

# For Lease



**1,621 SF  
AVAILABLE**



## Hunington

**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)

## Kings Harbor

1660 W. Lake Houston Pkwy  
Kingwood, TX 77345

# For Lease



# Hunington



## KINGS HARBOR

1660 W. Lake Houston Pkwy, Kingwood, TX, 77345

### Property Information

Space For Lease	1,621 SF
Rental Rate	\$35.00 PSF
NNN	\$20.50 PSF
Net Rentable Area	75,119 SF
Lot Size	5.84 AC

### Property Highlights

- Kings Harbor is a Class 'A' Mixed-Use project with Methodist Hospital as its largest tenant and a variety of other medical, office, retail boutique and restaurant tenants.
- Located in the area's only commercial waterfront development, the property features ample parking both surface and in the attached garage.
- Tenants work with a marketing company to host monthly events such as fireworks and movie night.

### Demographics

Population (2026)	1 mi. - 3,495
	3 mi. - 65,822
	5 mi. - 179,305
Average Household Income	1 mi. - \$151,229
	3 mi. - \$160,845
	5 mi. - \$146,705

Traffic Count W Lake Houston Pkwy: 28,945 vpd

### Contact Information

**Abdul Sabha**  
Vice President | Leasing  
abdul@hpiproperties.com

**Todd A. Carlson**  
Principal | Brokerage  
todd@hpiproperties.com

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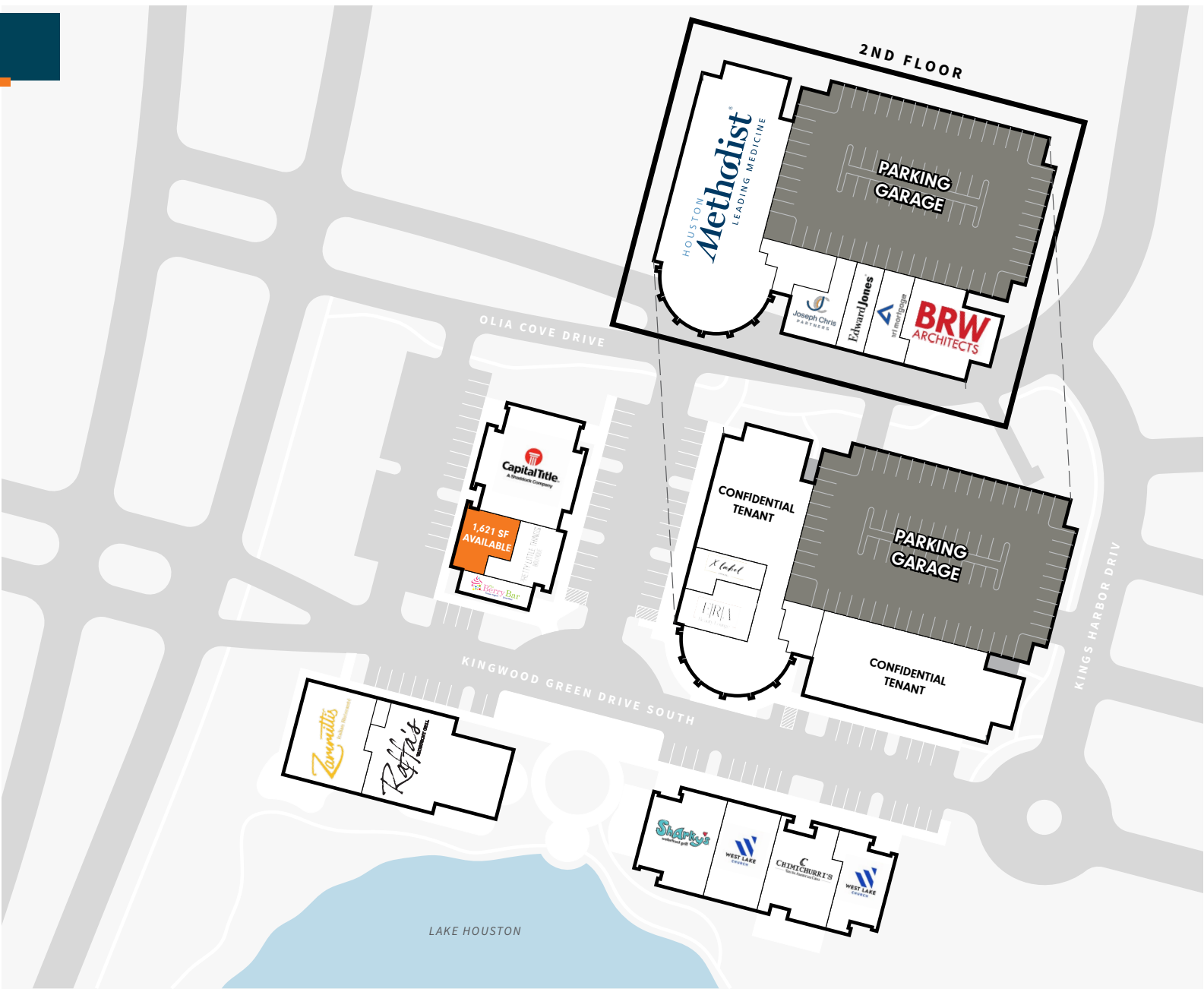
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## Site Plan



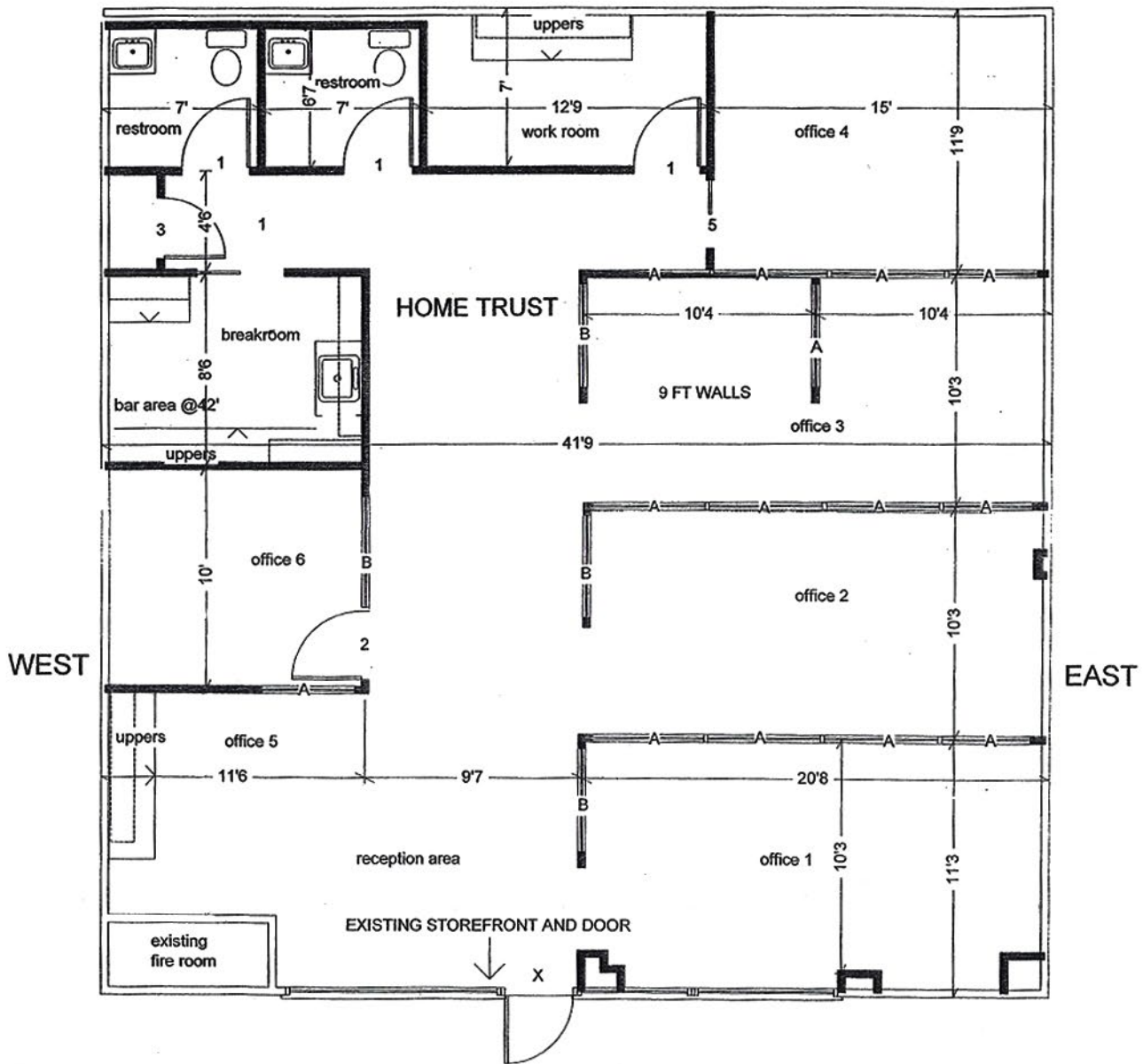
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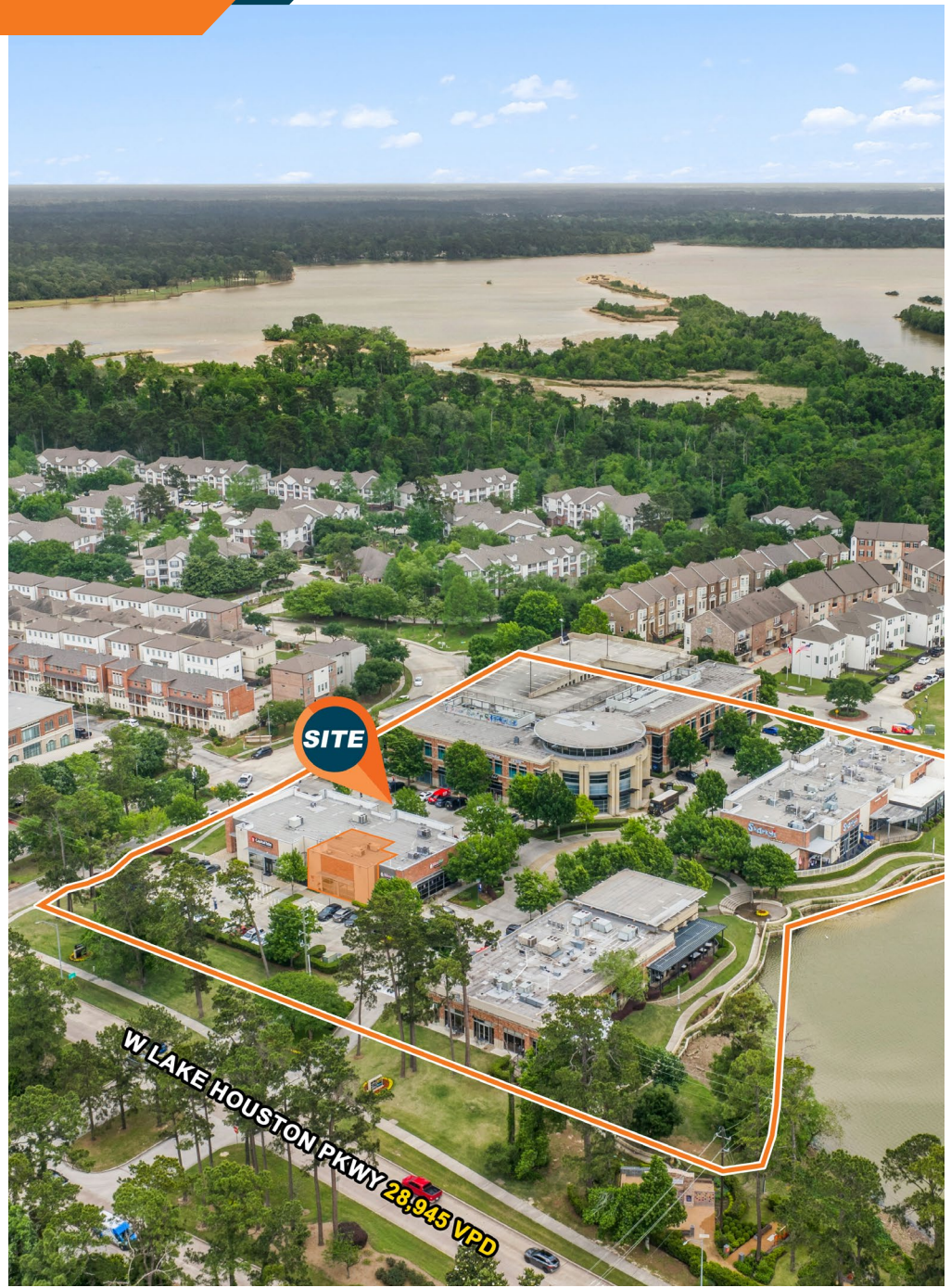


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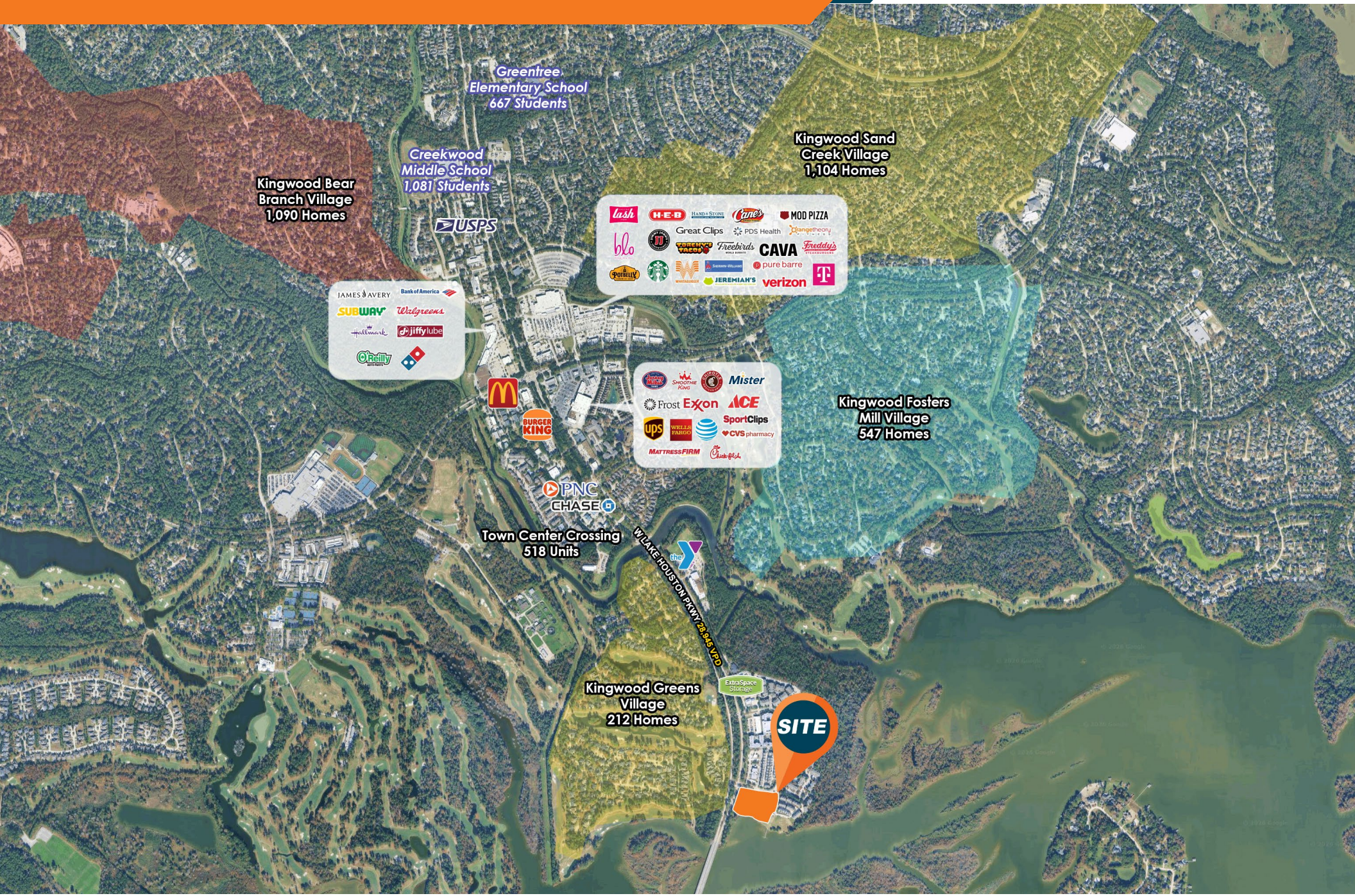


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**Greentree Elementary School**  
667 Students

**Creekwood Middle School**  
1,081 Students

**Kingwood Sand Creek Village**  
1,104 Homes

**Kingwood Bear Branch Village**  
1,090 Homes

lask HEB HANDS STORE Cane's MOD PIZZA  
Great Clips PDS Health OrangeTheory  
blo FRESHLY FRESH FRESHIDS CAVA Freddy's  
FOURBERRY Starbucks WINGSTREET SWEETBILLY pure barre T

JAMES AVERY Bank of America  
SUBWAY Walgreens  
Hallmark Jiffy lube  
O'helly

Smoothie King Mister  
Frost Exon ACE  
UPS WELLS FARGO SportClips  
MATTRESS FIRM CVS pharmacy

**Kingwood Fosters Mill Village**  
547 Homes

**Town Center Crossing**  
518 Units

**Kingwood Greens Village**  
212 Homes

**SITE**



## 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Todd Carlson</b> Licensed Supervisor of Sales Agent/ Associate	<b>531445</b> License No.	<b>Todd@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Abdul Sabha</b> Sales Agent/Associate's Name	<b>731889</b> License No.	<b>abdul@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date