

FOR LEASE



Cypressbrook
Company

2912 W DAVIS ST, CONROE TX 77304

FREE RENT!!

* see floor plan for details *

EXCELLENT LOCATION IN BEAUTIFUL OFFICE PARK
Located on the West side of Hwy 105 (West Davis St) near I-45.
Close to retail, restaurants, and Downtown Conroe, Texas





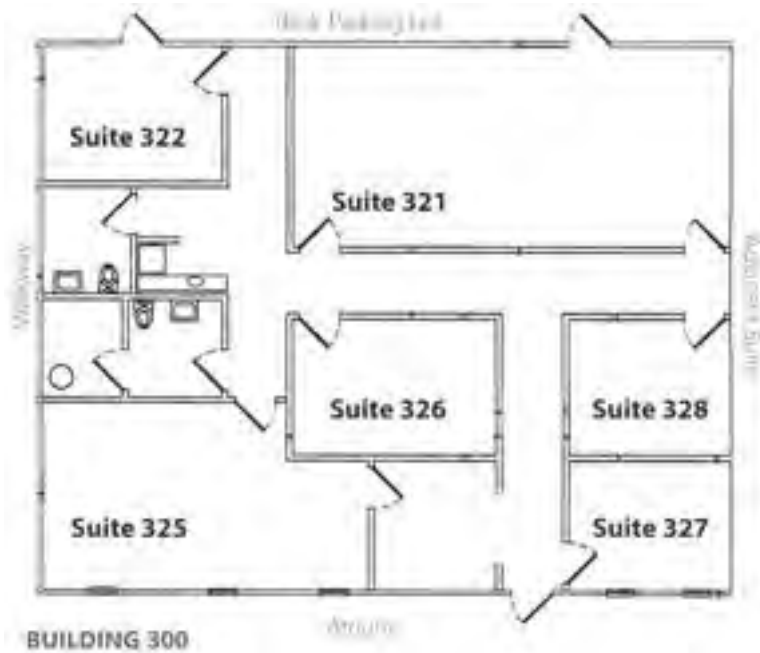
PICTURES



Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
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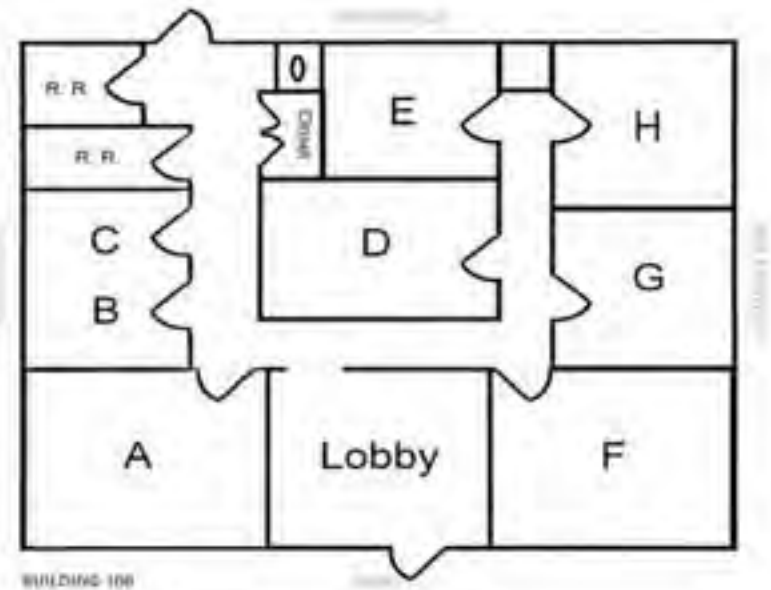
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AVAILABLE SUITES

Suite 321 | 715 sf | \$1,460/mo | Exterior Suite with Two Interior Doors and One Exterior Glass Door Facing The Parking Lot. Large rectangular office with numerous possibilities

MODIFIED GROSS LEASES TO INCLUDE UTILITIES, JANITORIAL AND ESTIMATED ANNUAL CAMS. TENANT RESPONSIBLE FOR PHONES, INTERNET AND CONTENTS INSURANCE.



AVAILABLE SUITES

Suite 140-H | 197 sf | \$435/mo | Private Single Office in Shared Office Suite with Single Transom Window
FREE RENT AVAILABLE

Suite 140-G | 185 sf | \$430/mo | Private Single Office in Shared Office Suite with Single Transom Window
FREE RENT AVAILABLE

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Aerial



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Information About Brokerage Services

11-3-2015

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 known by the broker;
- Advise the client's questions and provide 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 (buyer and seller) 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 to write not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when listing 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 state this interest of the client 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 brokerage services. Please acknowledge receipt of this notice below and return a copy for your records.

Cypressbrook Company Michael C. Howell Licensed Broker/Owner Firm Name to Primary Assured Business Name	367492 License No.	howellm@cypressbrook.com Email	(832) 403-2860 Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent Associate	License No.	Email	Phone
Kimberly DeVos Sales Agent/Associate's Name	223177 License No.	kdevos@cypressbrook.com Email	(621) 403-2860 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

IABS

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