

FOR LEASE



 20619 Miramesa Dr.
Cypress, TX 77433

PROPERTY FEATURES

- End Cap
- Natural lighting
- 1994 SF Available
- Easy access to Fry Rd., 290, and Grand Parkway 99
- Co-Tenant Established Orthodontics Practice
- Prime Cypress Location – Surrounded by major national retailers including Walmart and H-E-B.
- High growth Cypress community.
- Convenient surface parking with abundant capacity.

ABOUT THIS PROPERTY

Nestled in the heart of Cypress's thriving retail corridor. The center is surrounded by upscale master-planned communities such as Miramesa, Towne Lake, Bridgeland, Canyon Lakes West, Cypress Creek Lakes, and Bridgecreek.

- Ideal for Healthcare/Medical Users, Dental Specialists Pediatrics, Oral Surgery, Endodontics, or Specialty Medical, Complementary healthcare services (wellness, aesthetics, physical therapy, etc.)
- Professional office or service-oriented user
- Cold Shell Condition – Build out to your exact specifications and create a custom-designed space for your practice or business.
- High-Growth Market – Located within one of Houston's fastest-growing residential communities with thousands of new rooftops and continued new home construction.



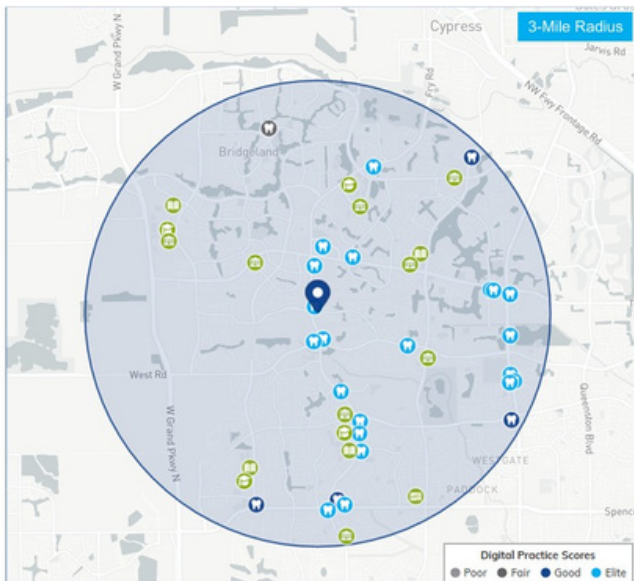
eXpCOMMERCIAL



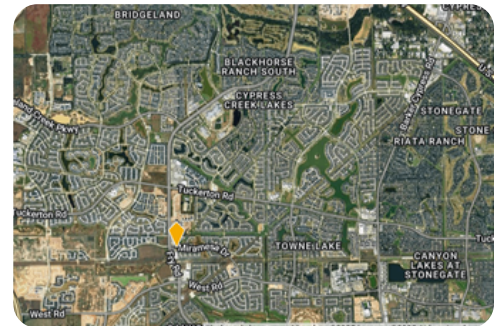
Dentagraphics

General Dental Practices and Schools

Population	Employees	Avg Household Size
83,612	12,722	3.47
Household Income	Median Age	Speaks English
\$117,636	32.1	54.4%
Practices	Observed Growth	Fee Index
27*	1.8%	\$\$\$\$
Saturation	Home Ownership	Search Index
3,097	84.1%	N/A



1994 sqft leasing space



LISTED EXCLUSIVELY BY:
CLAUDIA FUENTES | Broker Associate

Cell: 281-686-2697

Claudia.Fuentes@expcommercial.com

www.expcommercial.com





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

EXP Commercial, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claudia Fuentes	721276	Claudia.Fuentes@expcommercial.com	281-686-2697
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date