

FOR LEASE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS

MAP LOCATION



PROPERTY FEATURES

- Suites ranging from +/- 5,285 SF - +/- 7,260 SF
- Close to Pecan Park Sports Complex, Pasadena Convention Center & Fair Grounds, San Jacinto College, Hawthorne at Fairmont Apartment Homes, Mariposa Senior Apartment Homes
- +/- 16,000+ CPD (Fairmont Parkway at Canada Road)
- +/- 13,000 CPD (Spencer Highway at Canada Road)
- New Construction & Business Park Setting



JOEL G HILL COMMERCIAL

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Houston, Texas 77027

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DEVELOPED BY:



PRESENTED BY:

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SENIOR ASSOCIATE

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New High-Quality Flex Space

3515 Canadian Plaza is a well-located site offering up to 7,260 SF, strategically located close to Fairmont Parkway, Red Bluff and Genoa Red Bluff within minutes distance to numerous economic drivers including, San Jacinto College, Pasadena Convention Center & Fair Grounds, K Hovnanian's Parkway Trails New Home development, Mariposa Senior Apartments, Hawthorne at Fairmont New Luxury Apartments, Pecan Park Sports Complex, and many more restaurants and retail.

The development offers new office/flex space. TI allowance is available.

La Porte, Texas is one of the best places for jobs in the Houston MSA with proximity to the Port of Houston, Barbour's Cut and Bayport Shipping Terminals, and also one of the largest Petrochemical complexes in the world.

3515 Canadian Plaza is more than a great office/flex location, it is an excellent choice for those entrepreneurs desiring new space, in a business park setting at affordable rates with best of class services.

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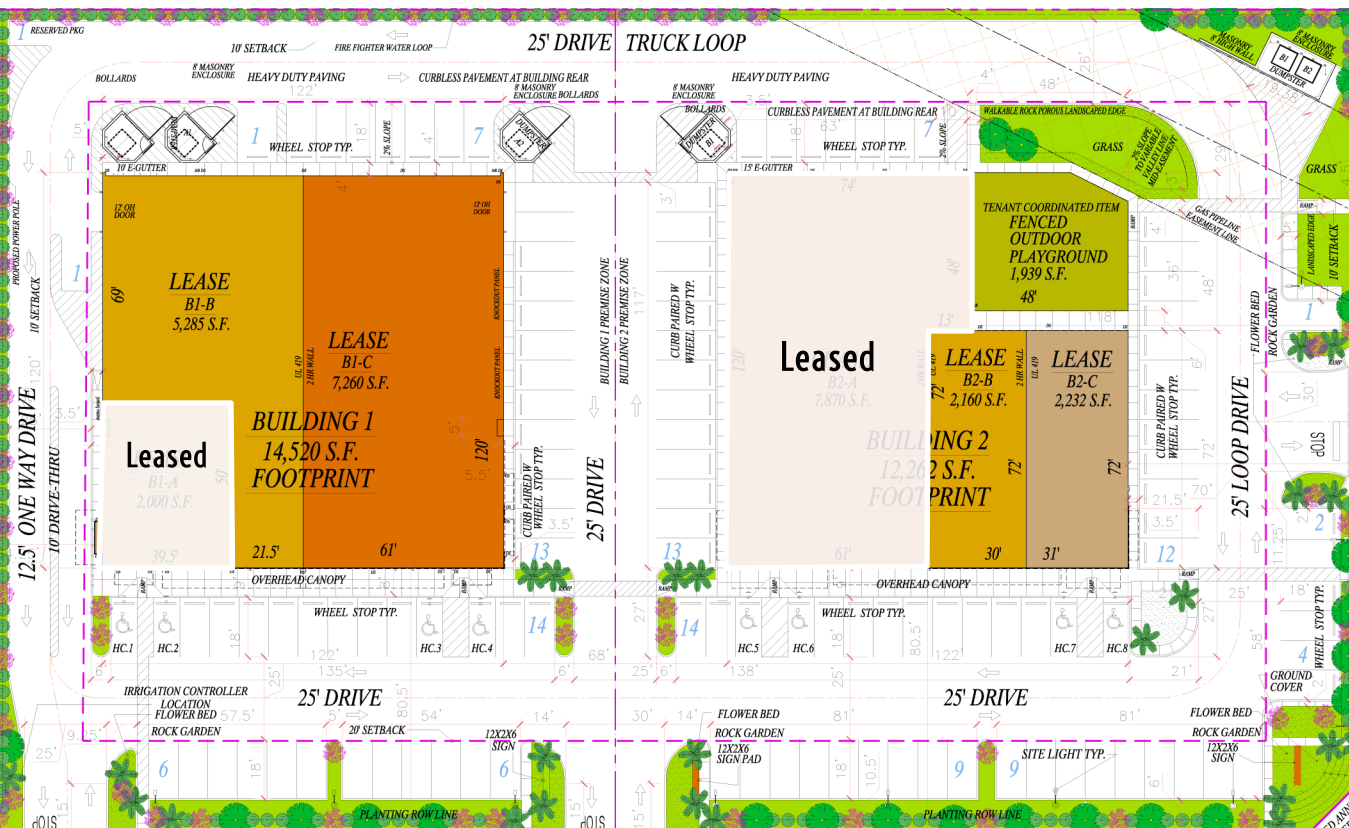
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Canadian Plaza Phase I Site Plan



PROPERTY PROFILE

LOCATION Canada Road near Fairmont Parkway

STORIES 1

YEAR BUILT New Development

ASSET TYPE Flex Options

INGRESS/EGRESS Multiple Ingress/Egress Points on Canada Road

LOADING Grade Level

FEATURES AND AMENITIES Multiple options for space Geometry offering efficient, flexible planning and interior design.

LEASE ECONOMICS & AVAILABILITIES

SUITE AVAILABILITY BI-B: +/- 5,285 SF Shell Space with a 12 x 12 OH Door
BI-C: +/- 7,260 SF Shell Space with a 12 x 12 OH Door

TERM 5–10 Years

OCCUPANCY Shell (BTS IN PHASE II ONLY)

RENTAL RATE \$1.40 PSF

2025 OPEX (ESTIMATED) \$0.58 PSF (Estimated)

TI ALLOWANCE \$15 PSF

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Canadian Plaza
Phase I

Canada Road



Canadian Plaza

Phase II
Coming Soon

NORTHEAST



Pecan Park Sports Complex

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Pecan Park Sports Complex

Canada Road

Spencer Highway

Canadian Plaza
Phase I



NORTH

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Pecan Park Sports Complex

SOUTHEAST



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WEST



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Canada Road/Genoa Red Bluff

EAST



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3535 Canada, La Porte, TX 77571

CITY, STATE

La Porte, TX

POPULATION

97,294

AVG. HH SIZE

2.84

MEDIAN HH INCOME

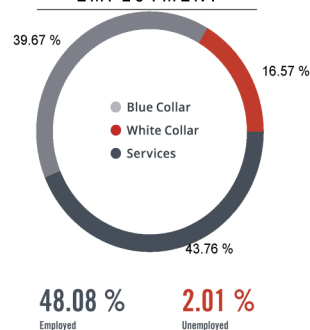
\$72,813

HOME OWNERSHIP

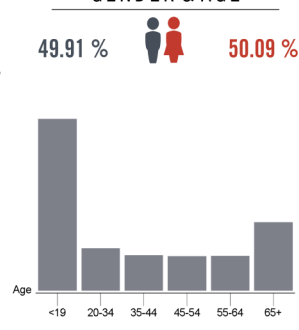
Renters: 7,590

Owners: 26,074

EMPLOYMENT



GENDER & AGE



RACE & ETHNICITY

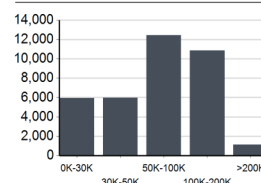
White: 62.06 %
Asian: 0.84 %
Native American: 0.13 %
Pacific Islanders: 0.03 %
African-American: 2.38 %
Hispanic: 25.79 %
Two or More Races: 8.78 %

EDUCATION

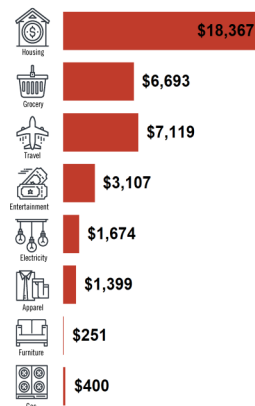
High School Grad: 31.11 %
Some College: 32.12 %
Associates: 7.07 %
Bachelors: 21.58 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Radius

Median Household Income

| | |
|--------|-------------|
| 1-Mile | \$68,802.57 |
| 3-Mile | \$80,007.91 |
| 5-Mile | \$83,550.92 |

Radius

Average Household Income

| | |
|--------|-------------|
| 1-Mile | \$70,229.29 |
| 3-Mile | \$83,706.03 |
| 5-Mile | \$85,754.80 |

Radius

Aggregate Household Income

| | |
|--------|--------------------|
| 1-Mile | \$187,737,790.87 |
| 3-Mile | \$1,668,271,331.34 |
| 5-Mile | \$3,304,211,529.34 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 4,444 | 35,157 | 67,910 |
| High School Grad | 1,560 | 11,299 | 19,566 |
| Some College | 1,411 | 11,770 | 20,419 |
| Associates | 311 | 2,770 | 4,550 |
| Bachelors | 424 | 4,056 | 9,777 |
| Masters | 328 | 1,374 | 4,012 |
| Prof. Degree | 22 | 300 | 930 |
| Doctorate | 120 | 258 | 574 |

Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportaion | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|---------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 0 | 12 | 359 | 559 | 271 | 294 | 297 | 25 | 260 | 837 | 170 | 97 | 343 |
| 3-Mile | 10 | 337 | 2,551 | 5,735 | 1,124 | 2,357 | 1,804 | 291 | 2,361 | 6,379 | 1,614 | 991 | 2,141 |
| 5-Mile | 47 | 762 | 4,661 | 10,460 | 2,106 | 4,277 | 3,400 | 447 | 5,092 | 11,890 | 3,559 | 1,674 | 3,919 |

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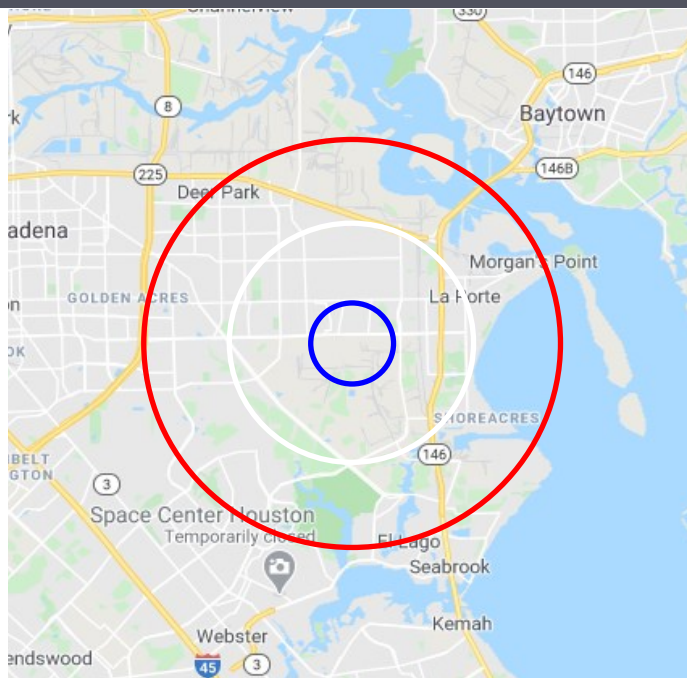
TRAFFIC COUNTS



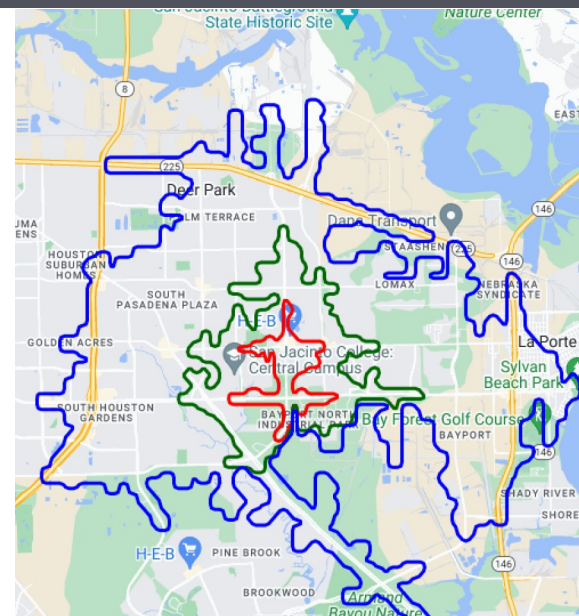
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Population



By Radius



Demographic Information obtained from Catalyst Research

By Drivetime

| Distance | Male | Female | Total | Distance | Male | Female | Total |
|----------|--------|--------|---------|----------|--------|--------|--------|
| 1-Mile | 3,735 | 3,853 | 7,587 | 1-Mile | 1,738 | 1,782 | 3,520 |
| 3-Mile | 29,248 | 29,345 | 58,593 | 3-Mile | 10,268 | 10,405 | 20,673 |
| 5-Mile | 56,000 | 56,202 | 112,202 | 5-Mile | 48,559 | 48,735 | 97,294 |



LA PORTE, TEXAS



LA PORTE - IT'S MORE THAN A BUSINESS VENTURE - IT'S HOME.

Home to the most loyal of consumers, you won't find a community more committed to buying and shopping local. La Porte offers warm hospitality and small-town charm with serious business potential. The City of La Porte offers a fantastic location, a relaxed, enjoyable quality of life, competitive incentives and a strong affiliation with its sister cities in the Houston Bay Area. Our two industrial districts provide a strong employment base of residents who love their hometown and go out of their way to support it. Our friendly neighbors, cool summer breezes, and proximity to the natural beauty of the bay make La Porte a superb choice for businesses considering a new location or an expansion in the Houston Bay Area.

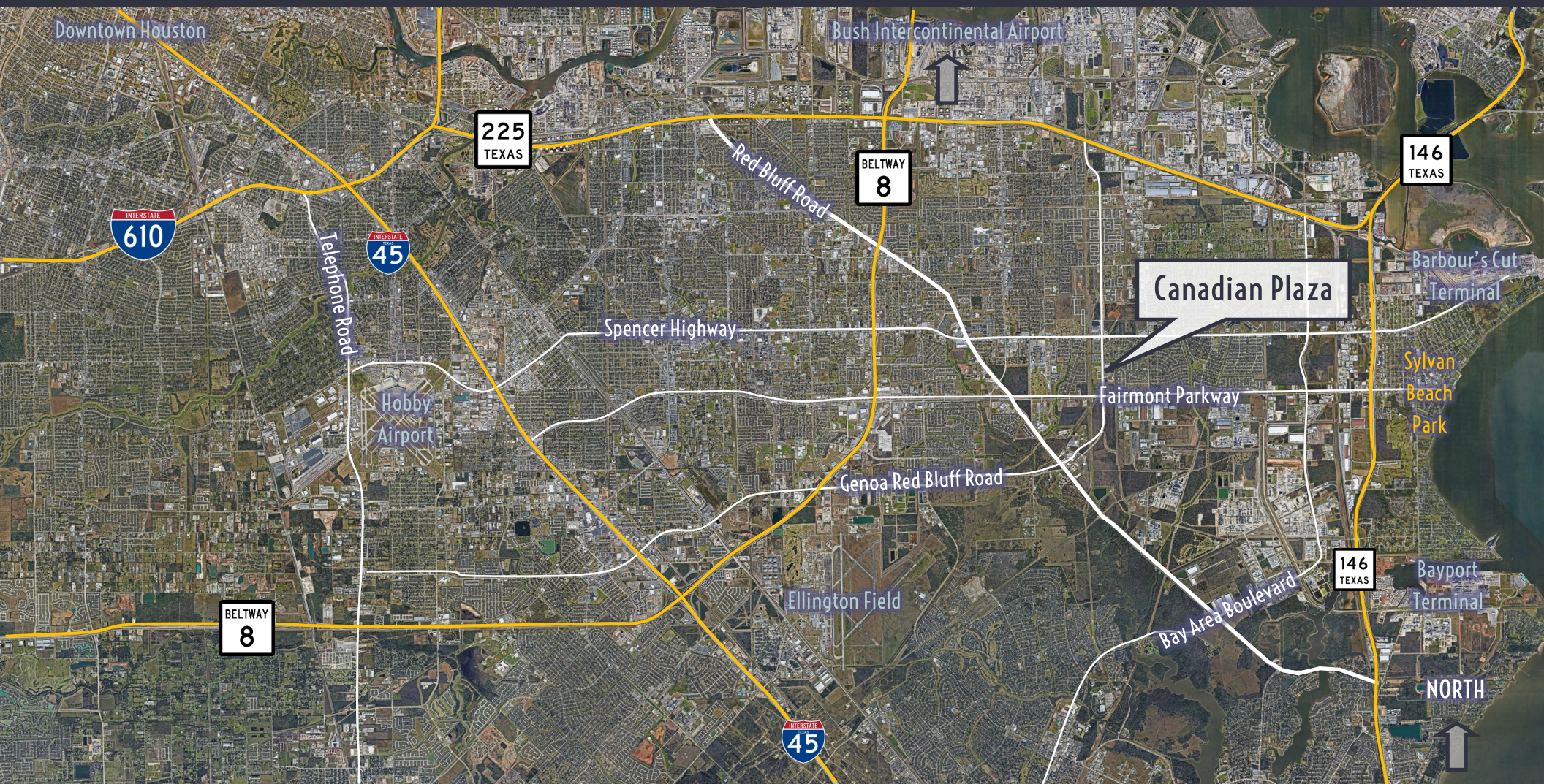
GATEWAY TO INDEPENDENCE & TEXAS-SIZED OPPORTUNITIES | A few quick and convincing reasons you should consider La Porte for your next business venture:

- Texas-sized opportunities for retail and restaurants
- Billions of dollars in new commercial trade area investment
- A population of 380,000 in our trade area with an average household income of \$72,000
- Commercial greenfield and redevelopment sites available
- Estimated trade area daytime employment of 154,000

Source: The La Porte EDC website



3515 CANADIAN PLAZA | NEW HIGH-QUALITY FLEX SPACE IN LA PORTE, TEXAS



Employee-friendly commuting and easily accessible to Beltway 8, Highway 146 & Highway 225

Approximately 25-minutes to the Houston CBD

15-minute commute to Hobby Airport and 30-minutes to George Bush Intercontinental Airport

Convenient location to numerous consumer drivers within La Porte, Pasadena & Deer Park



INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



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:
 - 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.

| | | | |
|---|-------------|---------------------|--------------|
| Joel Gary Hill | 555773 | joel@joelghill.com | 832.444.3566 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joel Gary Hill | 555773 | joel@joelghill.com | 832.444.3566 |
| Designated Broker of Firm | License No. | Email | Phone |
| Joel Gary Hill | 555773 | joel@joelghill.com | 832.444.3566 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Thomas Cole Bedford | 725006 | colec@joelghill.com | 713.540.5457 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0