FOR LEASE

20320 Northwest Freeway
Houston, TX 77065

Retail/Medical/Professional Office Space

- ±25,129 Square Feet Available
- High Traffic area
- Retail/Medical/Professional Building
- Strong Demographics

ELENA BAKINA, PhD, CCIM
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FOR LEASE | RETAIL/MEDICAL/PROFESSIONAL OFFICE SPACE
20320 Northwest Freeway, Houston, TX 77065

Property Overview

Address	20320 Northwest Freeway, Houston, Texas 77065
Building Area	±46,380 SF
Office Space Available	±25,129 SF
Year Built	2008
Lease Rate	Contact Advisor for Pricing

The Building

- A single story retail and medical/professional office building built in 2008.
- Features a contemporary design with faux two story towers.
- There are 150 surface parking spaces, and 20 covered spaces.

Location

The property is located on the northbound frontage of Hwy 290 and north of FM 1960. It has excellent visibility from the freeway and feeder road. The property is one block from the North Cypress Medical Center. Located near office and retail.

Existing Tenants

- Dermatology
- Gastroenterology
- Premier Vein & Vascular Center
- Acupuncture
- Dentist
- DaVita Dialysis

For Lease:

- Suite 400 – 1,820 SF
- Suite 450 – 1,508 SF
- Suite 500 & 550 – 11,038 SF (can be divided)
- Suite 800 – 2,253 SF
- Suite 900 – 8,509 SF

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AERIAL

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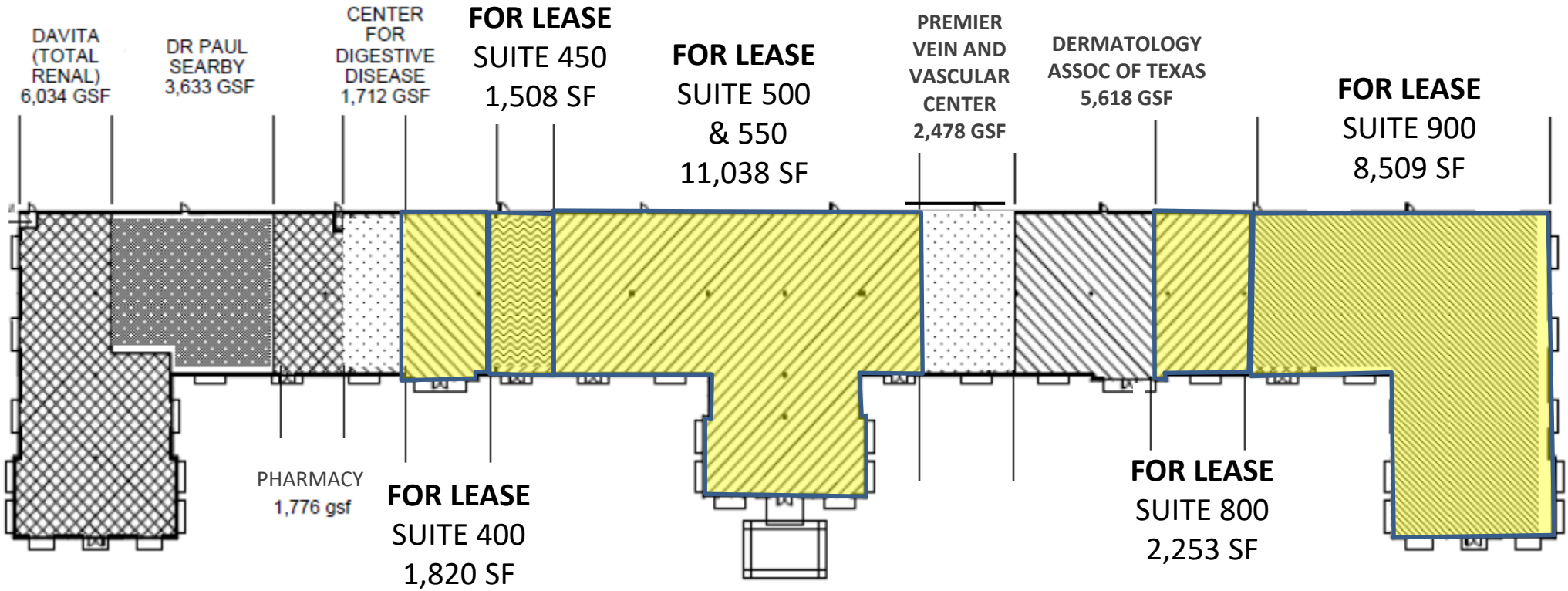
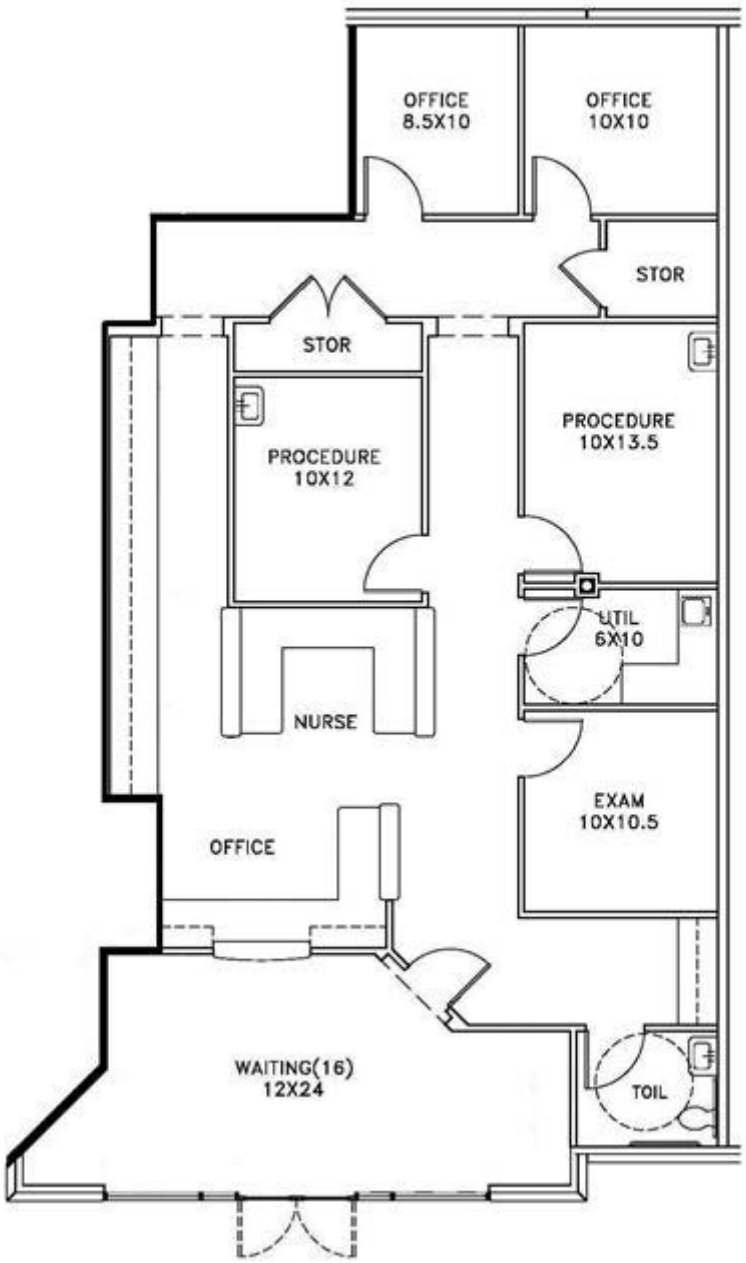
AERIAL

SITE PLAN


DAVITA (TOTAL RENAL) 6,034 GSF
DR PAUL SEARBY 3,633 GSF
CENTER FOR DIGESTIVE DISEASE 1,712 GSF
FOR LEASE SUITE 450 1,508 SF
FOR LEASE SUITE 500 & 550 11,038 SF
PREMIER VEIN AND VASCULAR CENTER 2,478 GSF
DERMATOLOGY ASSOC OF TEXAS 5,618 GSF
FOR LEASE SUITE 900 8,509 SF
PHARMACY 1,776 gsf
FOR LEASE SUITE 400 1,820 SF
FOR LEASE SUITE 800 2,253 SF

FOR LEASE – Ste. 400 – 1,821 SF



INTERIOR PHOTOS – Ste. 400

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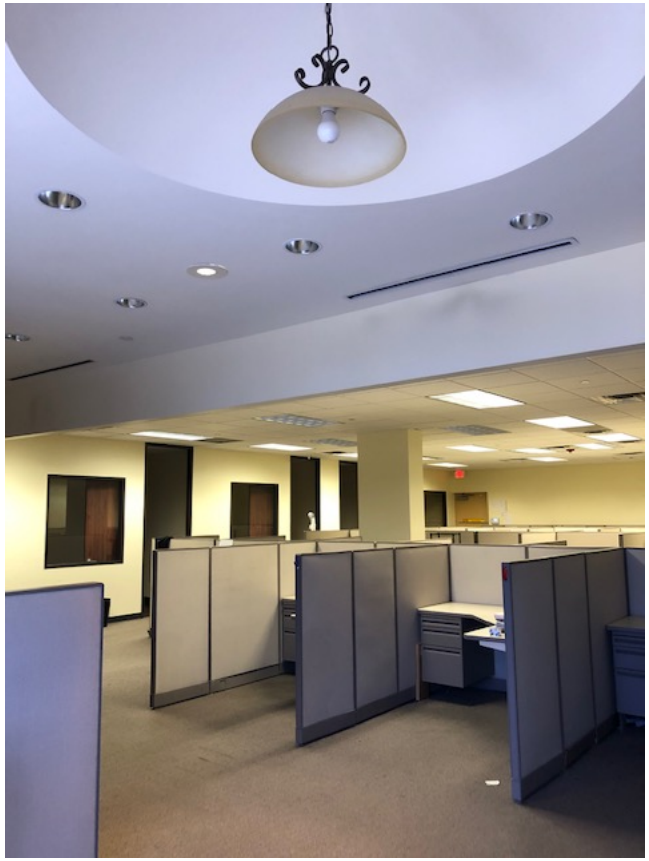

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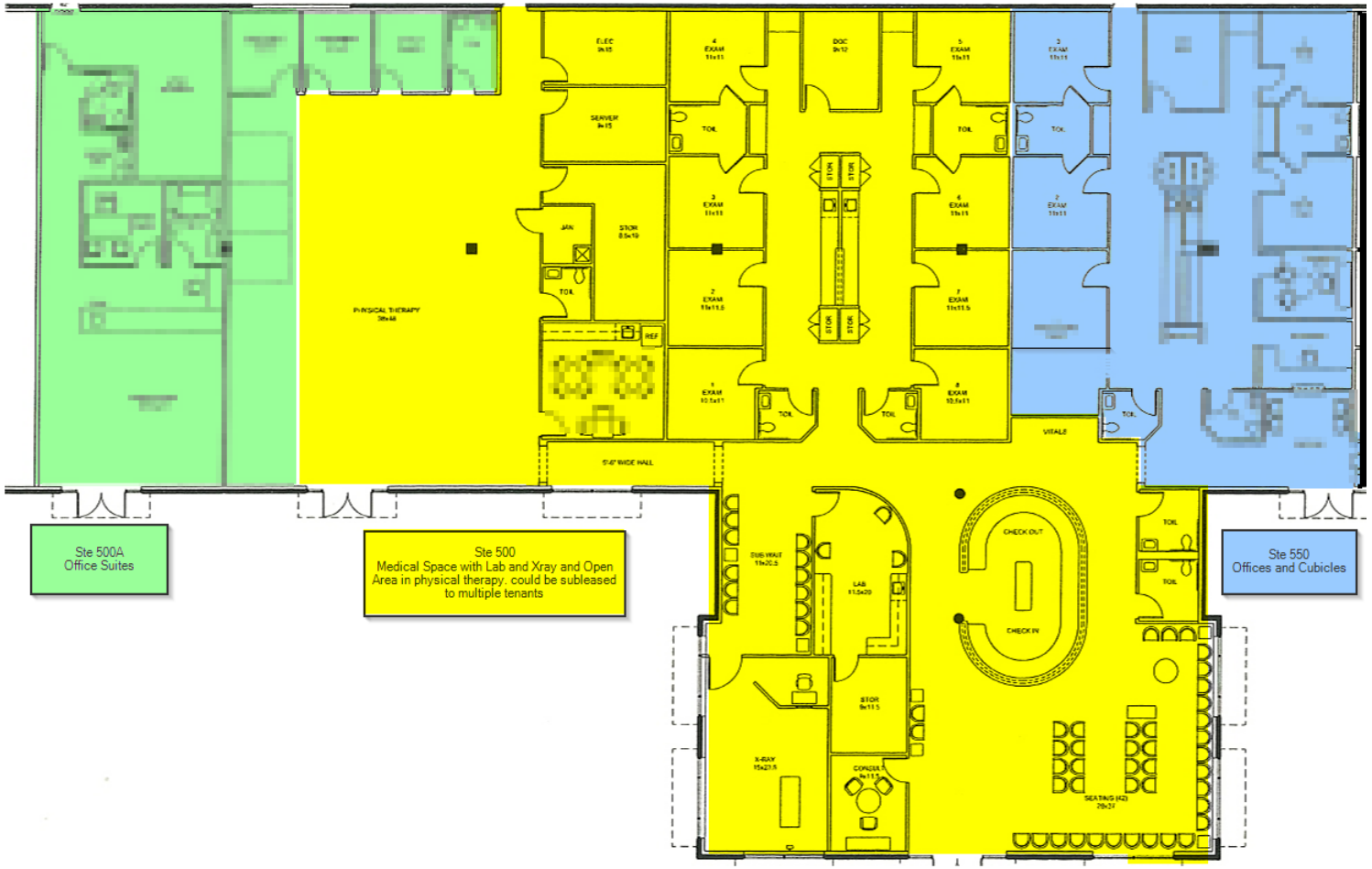
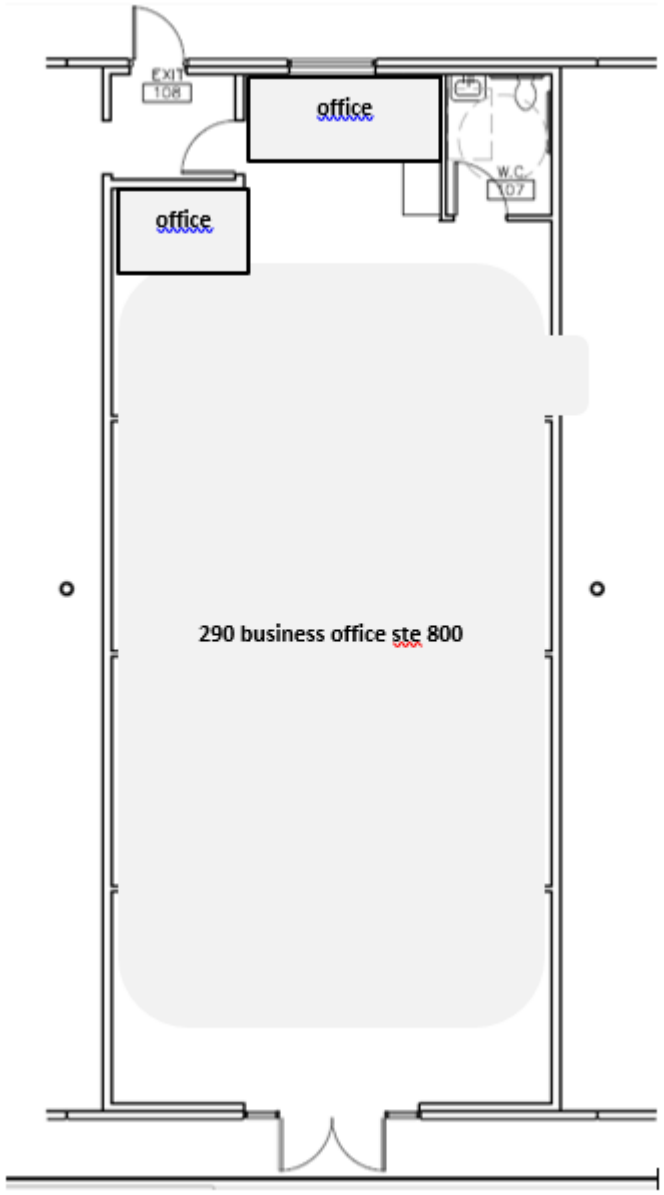
FOR LEASE – Ste. 450, 500 & 550 – 12,546 SF



FOR LEASE – Ste. 800 – 2,253 SF



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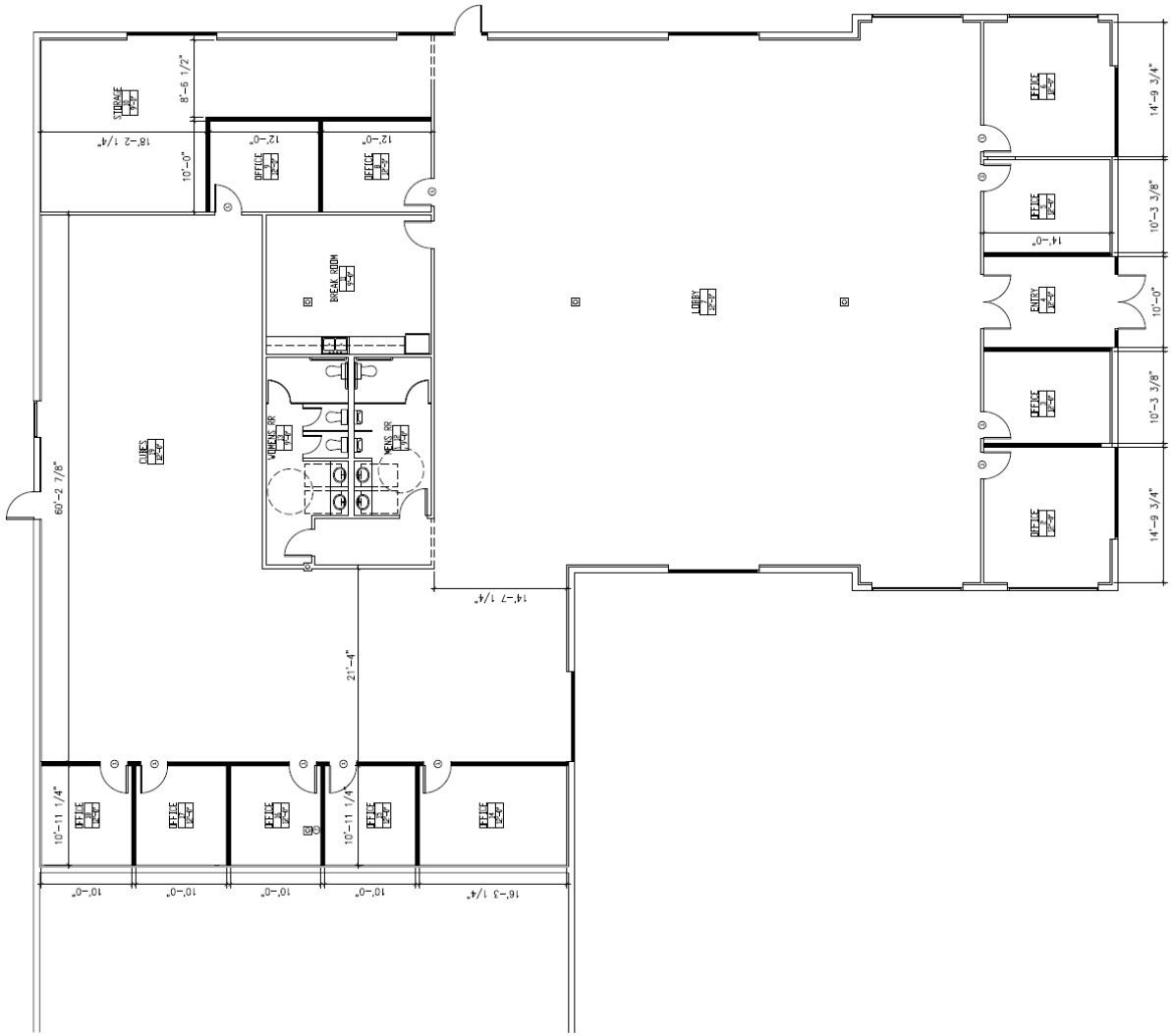
FOR LEASE – Ste. 900 – 8,509 SF



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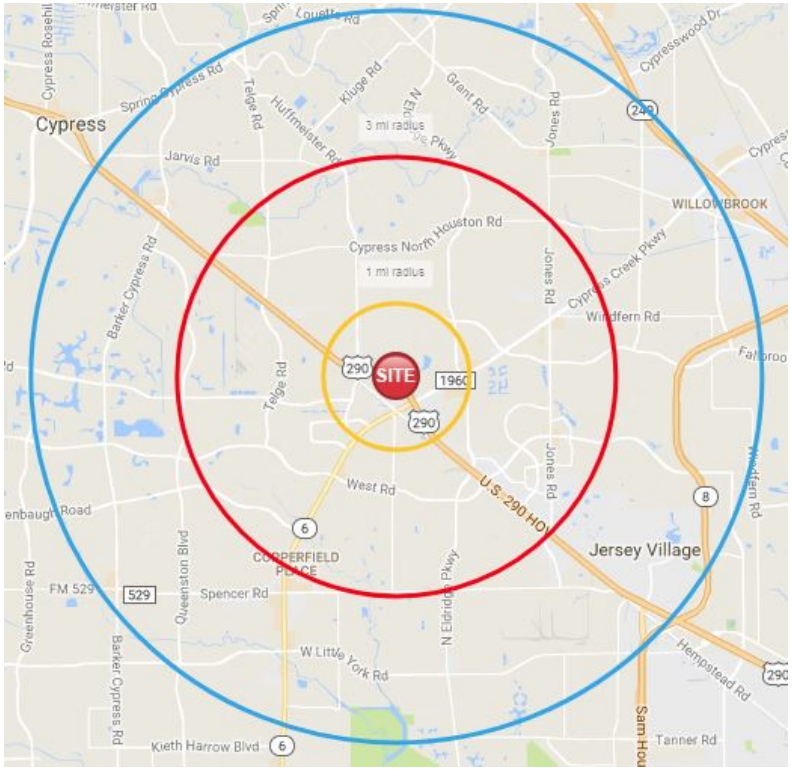


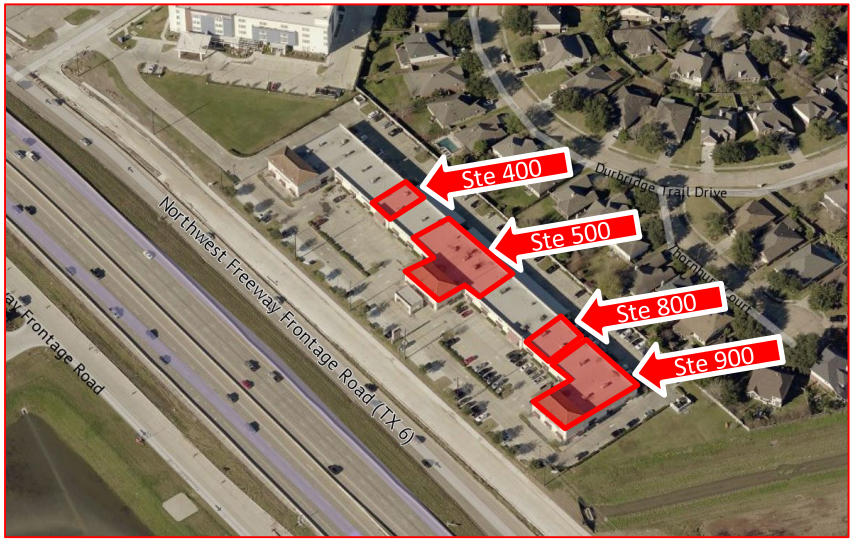
About the Area

Cy-Fair is a dynamic area with a population of approximately 800,000. Business-friendly regulations and attitude make this area prime for business start-ups and relocations.

The region offers a pro-business culture with a diversified work force and educational institutions to influence industries of tomorrow. Along with a business friendly environment, the Cy–Fair area offers a low cost of living and an abundance of land and space.

Our region has attracted a vast array of businesses which include small to medium size organizations to Fortune 500 Corporations. Major industries in the area include manufacturing, construction, oil & gas, education, health services, and professional.

Cy-Fair boasts of a backbone of small business and entrepreneurs who call the area home. Diversified restaurants and businesses start-ups have survived a tough economic climate and continued to grow.



Demographics 2019

2019 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	14,021	116,596	314,834
Average HH Income	$98,102	$85,592	$97,017
Households	5,218	45,075	115,731

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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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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