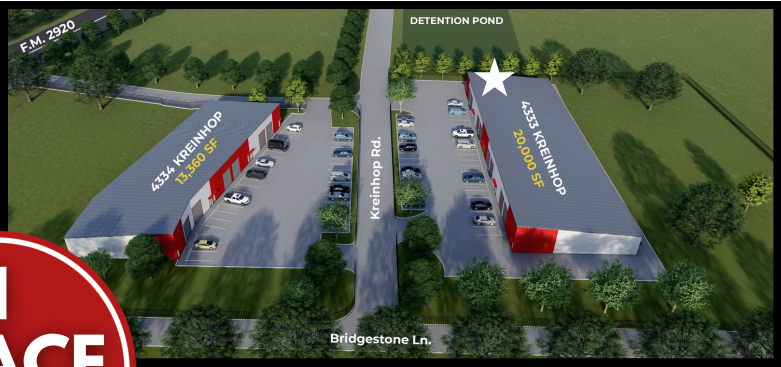
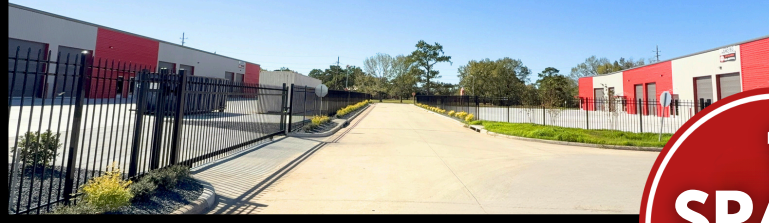


**KREINHOP BUSINESS PARK—
INDUSTRIAL, FLEX,
OFFICE-WAREHOUSE**



**1
SPACE
LEFT**

4334 Kreinhop



4333 Kreinhop



KREINHOP BUSINESS PARK:

4333 Kreinhop Rd., Suite 108,
Spring, TX 77388

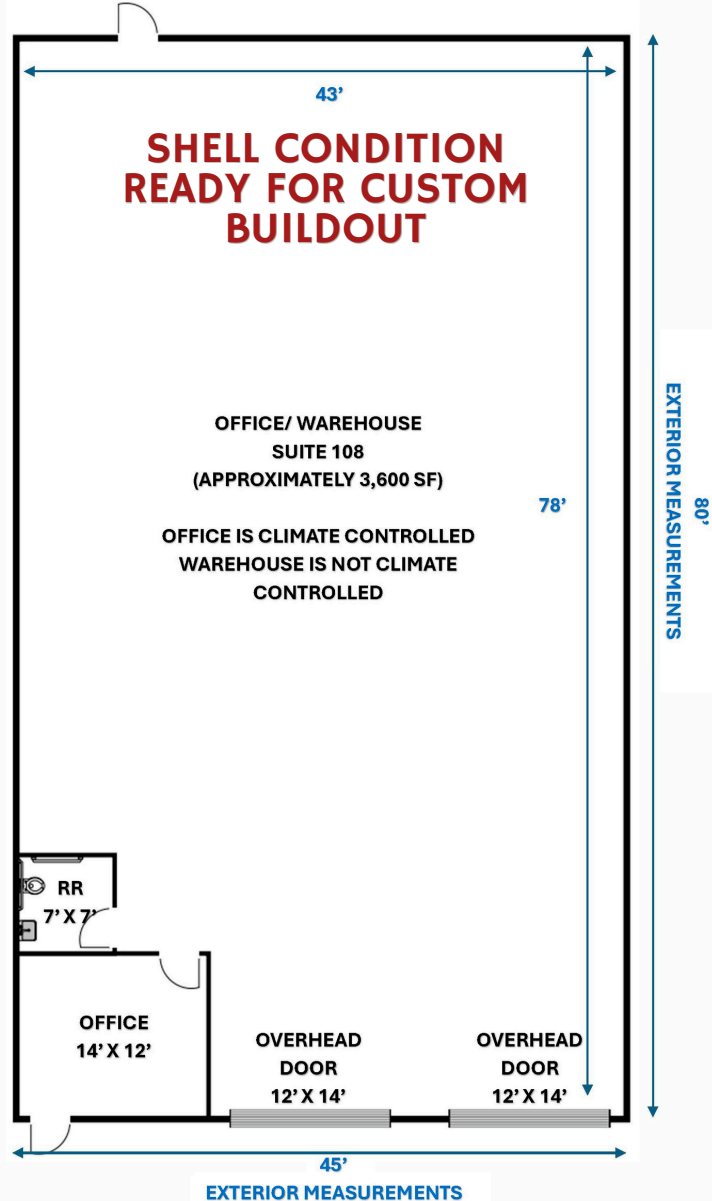
Suite 108 is the last space available at the Kreinhop Business Park. This suite is an end-cap unit at approximately 3,600 SF.

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:
\$14.00 SF/YR in base rent +
Current estimated NNN at \$3.00 SF/YR

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 a fully fenced property with an automatic entrance gate, offering the option to purchase a refundable remote control.

The park is well-lit, includes marquee signage, and is equipped with security cameras throughout the property.

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. This space is a standard buildout, 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
- (1) 14' x 12' climate-controlled office
- (1) ADA compliant restroom

The warehouse space is not climate-controlled and features LED lighting along with a 12' x 14' overhead, roll-up garage door.

