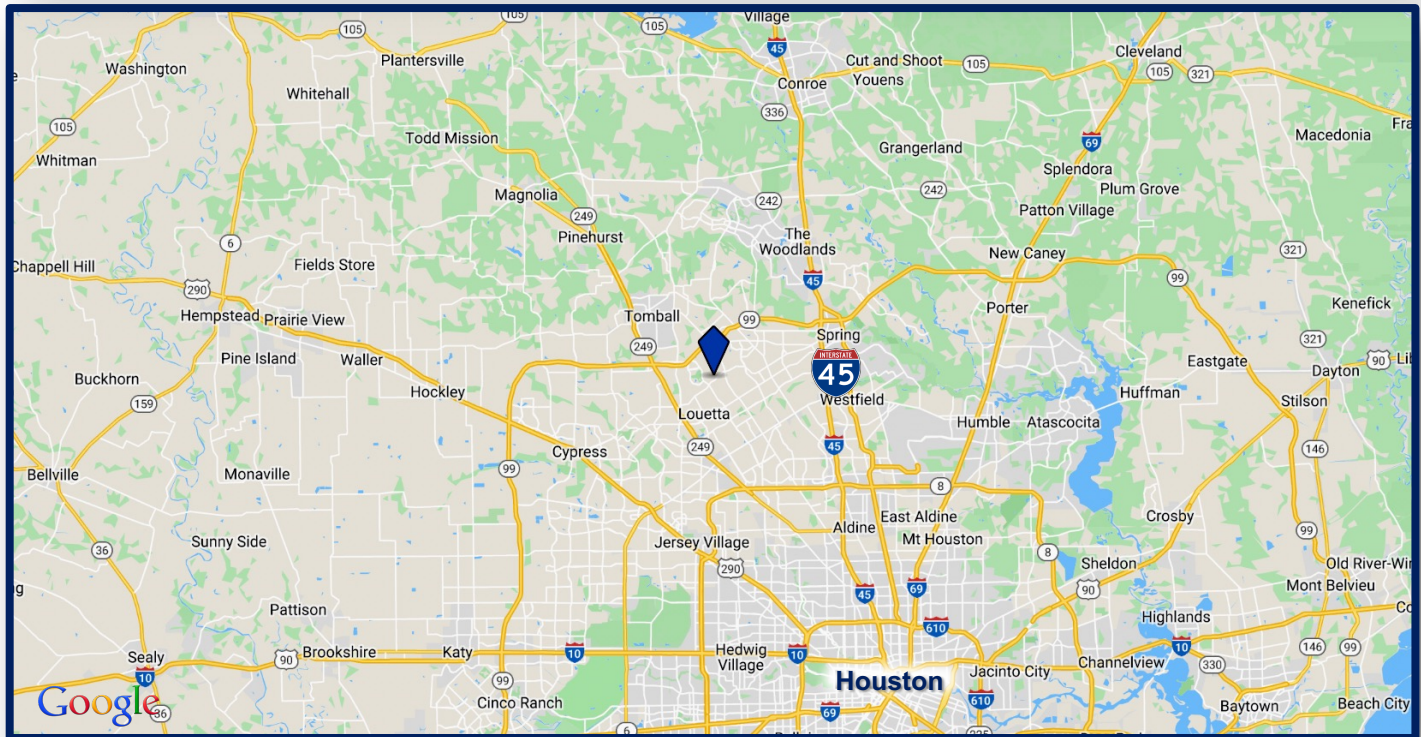
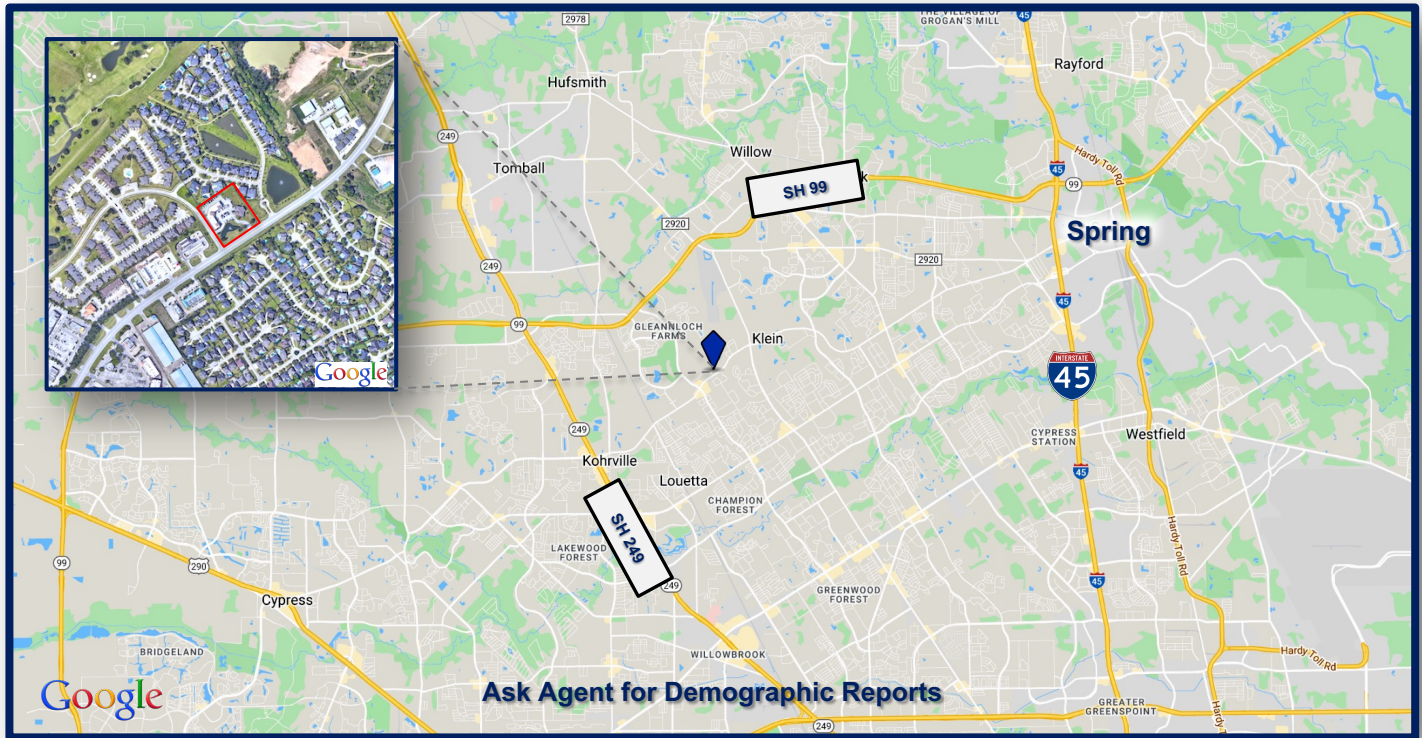


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2021 Coldwell Banker  
Top Commercial Producer ~ Houston Region  
2<sup>nd</sup> Top Commercial Producer ~ Texas

**EXPERTISE**

#### OUR APPROACH

## Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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#### GLOBAL PRESENCE. LOCAL POWER.

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

**OUR LOCATIONS**

#### WHAT WE DO BEST

## Discover the difference.



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Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.



11/2/2015

## 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.

<b>Coldwell Banker Realty</b>	<b>420132</b>	<b>joanne.justice@cbdfw.com</b>	<b>(936)906-7700</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joanne Justice</b>	<b>159793</b>	<b>joanne.justice@cbdfw.com</b>	<b>(936)906-7786</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Pamela Jill Jarvis</b>	<b>573646</b>	<b>jill.jarvis@cbunited.com</b>	<b>(713)628-0542</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Richard A Stallings</b>	<b>620753</b>	<b>rick@bhcrehouston.com</b>	<b>(713)503-0808</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date