

**Noble House Real Estate**  
Property Management - Leasing

# FOR LEASE

## RETAIL SPACE

**1,000 Sq. Ft.**

- Base Rent \$1.00 per month
- CAM .36¢ per month

**\$1,360.00 Total Monthly  
Rent**



**Infinity Shopping Center**  
2825 Strawberry, Pasadena, TX 77502

**Doug Byerly**

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

[doug@noblehourealestate.com](mailto:doug@noblehourealestate.com)

# 2825 STRAWBERRY

## INLINE RETAIL SPACE

1,000 SQ. FEET

BASE \$1.00 MONTHLY \$12.00 ANNUALLY

CAM .36 CENTS MONTHLY \$4.32 ANNUALLY

BASE \$1,000.00 + CAM \$360.00\* = \$1,360.00 TOTAL

\*CAM ADJUSTED ANNUALLY

<b>Term</b>	12-60 months		
<b>HVAC</b>	100%		
<b>Lighting</b>	2X4 Fluorescent		
<b>Electrical</b>	100 Amps		
<b>Frontage</b>	20 Ft on Strawberry		
<b>Depth</b>	50 Ft		
<b>Utilities</b>	Tenant pays Electricity	Water part of CAM	Trash part of CAM
<b>Water</b>	Part of CAM	2 inch water line	No sprinkler
<b>Break Bar</b>	No		
<b>Restroom</b>	One		
<b>Layout</b>	Lobby	Three Offices	Storage
<b>Flooring</b>	Carpet 2018		
<b>Ceiling</b>	2X4 Drop Ceiling	Height 9 Ft	
<b>Outside Doors</b>	All Glass Front	36" Metal Back Door	
<b>Outside Greenspace</b>	None		
<b>Internet Provider</b>	Unknown		
<b>Previous Tenant</b>	Uniform Shop		
<b>Free Rent - TI Dollars</b>	30-90 days		
<b>Year Built</b>	1980	Suite Updated 2020	
<b>Total Building</b>	8,000 sq. ft.		
<b>Total Land Parking</b>	22,281 sq. ft.		

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## CITY

Website	<a href="http://ci.pasadena.tx.us">ci.pasadena.tx.us</a>		
Inspector	Michele Jannise	Building Permit	713-475-5543
Fire Marshall	<a href="http://pasadenafmo.com">pasadenafmo.com</a>		713-475-5556
Economic Director	Carlos Guzman		
Zoning			
US Post Office	1199 Pasadena Blvd.		713-475-0205
Tax Record	461970000026	HCAD	

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## LEGAL

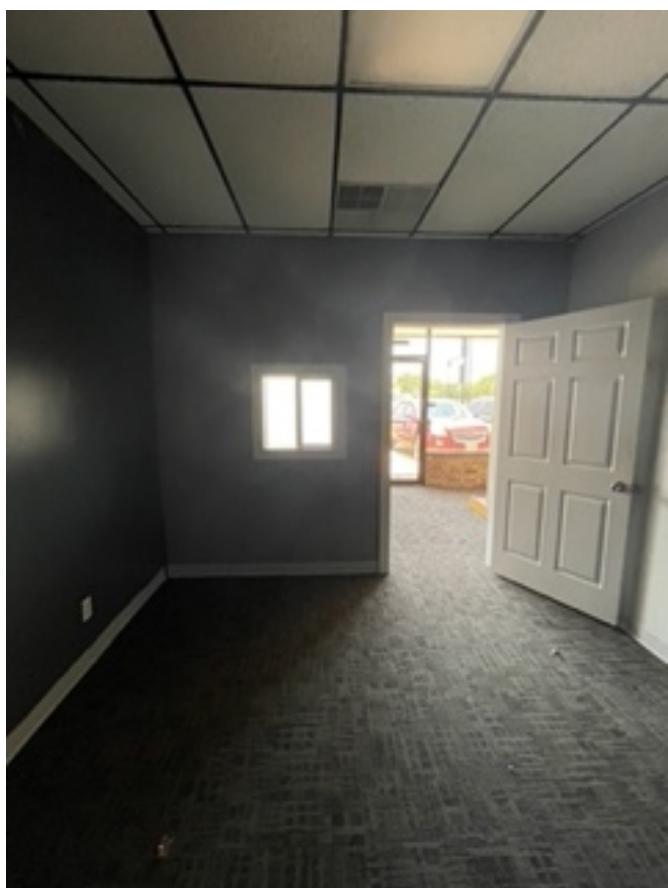
TRS 3J & 3J-11 & TRS 49 & 49D BLK 6 GRUNEWALD ABST 105 HT&BRR CO SEC 2

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## TENANTS

Suite	Tenant
2817	Dauntless Fitness
2819	Tamales House
2821	Beauty Hair Salon
2823	Barber Shop
2825	VACANT
2827	T&V Nails
2829	Women's Fashion

# 2823 Strawberry Pictures





11/2/2015

## Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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>Noble House Real Estate</b>	<b>0436423</b>	<b>doug@noblehourealestate.com</b>	<b>(832)876-2541</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Douglas Byerly</b>	<b>0436423</b>	<b>Doug@noblehourealestate.com</b>	<b>(832)876-2541</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Douglas Byerly</b>	<b>0436423</b>	<b>Doug@noblehourealestate.com</b>	<b>(832)876-2541</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Douglas Byerly</b>	<b>0436423</b>	<b>doug@noblehourealestate.com</b>	<b>(832)876-2541</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date