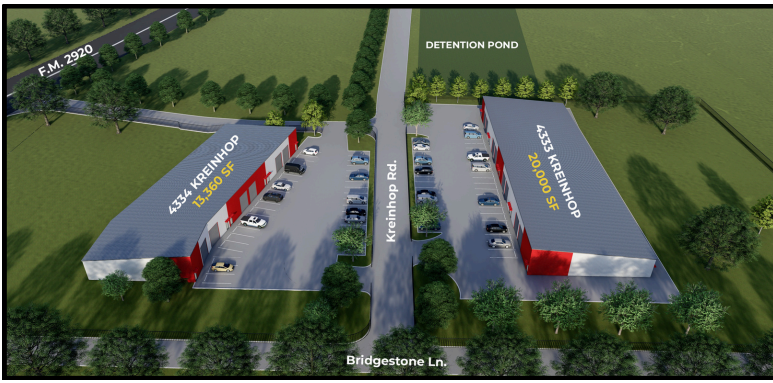


FOR LEASE

4333 Kreinhop Road
Spring, TX 77388

Suite 108

Shell Condition—
Ready for a custom
buildout!



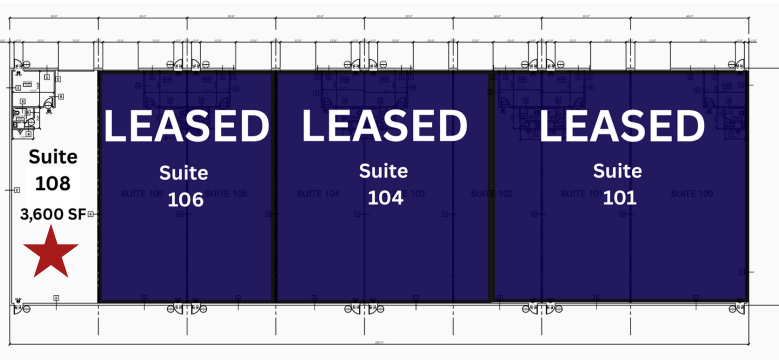
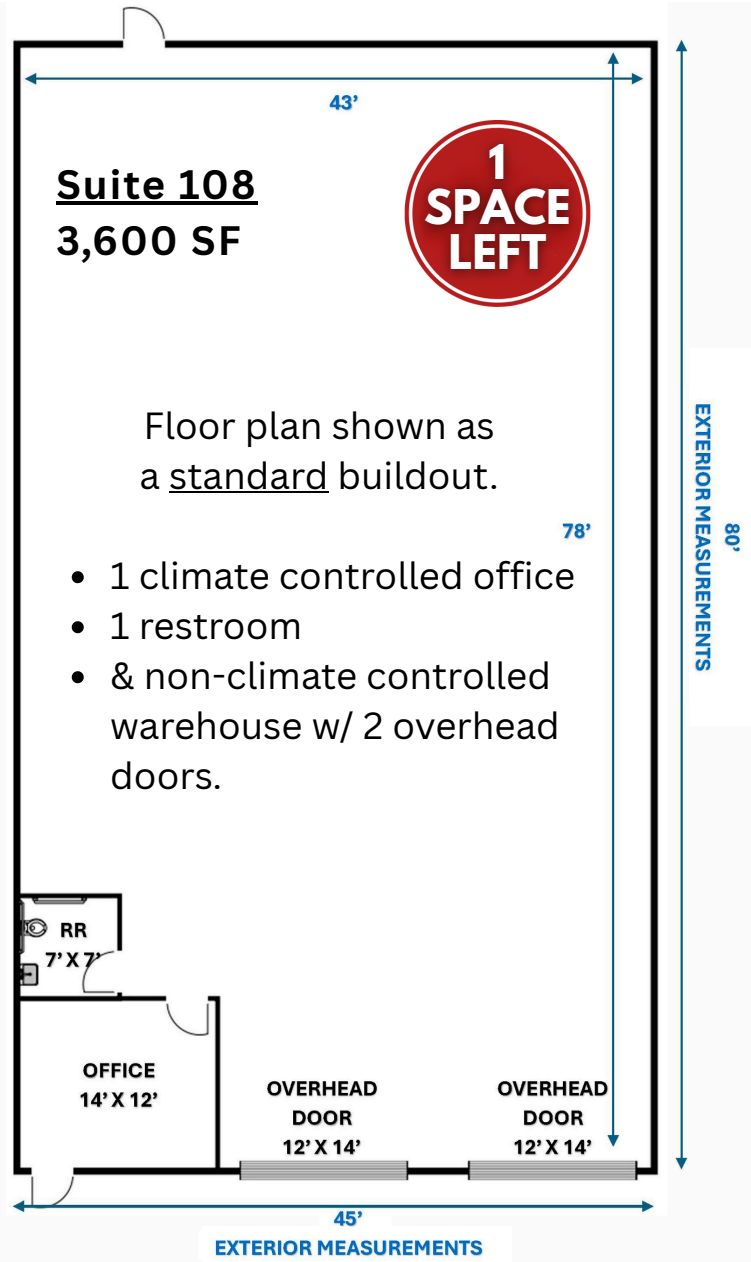
OFFICE-WAREHOUSE,
FLEX SPACE

Monthly Cost (All-In):

Base: \$1.17/SF/month
NNN: \$0.25/SF/month
Total Rate: \$1.42/SF/month
Total Monthly All-In Rent: \$5,100

Annual Cost (All-In):

Base Rent: \$14.00/SF/year
NNN: \$3.00/SF/year
Total Rate: \$17.00/SF/year
Total Annual All-In Rent: \$61,200



LEASE INFORMATION

Lease Term: 5 Year (Negotiable)
Lease Type: NNN

Property Type:
Kreinhop Business Park offers office-warehouse, flex space. This commercial park consists of two office-warehouse buildings—4333 and 4334 Kreinhop.

Base rent:
\$1.17 SF/MO. in base rent +
Current estimated NNN at \$0.25 SF/MO.

The total monthly rent at this park includes the tenant's proportionate share of:

- Water
- Dumpster service
- Exterior security lighting
- Exterior pest control
- Landscaping and lawn maintenance
- Quarterly HVAC filter changes
- Two annual exterior HVAC unit cleanings

Tenants are responsible for interior electricity, security systems, interior pest control, Wi-Fi, & janitorial services.

Comcast and AT&T are available providers at this property.

Kreinhop Business Park is fully fenced with an automatic entrance gate (option to purchase a refundable remote control is available).

The park is well-lit, and the grounds are clean and well-maintained by a local, experienced property management team. All maintenance concerns and requests are handled promptly by our in-house maintenance team.

LOCATION INFORMATION

Kreinhop Business Park is ideally located in the Spring/Klein area of Northwest Houston. It is less than 600 feet from FM 2920, 1.16 miles from the Grand Parkway (99), 3.6 miles from I-45, and 8.3 miles from TX-249, with The Woodlands just 10 miles away.

Situated in Harris County and Klein ISD, the park is in a high-density, residential, and commercial area, with over 275,000 vehicles per day on I-45 and more than 40,000 vehicles per day on FM 2920.

SUITE INFORMATION

Power Description: 3-Phase | 208Y/120V

Suite 108 is located on the end-cap of the 4333 building, and is currently in shell condition ready for customization/BTS! Third Generation Development handles most customized build-out requests in-house.

- Suite 108 is our last available suite at approximately 3,600 SF
- 45' wide x 80' deep

A standard build-out would include (as shown in the floor plan on the first page):

- (1) 14' x 12' climate-controlled office
- (1) ADA compliant restroom
- Warehouse is currently not climate-controlled and features LED lighting along with two (2) 12' x 14' overhead, roll-up garage doors.

For a Custom/BTS consultation, please contact 281-609-7114.



SUITE 108—SHELL CONDITION, READY FOR A CUSTOM BUILDOUT




CUSTOM SPACES

We specialize in creating flexible, customized spaces built to fit your exact needs.

From expanding square footage and designing the ideal layout to adding private offices, conference rooms, breakrooms, climate-controlled warehouses, drive-thru bays, accessible entrances, and custom features like sinks, counters, cabinets, and more — we bring your vision to life.

Enjoy a seamless process from start to finish with:


- ✓ Fast floor plan consultations
- ✓ Quick project quotes
- ✓ Custom design & finish selections
- ✓ Permitting assistance
- ✓ Complete construction coordination




TI Allowance
AVAILABLE!

Customize your space your way—tenant improvement allowance included to help you create the perfect retail environment.
Ask us how today!

Schedule Your Design Consultation!

 281-609-7114

 office@3rdgd.com