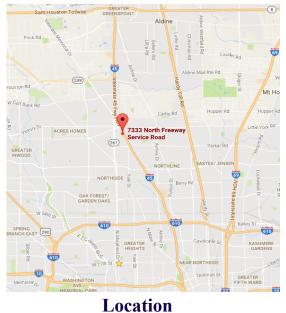
# For Lease - 7333 North Freeway Houston, TX 77076

## **Second Generation Surgery Space Available!**







## RENTAL RATE: \$18.85 PSF/YR/GROSS

#### <u>Available Space</u>

Suite 100	3,802	SF
Suite 111	2,760	SF
Suite 127	3,659	SF
Suite 210	2,200	SF
Suite 250	3,564	SF
Suite 290	2,986	SF
Suite 400	9,397	SF
(Second Generation	Surgery	Center)
Suite 430	5,151	SF
Suite 435	1,525	SF
Suite 450	499	SF

	Property Information:
•	Visibility on I-45
•	On the Metro Bus Line
•	Medical Office Building

• On-site Security and Pharmacy

### I-45 North, South of West Little York

For Leasing inquiries, please contact:

Miguel Meda, Associate

Trent Vacek, CCIM, Vice President

### 713-961-4666

#### mmeda@cmirealestate.com

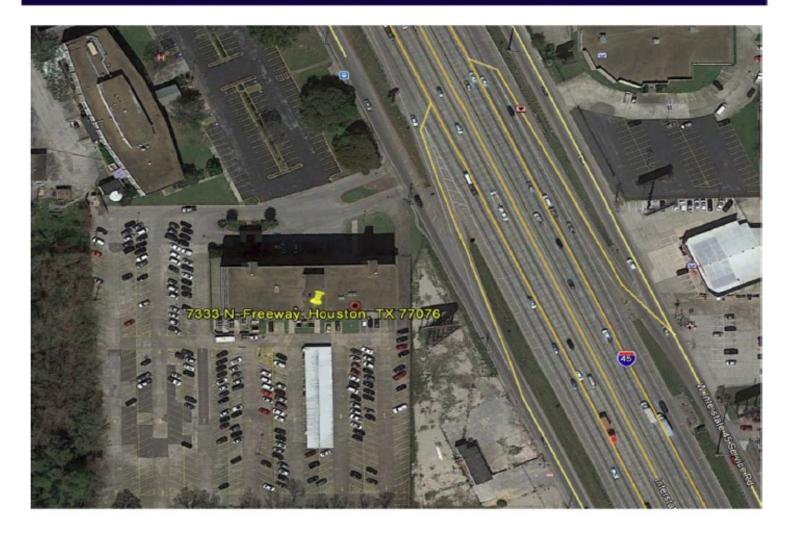
#### tvacek@cmirealestate.com

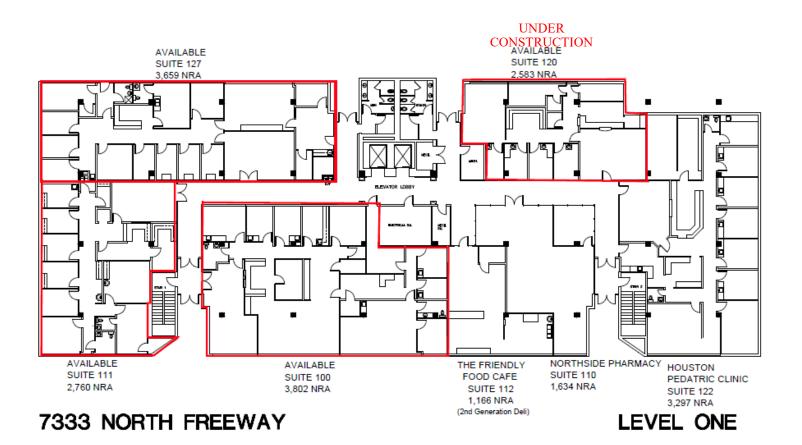
#### CMI BROKERAGE 820 Gessner, Suite 1525

Houston, TX 77024 www.cmirealestate.com

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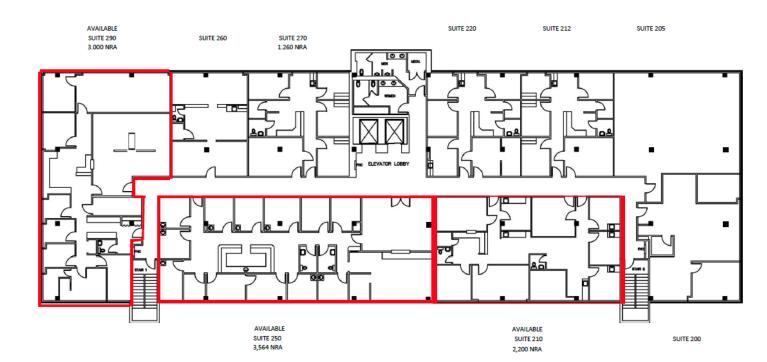
## 7333 N. FREEWAY, HOUSTON, TX 77076

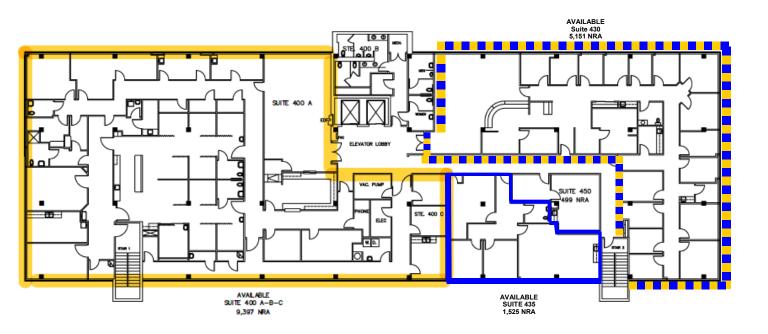




### **7333 NORTH FREEWAY**

### LEVEL TWO





**7333 North Freeway** 

LEVEL FOUR

## **Demographics**

#### Traffic Count Report

						9
Building Type: Class C Office Class: C	Fortune St	- P				
RBA: 86.091 SF	Fair St	Shepherd				17
Typical Floor: 16,000 SF	prosper St	- VSH				Arnett Ln
otal Available: 37,384 SF	S Victory Dr		221,665			Tomlin Rd
% Leased: 85.56%	Lucky St	21,907	5			
Rent/SF/Yr: \$18.85	Lucky St	21,907 16,169	29,925	30,175	W Little York	
			late		Jorraio	Gracia
	Lawn St	ner A	45		ŝ	SR Dine D
		icfine	2			
	work Rd g	29,955	29	3,480		
	W Little York Rd	M 31,328	10			2
The second se		- inco	Ŷ		W Grenfell L	nen St
	Rittenhouse St	Rittenhouse St	875	1,870		Rittenhouse
	Knoo	Granville Dr		Yain	Merri	E Echo Gien I
States and States of States and States of States	22			12 W Spread	8	550 yd
Brann I and a state of the stat	Coogle	St Dillard St		W Twicke	wood Dr	Map data ©20
	0-		Count	Avg Daily	Volume	Miles from
Street	Cross Street	Cross Str Dist	Year	Volume	Type	Subject Pro
	W Rittenhouse St	0.19 SE	2018	293,480	MPSI	.06
I- 45						.17
W Rittenhouse Rd	North Fwy	0.07 E	2018	875	MPSI	
W Rittenhouse Rd W Little York Rd	North Fwy	0.12 W	2018	30,175	MPSI	.25
W Rittenhouse Rd W Little York Rd W Little York Rd	North Fwy Stuebner Airline Rd	0.12 W 0.02 W	2018 2018	30,175 29,925	MPSI	.25
W Rittenhouse Rd W Little York Rd W Little York Rd W Rittenhouse St	North Fwy Stuebner Airline Rd Yale St	0.12 W 0.02 W 0.03 E	2018 2018 2018	30,175 29,925 1,870	MPSI MPSI MPSI	.25 .25 .27
W Rittenhouse Rd W Little York Rd W Little York Rd W Rittenhouse St N Shepherd Dr	North Fwy Stuebner Airline Rd Yale St Millville Dr	0.12 W 0.02 W 0.03 E 0.07 S	2018 2018 2018 2018 2018	30,175 29,925 1,870 29,955	MPSI MPSI MPSI MPSI	.25 .25 .27 .31
W Rittenhouse Rd W Little York Rd W Little York Rd W Rittenhouse St N Shepherd Dr I- 45	North Fwy Stuebner Airline Rd Yale St Millville Dr W Little York Rd	0.12 W 0.02 W 0.03 E 0.07 S 0.10 SE	2018 2018 2018 2018 2018 2018	30,175 29,925 1,870 29,955 221,665	MPSI MPSI MPSI MPSI MPSI	.25 .25 .27 .31 .33
W Rittenhouse Rd W Little York Rd W Little York Rd W Rittenhouse St N Shepherd Dr	North Fwy Stuebner Airline Rd Yale St Millville Dr	0.12 W 0.02 W 0.03 E 0.07 S	2018 2018 2018 2018 2018	30,175 29,925 1,870 29,955	MPSI MPSI MPSI MPSI	.25 .25 .27 .31

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1/3/2020

## Demographic Summary Report

7333 North Fwy, Houston, TX 77076						
Building Type: Class C Office	Total Availab	le: 37,384 SI	F			
Class: C		ed: 85.56%				
RBA: 86,091 SF	Rent/SF/	Yr: \$18.85			T HARD BEAM	
Typical Floor: 16,000 SF					The second se	
				and the second second	- States	
				No. of Concession, Name	A CONTRACTOR OF A DESCRIPTION	
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	19,454		129,544		377,272	
2019 Estimate	18,126		123,224		358,206	
2010 Census	14,697		115,778		332,457	
Growth 2019 - 2024	7.33%		5.13%		5.32%	
Growth 2010 - 2019	23.33%		6.43%		7.75%	
2019 Population by Hispanic Origin	9,918		77,498		226,052	
2019 Population	18,126		123,224		358,206	
White	10,227	56.42%	84,848	68.86%	265,206	74.049
Black	7,398	40.81%	33,530	27.21%	75,189	20.999
Am. Indian & Alaskan	178	0.98%	1,783	1.45%	5,283	1.479
Asian	86	0.47%	1,408	1.14%	7,208	2.019
Hawaiian & Pacific Island	16	0.09%	127	0.10%	374	0.109
Other	222	1.22%	1,529	1.24%	4,946	1.389
U.S. Armed Forces	0		0		84	
Households						
2024 Projection	5,960		39,065		121,602	
2019 Estimate	5,546		37,207		115,495	
2010 Census	4,467		35,359		107,760	
Growth 2019 - 2024	7.46%		4.99%		5.29%	
Growth 2010 - 2019	24.15%		5.23%		7.18%	
Owner Occupied	2,211	39.87%	21,375	57.45%	62,809	54.389
Renter Occupied	3,334	60.12%	15,831	42.55%	52,686	45.629
2019 Households by HH Income	5,544		37,208		115,494	
Income: <\$25,000	2,759	49.77%	13,324	35.81%	35,284	30.55
Income: \$25,000 - \$50,000	1,826	32.94%	10,977	29.50%	32,010	27.729
Income: \$50,000 - \$75,000	587	10.59%	5,592	15.03%	17,247	14.939
Income: \$75,000 - \$100,000	186	3.35%	3,351	9.01%	11,111	9.629
Income: \$100,000 - \$125,000	145	2.62%	1,598	4.29%	6,444	5.589
Income: \$125,000 - \$150,000	9	0.16%	789	2.12%	3,818	3.319
Income: \$150,000 - \$200,000	6	0.11%	677	1.82%	4,189	3.639
Income: \$200,000+	26	0.47%	900	2.42%	5,391	4.679
2019 Avg Household Income	\$32,520		\$51,143		\$63,667	
2019 Med Household Income	\$25,115		\$35,422		\$41,189	

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1/3/2020



#### 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 coincidental 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.

CMI Brokerage an Affiliate of Central Management, Inc.	390205	cmi@cmirealestate.com	(713)961-4666
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenan	t/Seller/Landlord In	itials Date	
Regulated by the Texas Real Estate Commission	Information available	at www.trec.texas.gov	

Central Management, Inc., 829 Gessner, Suite 1525 Housten, TX 77024 Phone: 713-961-4666 Fax: 713-961-5730 Victor Vacek Produced with zipForm® by zipLogix 18070 Filteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com