

# 17717

## RED OAK DRIVE

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**±4,160 SF NEWLY RENOVATED OFFICE  
BUILDING ON ±1 ACRE OF LAND**

**PROPERTY TOUR HERE**

# BUILDING INFORMATION

**Address:** 17717 Red Oak Dr., Houston, TX 77090

**Building RBA:** 4,160 SF

**Floors:** 2

**Pricing:** Call Broker for Pricing



**CLOSE PROXIMITY TO  
HCA HOUSTON HEALTHCARE  
NORTHWEST CAMPUS**



**OWNER-USER  
POTENTIAL**



**OFFICE SPACE  
OPTIONALITY**



**FULLY FENCED  
SECURITY GATE**



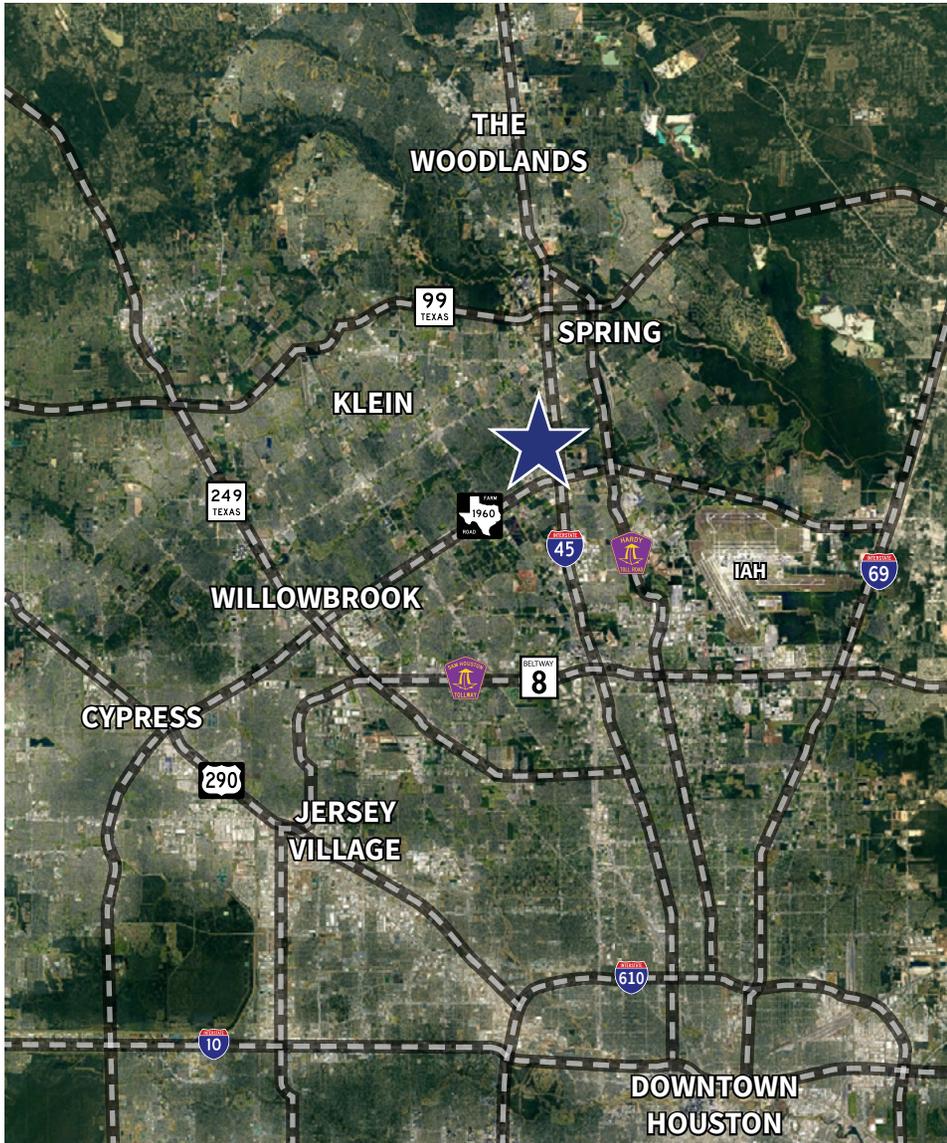
**SIGNAGE  
AVAILABLE**



**TOTAL ACREAGE  
1 AC**



# LOCATION HIGHLIGHTS



## KEY DEMOGRAPHICS

3 Mile Radius

111,842

Total Population

34.0

Median Age

\$274,611

Average Home Value

\$97,956

Average Household Income

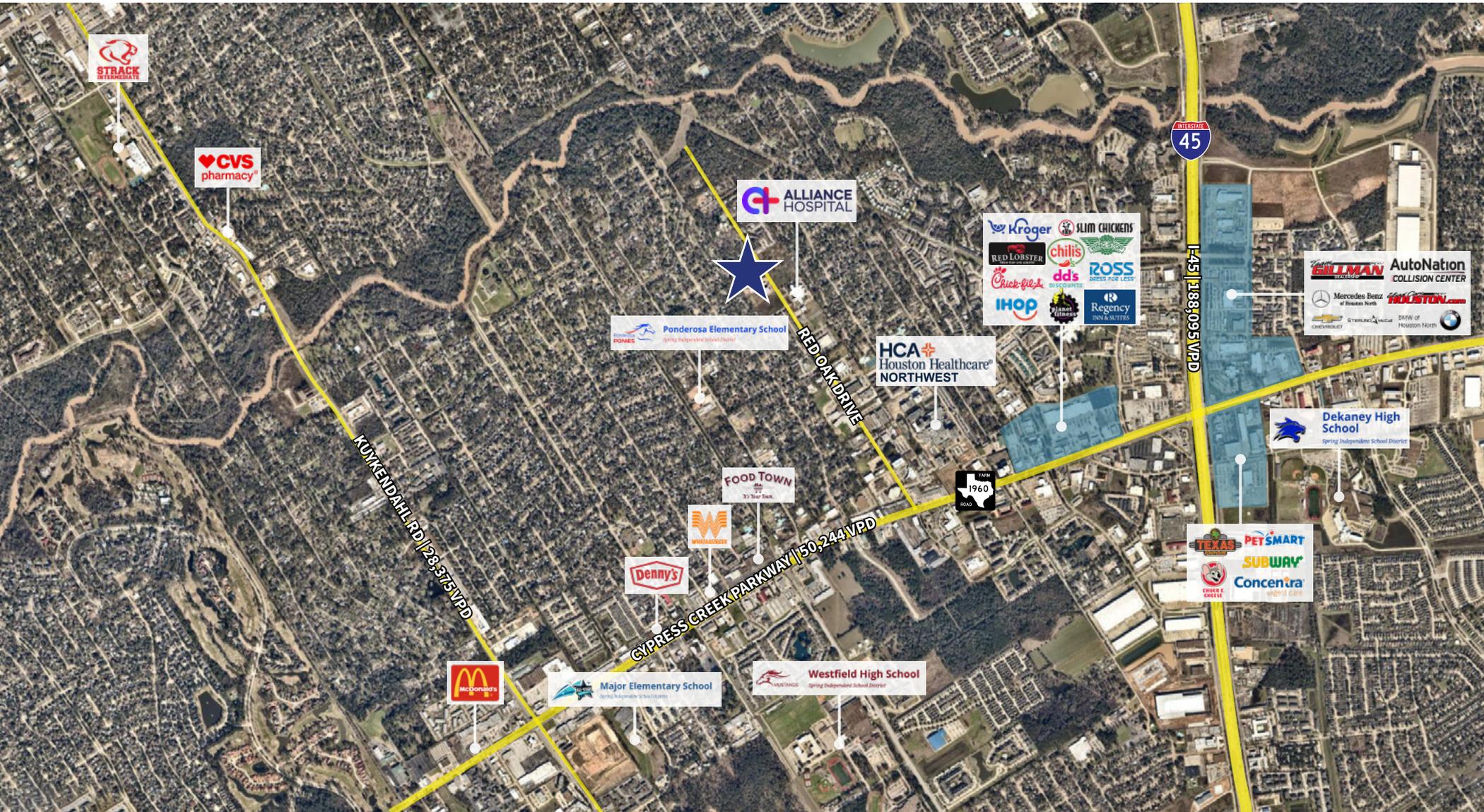
33.0%

Education - Bachelor's Degree or Higher

### DRIVE TIMES:

- 5 minute drive to HCA Northwest Hospital
- 15 minute drive to The Woodlands
- 20 minute drive to George Bush Intercontinental Airport
- 25 minute drive to Downtown Houston

# AREA AMENITIES



# PROPERTY AMENITIES

## COMPLETE RENOVATION IN 2023

- Updated flooring and ceiling
- Repainted interior walls and front facade
- Updated AC units and all vents
- Updated lights
- Updated appliances, security and internet

## AMENITIES

- Ample parking – not currently striped
- Private septic
- Water well on site
- Shower and sauna in interior bathroom on second floor
- Abundant green space with additional development potential

## DIMENSIONS

### 1st Floor

- **Reception:** 8' x 9'
- **Reception Waiting Room:** 12' x 13'
- **Coffee Room:** 6.5' x 6.5'
- **Kitchen:** 13.5' x 11'
- **Back Right Office:** 13' x 18'
- **Front Bathroom:** 7' x 5'
- **Back Bathroom:** 7' x 5'
- **Back Left Office:** 13' x 18'
- **Conference Room:** 11' x 13.5'
- **Front Left Office:** 13' x 18'

### 2nd Floor

- **Front Right Office:** 20.5' x 13'
- **Coffee Room:** 6' x 6.5'
- **Middle Right Office:** 14' x 11'
- **Back Right Office:** 13' x 18'
- **Front Bathroom:** 8' x 5'
- **Back Left Office:** 13' x 18'
  - **Interior Bathroom:** 8' x 5'
- **Back Left Office:** 13' x 18'
- **Middle Left Conference:** 12' x 13.5'
- **Front Left Office:** 13' x 18'

# SITE PLAN

±4,160 SF on ±1 Acre



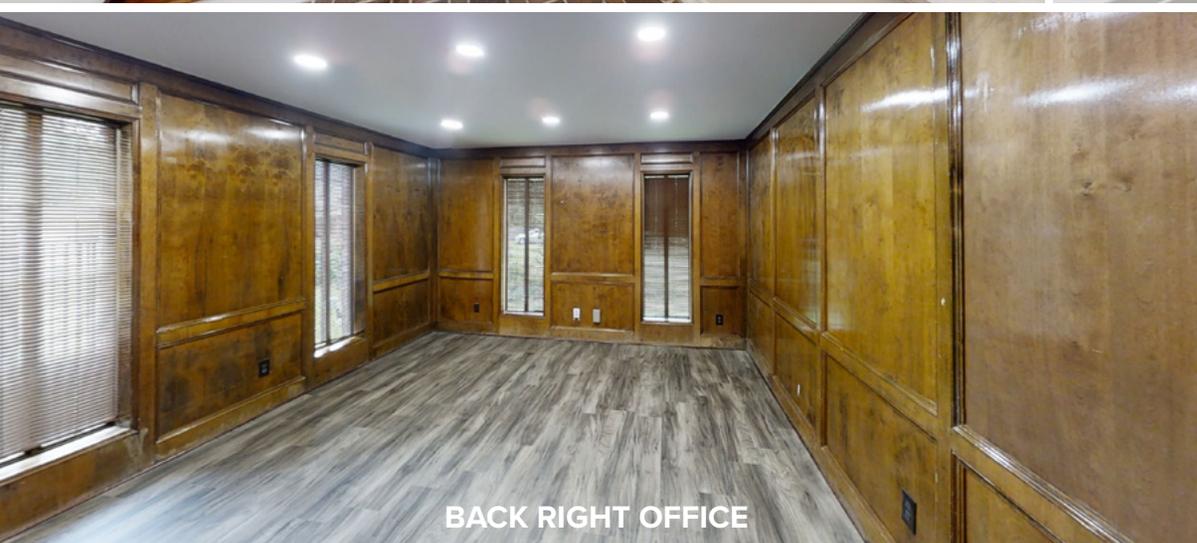
# FIRST FLOOR



RECEPTION



CONFERENCE ROOM



BACK RIGHT OFFICE



FRONT LEFT OFFICE

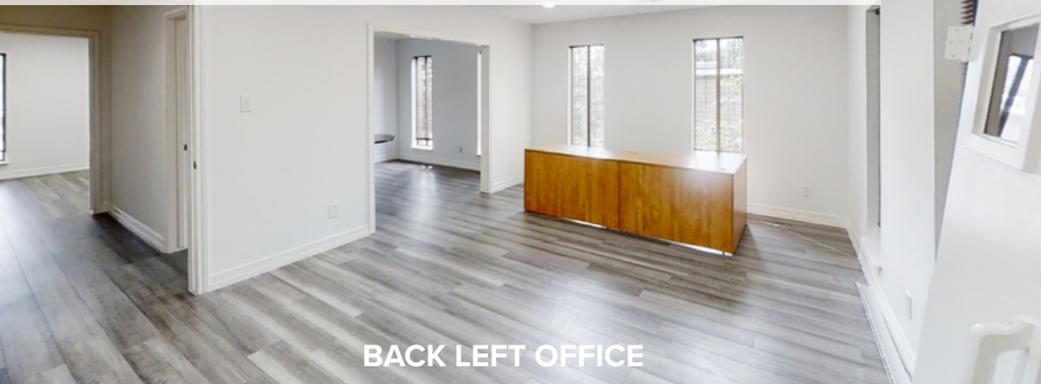


KITCHEN



RECEPTION WAITING ROOM

# SECOND FLOOR



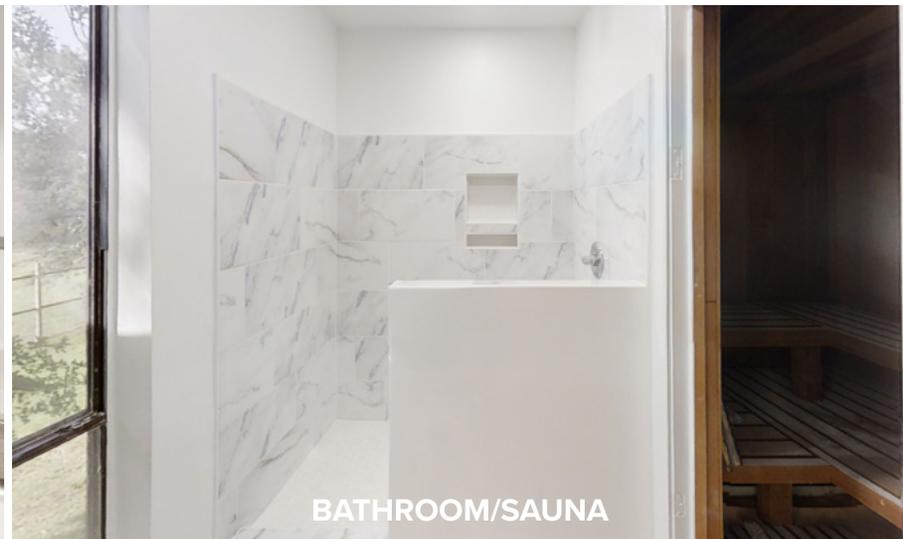
BACK LEFT OFFICE



MIDDLE RIGHT OFFICE



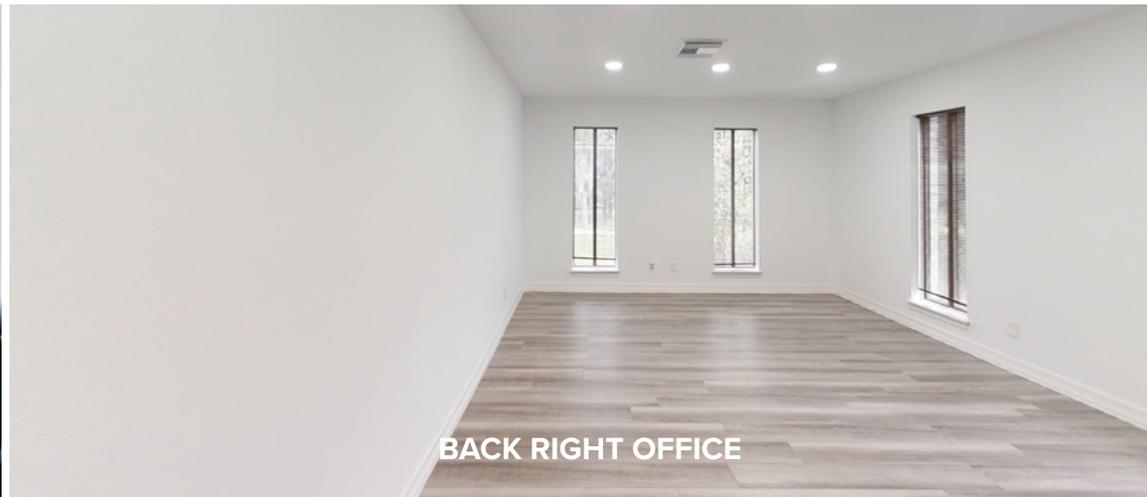
COFFEE ROOM



BATHROOM/SAUNA



FRONT BATHROOM



BACK RIGHT OFFICE



# Information About Brokerage Services

*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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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# DEAL TEAM

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