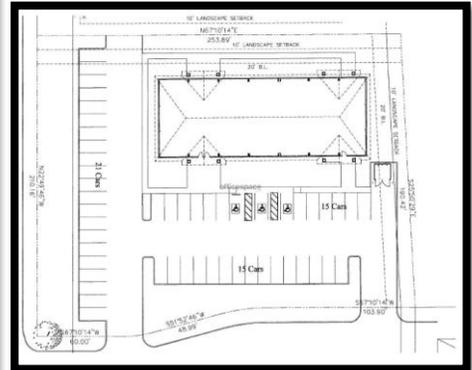
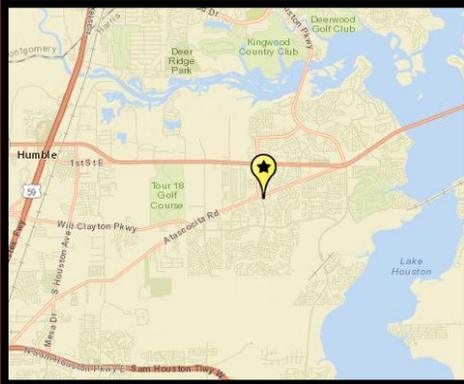


GROEN REALTY PARTNERS

EAGLE SPRINGS PROFESSIONAL PLAZA

Professional Plaza Real Estate *FOR SALE*



Eagle Springs Professional Plaza

As you already know, real estate is an asset class that contains many benefits from a stable cash flow, ownership structures that favorable to wealth transfer tactics, diversification as well as being an excellent inflation hedge.

Eagle Springs Professional Plaza is an 8,000-sf office building located in suburban northeast Houston. This property's primary tenant is Texas Children's Pediatric Associates - U.S. News & World Report ranked Texas Children's Hospital first in Texas and fourth in the country out of nearly 200 pediatric institutions. For the eighth straight year, Texas Children's Hospital was placed on the Best Children's Hospital Honor Roll of best pediatric institutions.

This asset benefits from many positive attributes including, outstanding location, high visibility, quality construction and most of all - a long history of financial stability.



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