

# For Lease - 7333 North Freeway

Houston, TX 77076

**Second Generation Surgery Space Available!**



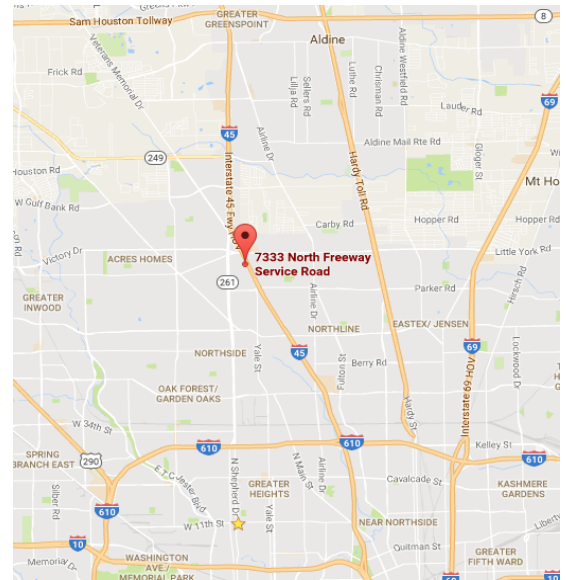
**RENTAL RATE: \$12 PSF/YR/GROSS**

## Available Space

Suite 100	3,802	SF
Suite 111	2,760	SF
Suite 120	2,583	SF
Suite 127	3,659	SF
Suite 210	2,200	SF
Suite 250	3,564	SF
Suite 290	2,986	SF
Suite 400 (Second Generation Surgery Center)	8,924	SF
Suite 430	6,500	SF
Suite 450	499	SF

## Property Information:

- Visibility on I-45
- On the Metro Bus Line
- Medical Office Building
- On-site Security and Pharmacy



## Location

I-45 North, South of West Little York

*For Leasing inquiries, please contact:*

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Trent Vacek, CCIM, Vice President

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**CMI BROKERAGE**

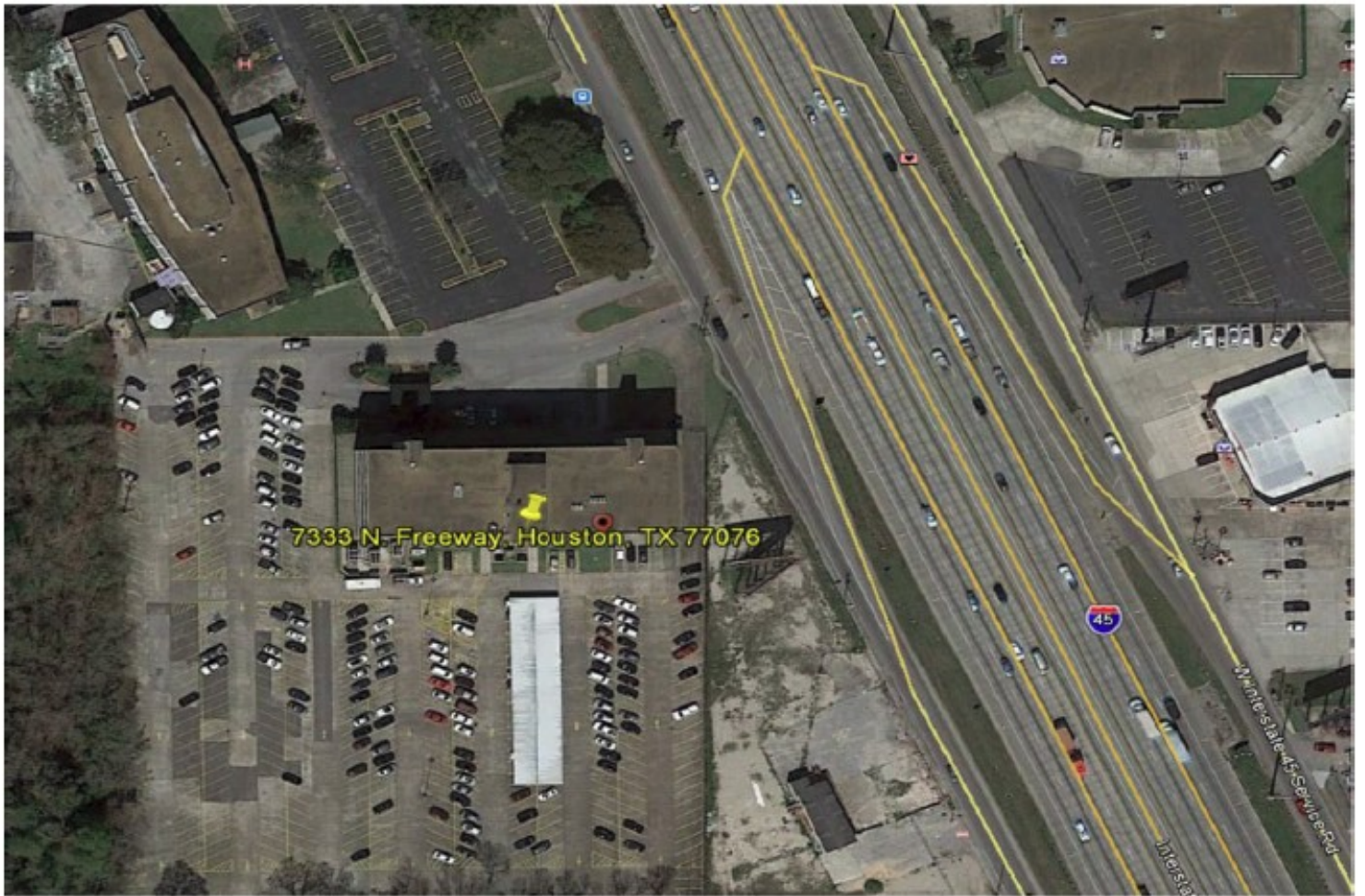
820 Gessner, Suite 1525

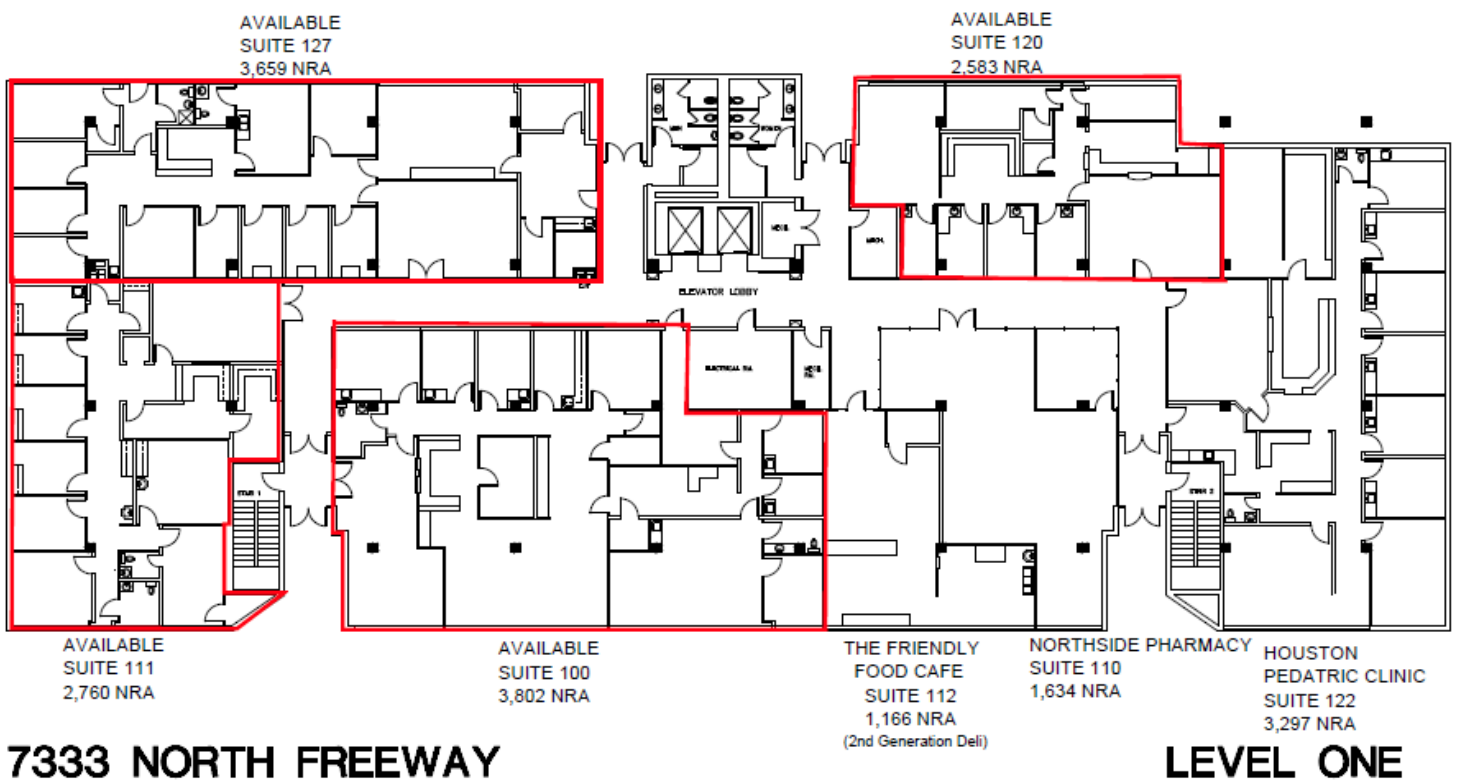
Houston, TX 77024

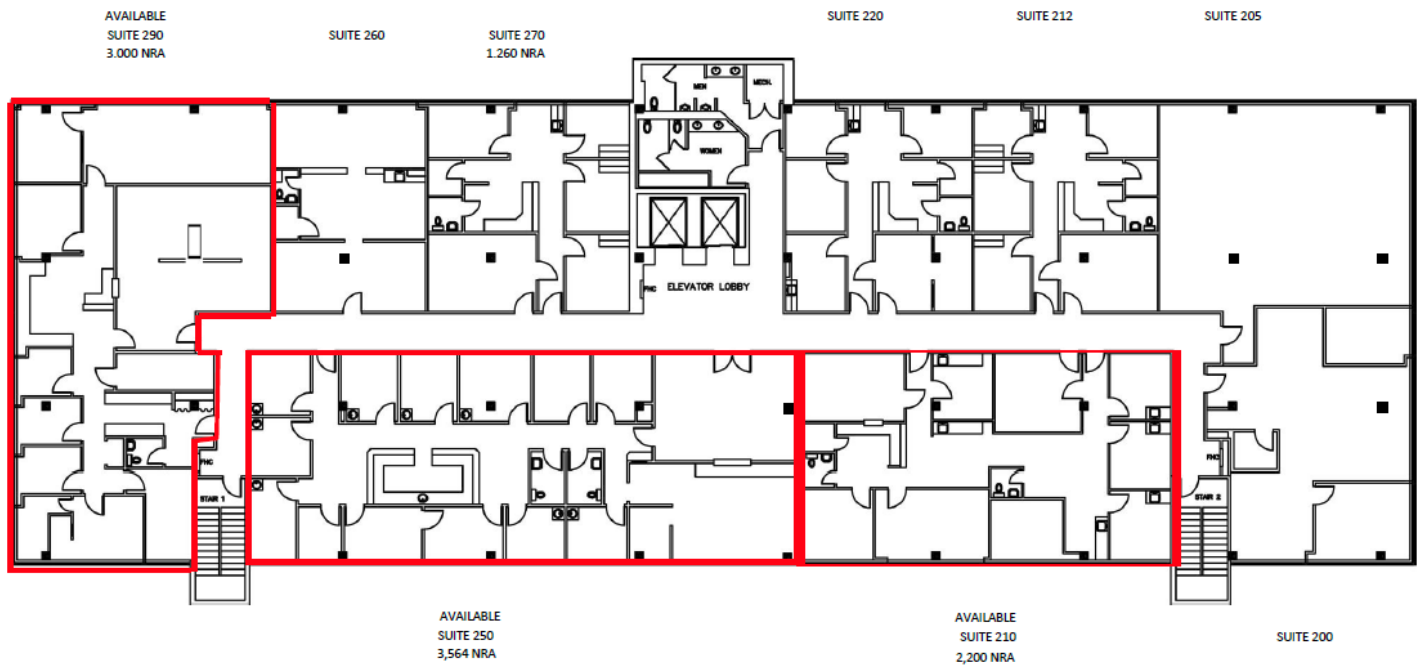
[www.cmirealestate.com](http://www.cmirealestate.com)

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**7333 N. FREEWAY, HOUSTON, TX 77076**



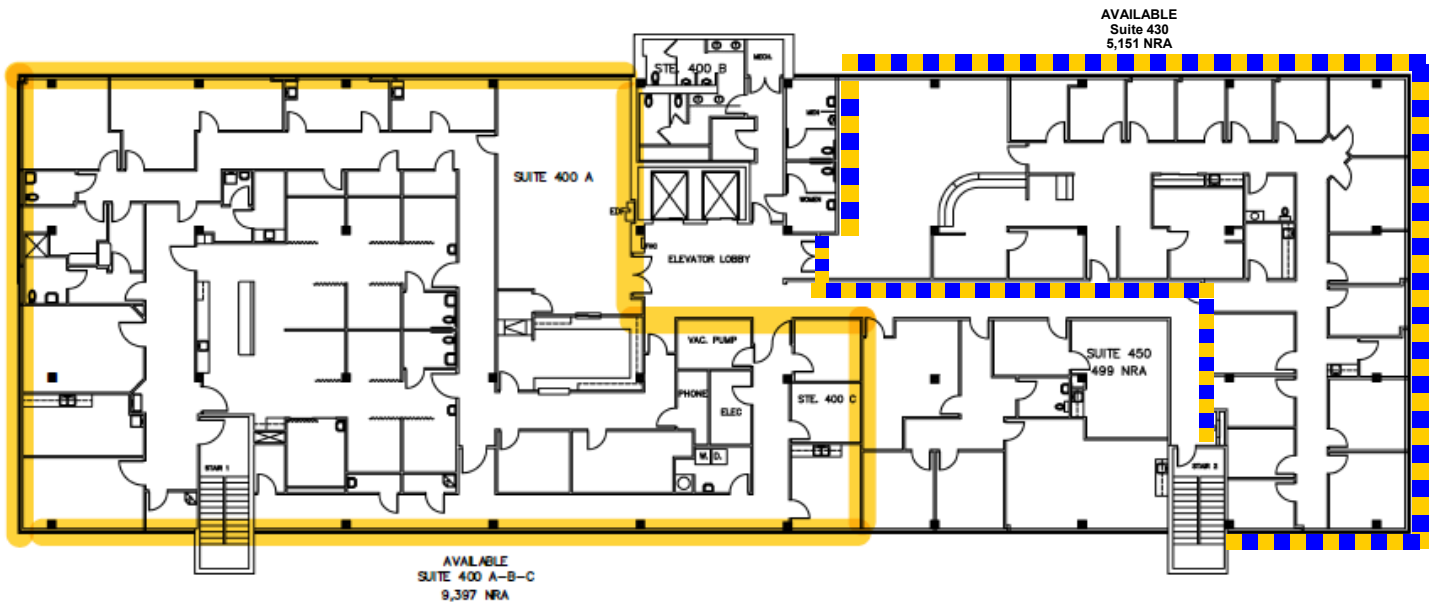




**7333 NORTH FREEWAY**

**LEVEL TWO**





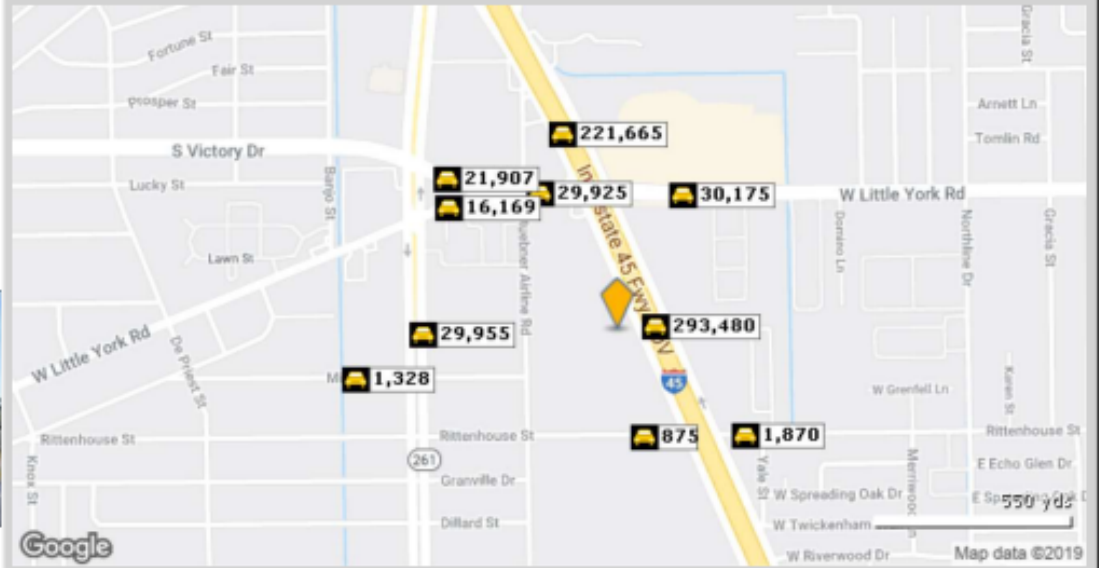
7333 NORTH FREEWAY

LEVEL FOUR

## Traffic Count Report

7333 North Fwy, Houston, TX 77076

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **86,091 SF**  
 Typical Floor: **16,000 SF**  
 Total Available: **35,277 SF**  
 % Leased: **87.45%**  
 Rent/SF/Yr: **\$12.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I-45	W Rittenhouse St	0.19 SE	2018	293,480	MPSI	.06
2 W Rittenhouse Rd	North Fwy	0.07 E	2018	875	MPSI	.17
3 W Little York Rd	North Fwy	0.12 W	2018	30,175	MPSI	.25
4 W Little York Rd	Stuebner Airline Rd	0.02 W	2018	29,925	MPSI	.25
5 W Rittenhouse St	Yale St	0.03 E	2018	1,870	MPSI	.27
6 N Shepherd Dr	Millville Dr	0.07 S	2018	29,955	MPSI	.31
7 I-45	W Little York Rd	0.10 SE	2018	221,665	MPSI	.33
8 W Little York Rd	N Shepherd Dr	0.05 SW	2018	16,169	MPSI	.34
9 N Victory St	N Shepherd Dr	0.05 NW	2018	21,907	MPSI	.36
10 Millville Dr	N Shepherd Dr	0.09 E	2018	1,328	MPSI	.42

# Demographic Summary Report

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 RBA: **86,091 SF**      Rent/SF/Yr: **\$12.00**  
 Typical Floor: **16,000 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2019 Population by Hispanic Origin</b>	9,918	77,498	226,052
<b>2019 Population</b>	18,126	123,224	358,206
White	10,227 56.42%	84,848 68.86%	265,206 74.04%
Black	7,398 40.81%	33,530 27.21%	75,189 20.99%
Am. Indian & Alaskan	178 0.98%	1,783 1.45%	5,283 1.47%
Asian	86 0.47%	1,408 1.14%	7,208 2.01%
Hawaiian & Pacific Island	16 0.09%	127 0.10%	374 0.10%
Other	222 1.22%	1,529 1.24%	4,946 1.38%
U.S. Armed Forces	0	0	84
<b>Households</b>			
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 54.38%
Renter Occupied	3,334 60.12%	15,831 42.55%	52,686 45.62%
<b>2019 Households by HH Income</b>	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 27.72%
Income: \$50,000 - \$75,000	587 10.59%	5,592 15.03%	17,247 14.93%
Income: \$75,000 - \$100,000	186 3.35%	3,351 9.01%	11,111 9.62%
Income: \$100,000 - \$125,000	145 2.62%	1,598 4.29%	6,444 5.58%
Income: \$125,000 - \$150,000	9 0.16%	789 2.12%	3,818 3.31%
Income: \$150,000 - \$200,000	6 0.11%	677 1.82%	4,189 3.63%
Income: \$200,000+	26 0.47%	900 2.42%	5,391 4.67%
<b>2019 Avg Household Income</b>	\$32,520	\$51,143	\$63,667
<b>2019 Med Household Income</b>	\$25,115	\$35,422	\$41,189



## 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.

<b>CMI Brokerage an Affiliate of Central Management, Inc.</b>	<b>390205</b>	<b>cmi@cmirealestate.com</b>	<b>(713)961-4666</b>
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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

Regulated by the Texas Real Estate Commission

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