

FOR SUBLEASE



100% AIR CONDITIONED

HIGH FINISH OFFICE & MEDICAL LAB SPACE

GREAT MEDICAL CENTER ALTERNATIVE



2710

Reed Road
Houston, Texas



Sublease Overview

FULLY AIR CONDITIONED SPACE
WITH 850 SF LAB SPACE.

LAB PORTION CONTAINS:

- 3,900 CFM conditioned air filtration system
- Dedicated 10-ton rooftop HVAC unit
- Supplemental humidifier that maintains a constant 45% relative humidity
- Clean room



SPACE AVAILABLE

15,178 SF or 28,354 SF

OCCUPANCY

30 Days

MONTHLY NET RENT

Starting \$0.50 per SF

TERM EXPIRATION

October 31, 2022

ESTIMATED MONTHLY OP EX

\$0.30 per SF

T.I. ALLOWANCE

As-Is

For more information, visit:

www.colliers.com/texas/2710reedroad

LOCATION

Park 288 is a service center/distribution development that consists of three (3) buildings located at Highway 288 and Reed Road. The buildings feature tilt-wall concrete exterior with a smooth-painted finish with reveals and reflective glass.

For more information contact:

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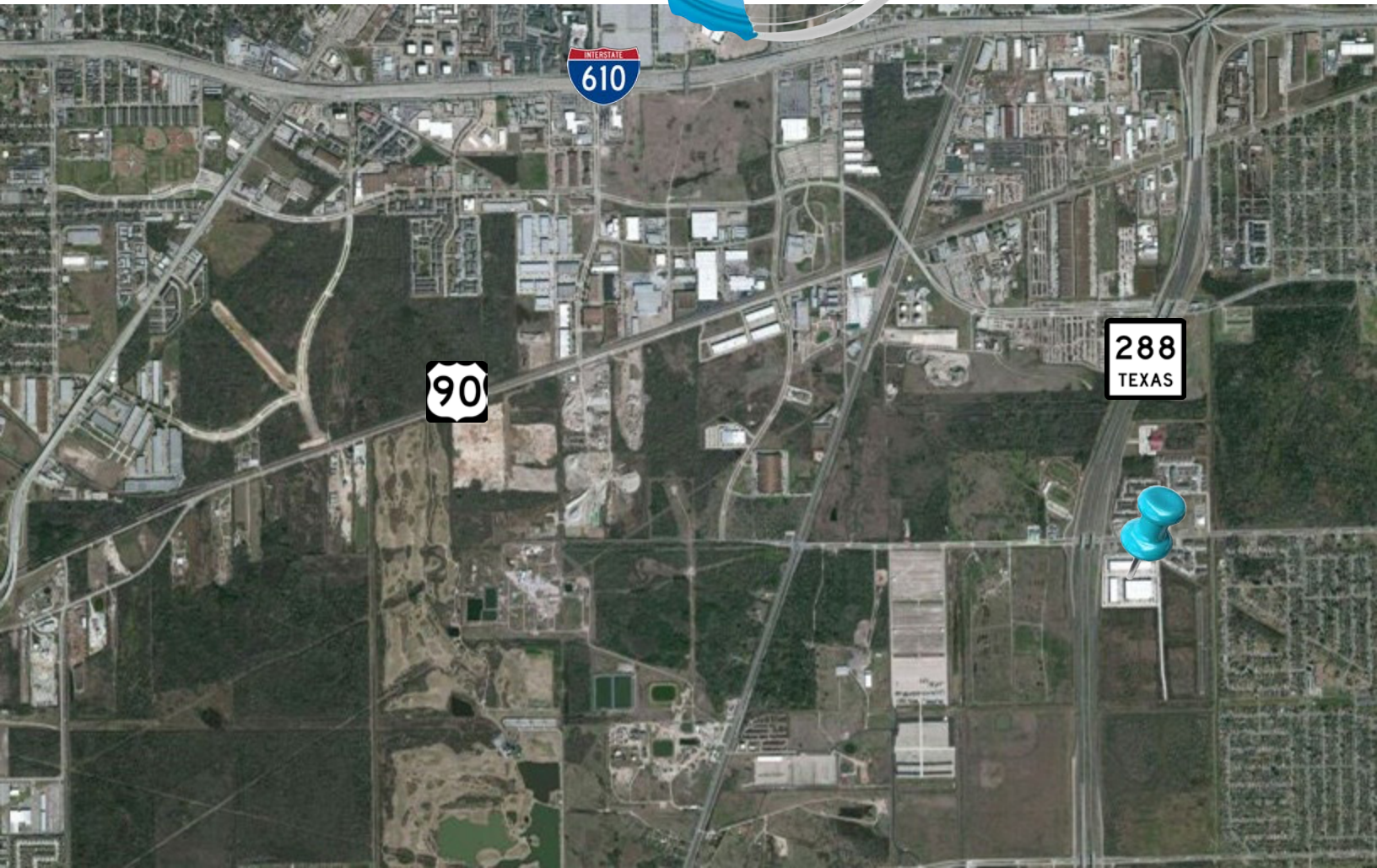
charles.fertitta@colliers.com



PROPERTY FEATURES

- Flex space | light distribution
- Clear height: 28'
- Excellent visibility from SH 288
- Easy access to Loop 610 & Beltway 8

- Dock-high & semi-dock loading
- 100% HVAC
- High parking ratio

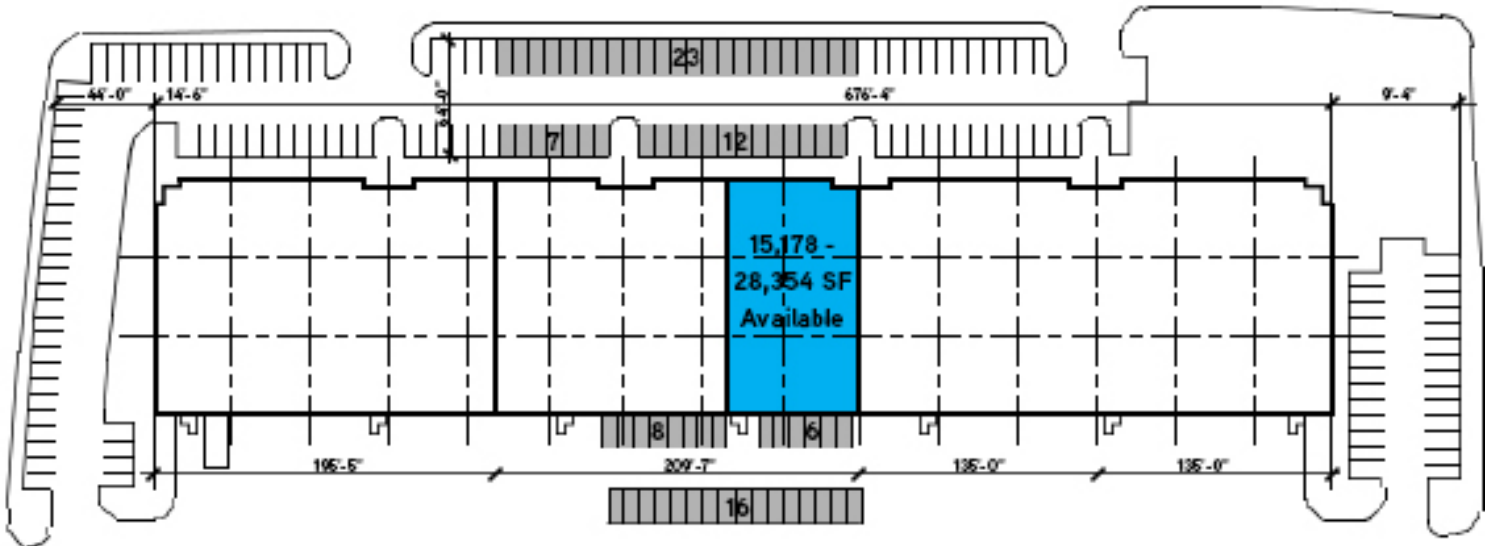
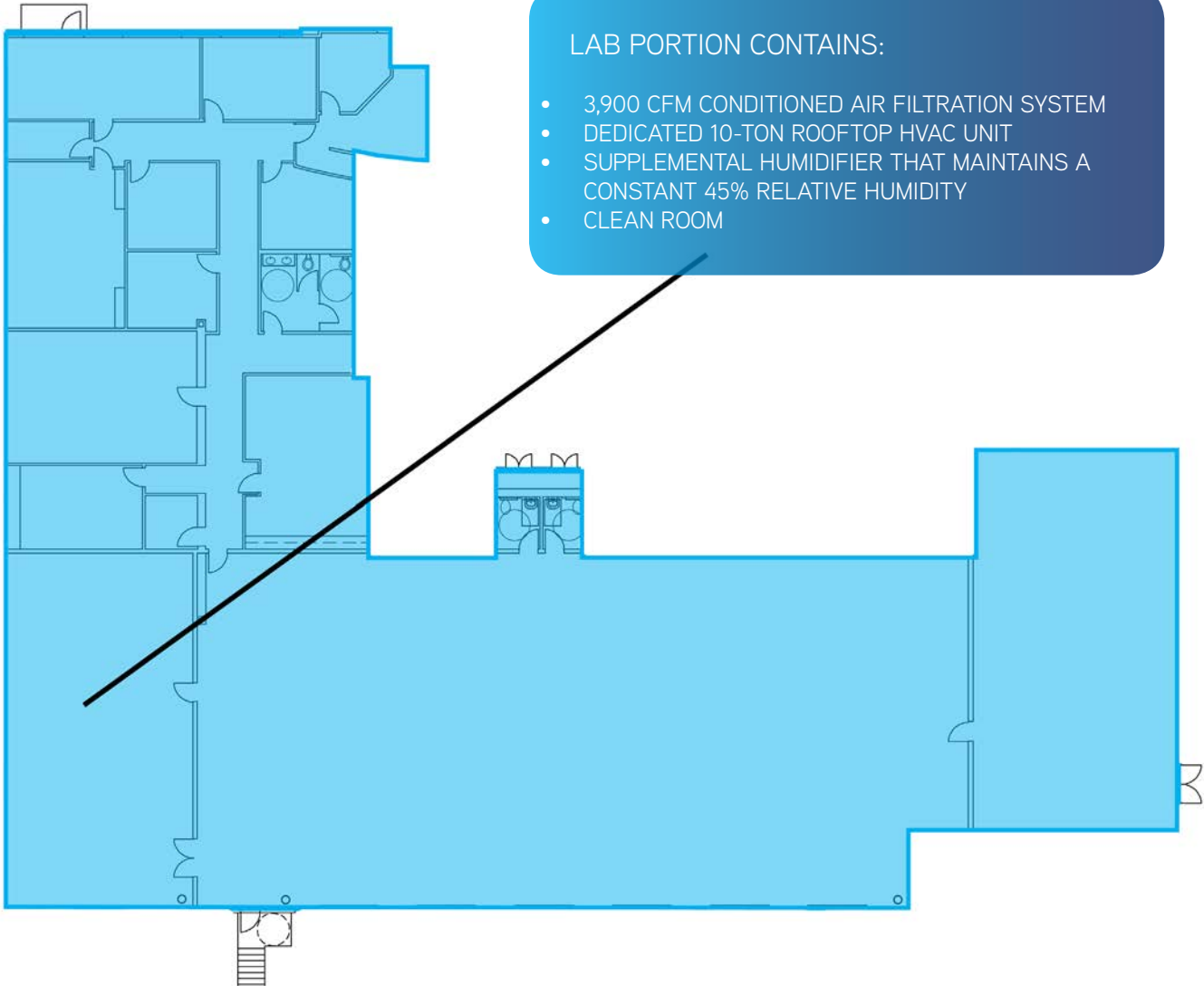


Floor Plan

15,178 SF

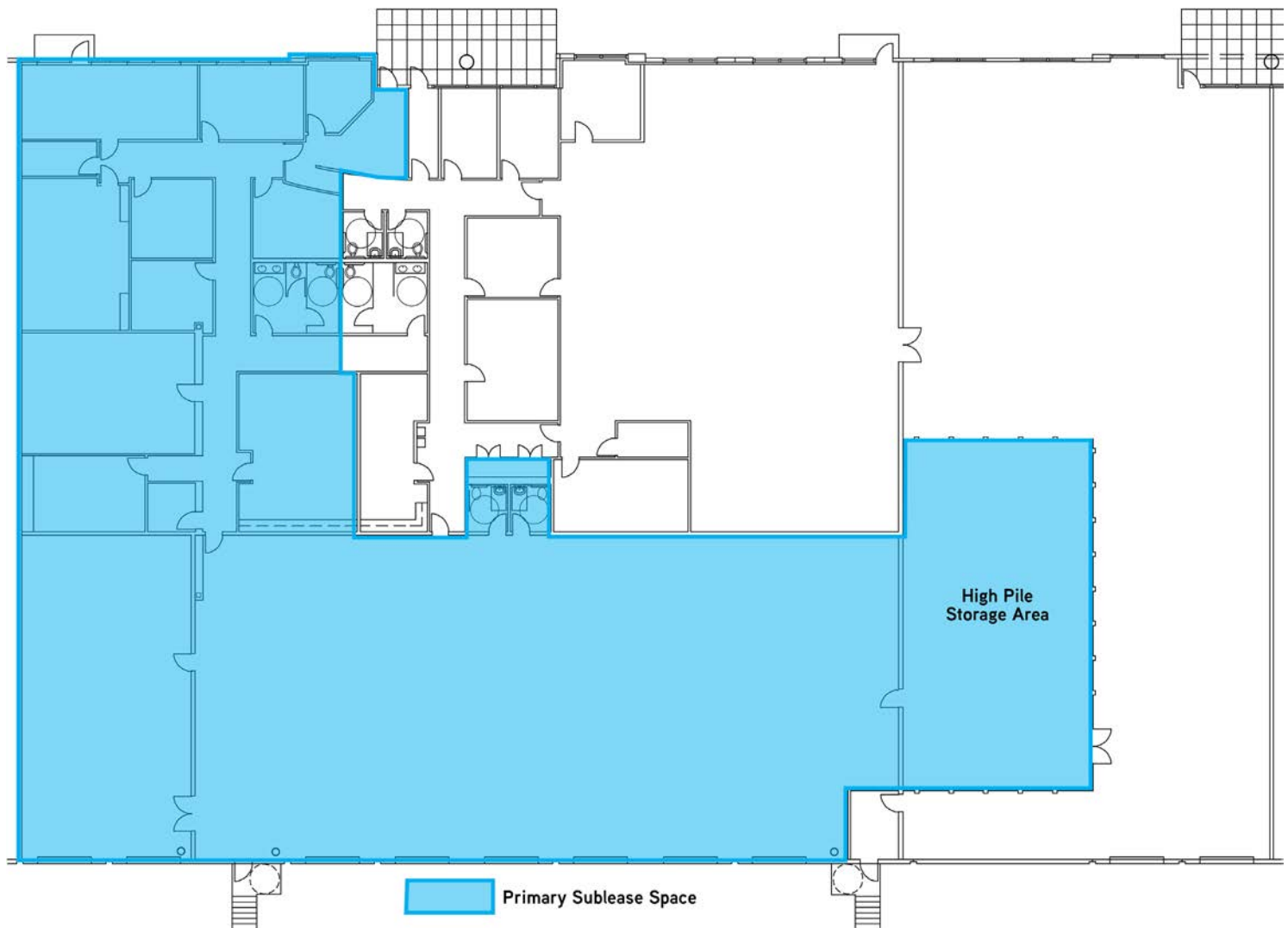
PRIMARY SUBLEASE SPACE

- LAB PORTION CONTAINS:
- 3,900 CFM CONDITIONED AIR FILTRATION SYSTEM
 - DEDICATED 10-TON ROOFTOP HVAC UNIT
 - SUPPLEMENTAL HUMIDIFIER THAT MAINTAINS A CONSTANT 45% RELATIVE HUMIDITY
 - CLEAN ROOM



POSSIBLE OPTION: ENTIRE SPACE

28,354 SF



- LARGE BREAK & EVENT ROOM WITH HOT/COLD WATER
- ULTRA HIGH EFFICIENCY & REDUNDANT HVAC SYSTEM
- RECEPTION GUEST WORK AREA
- 40 GUARANTEED UNRESERVED PARKING SPACES
- DOCK HIGH DOORS
- RESTROOM FACILITIES

- 4/1,000 SF UNRESERVED PARKING
- CRITICAL SERVICES ELECTRICAL BACKUP WITH 75 KW GAS GENERATOR
- DEDICATED CAMERA & SECURITY SYSTEM
- SECURITY ZONES & ELECTRONIC PASSEY DOOR ACCESS
- EXISTING CALL CENTER



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3 PRE-WIRED CONFERENCE ROOMS;
2 WITH DEDICATED PROJECTORS





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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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Regulated by the Texas Real Estate Commission

TAR 2501