



FOR LEASE

SUITE 104 - OFFICE WAREHOUSE

- 1,775 Square Feet
- Base .75 cents + CAM .35 cents
- 25' All Glass Front
- Overhead Door
- 36" Door

**TOTAL MONTHLY
RENT = \$1,952.50**



NASA BUSINESS CENTER
100 E Nasa Parkway at Highway 3 in Webster, Texas

Doug Byerly

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

doug@noblehourealestate.com

SUITE 104

100 E NASA PARKWAY
WEBSTER, TEXAS 77598

OFFICE INDUSTRIAL

1,775 SQ. FEET

BASE .75 CENTS MONTHLY \$9.00 ANNUALLY

CAM .35 CENTS MONTHLY \$3.60 ANNUALLY

BASE \$1,331.25 + CAM \$621.25* = \$1,952.50 TOTAL

*CAM ADJUSTED ANNUALLY

SUITE 104			
Term	36-60 months		
HVAC	Office	Warehouse	2 Units
Lighting	2X4 Fluorescent		
Electrical	100 Amps	ESI ID 1008901013630623054100	
Frontage	25' All Glass	Facing West	
Depth	70' Inline		
Water	Hot Water	2 inch water line	No sprinkler
Tenant Paid Utilities	Electricity/Trash	Internet/Phone	
Break Bar	Yes		
Restroom	One		
Layout	Lobby	Two Offices	Warehouse
Flooring	Tile in Office	Warehouse Painted Concrete	
Ceiling	2X4 Drop ceiling	In Office Only	Warehouse 13.6'
Outside Doors	Glass Front 36"	36" Metal Back Door	12' W x 10" H Overhead Door
Back Alleyway	Grade	18 Wheeler Accessible	Service Alley
Previous Tenant	Personal Training		
Free Rent - TI Dollars	30-90 days		
Year Built	1985	Suite Updated 2024	
Total Building	112,590 sq. ft.	Six buildings	60+/- suites
Total Land Parking	7.540 acres	333 Parking Spaces	

CITY OF WEBSTER

Website	www.cityofwebster.com	281-332-1826
Inspector	James Stewart	281-316-4131
Fire Marshall	Warren Chappell	281-316-3743
Economic Director	Betsy Giusto	281-316-4116
Zoning	MA & NP - Front Retail	
US Post Office	17077 N Texas Ave, Webster, TX	Pick up key
Tax Record	HCAD	410440010105

CAM-NNN HISTORY

CAM HISTORY								
2023 = 35¢	2022 = 29¢	2021 = 28¢	2020 = 28¢	2019 = 29¢	2018 = .27¢	2017 = .29¢	2016 = .29¢	2015 = .27¢

NASA BUSINESS CENTER

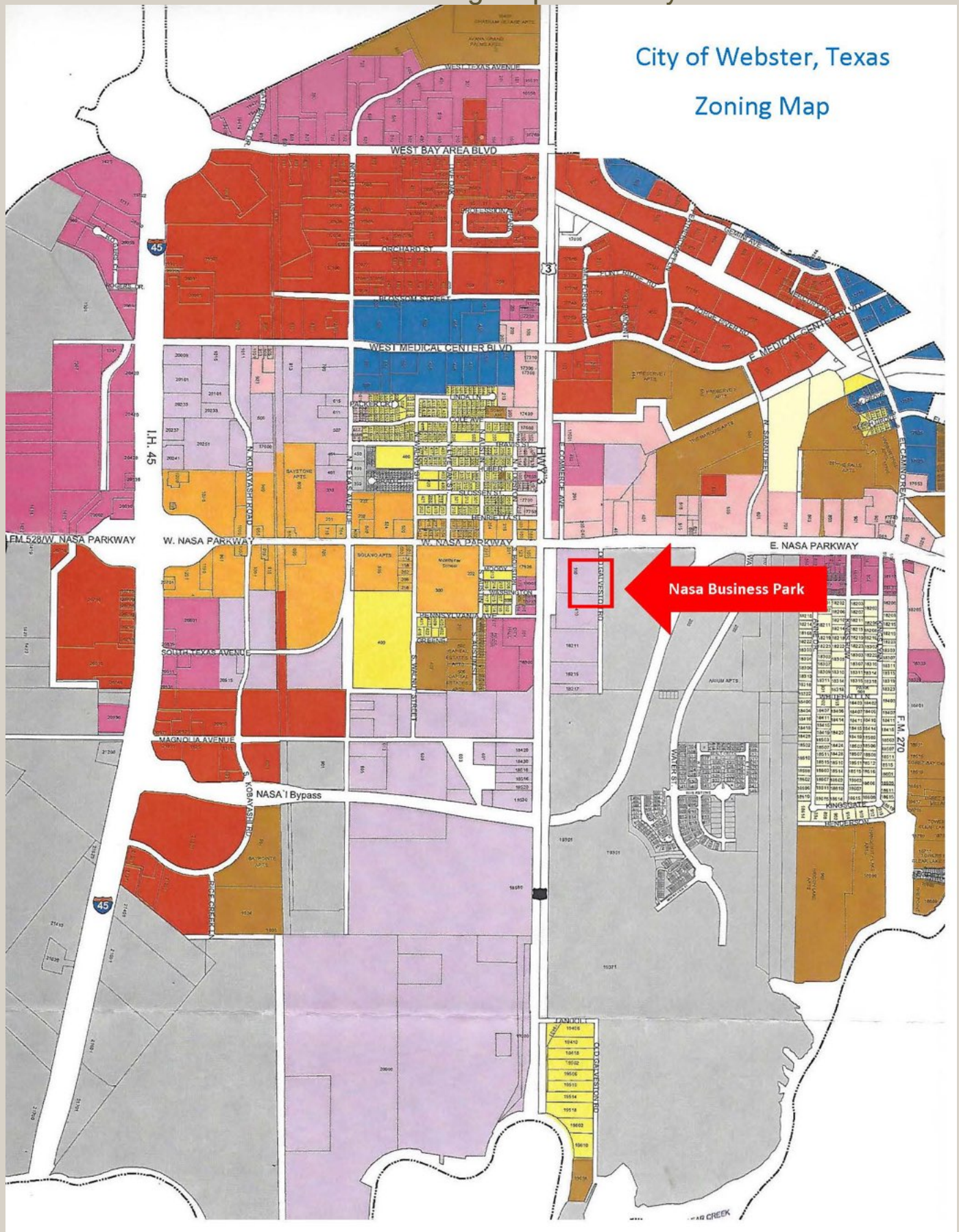
Nasa Business Center is a six-building business complex that is located on the corner of Nasa Parkway and Highway 3 in the heart of the NASA/Clear Lake Medical Center commerce area in Webster (Clear Lake), Texas. The Property was built in 1980 and has spaces starting at 1,525 square feet in size and up. The Property offers tenant office suites, retail spaces, and office-warehouse space featuring 12 ft. clearance heights in the warehouse and grade level loading.

Date Completed	1980	Land Area	±7.54 acres
Net Rentable Area	±112,590 SF	Parking Spaces	333 parking spaces <i>3 per 1,000 SF parking ratio</i>



NASA BUSINESS CENTER - Zoning Map 2015 City of Webster

City of Webster, Texas Zoning Map





BUILDING OCCUPANCY APPLICATION

City of Webster

BUILDING DIVISION

Office Hours

Mon.-Thur. 7:30am-5:30pm

Friday 7:30am-11:30am

www.cityofwebster.com

101 Pennsylvania Ave. ❖ Webster, TX 77598

Phone: (281) 338-2925 FAX (281) 316-4128

UTILITIES RECONNECTION & INSPECTIONS

(Required to obtain a Certificate of Occupancy)

Name of Business: _____

New Business: _____ Change of Ownership _____ Mgmt use only _____
(90 days only)

Business Address: _____

City _____ State TX Zip _____

Business phone: _____ Email: _____

Type of Business: _____

Contact Person _____ Phone # _____

E-Mail Address _____

Owner of Business: _____ Phone # _____

Address: _____
City _____ ST _____ Zip _____

Property Owner: _____ Phone # _____

Address: _____
City _____ State _____ Zip _____

Current Zoning: _____ Square Footage: _____

Signature of Applicant _____ Date _____

FOR OFFICE USE ONLY			
Zoning Official	_____	Approved	_____
			Not Approved
Building Official	_____	Approved	_____
			Not Approved

❖ AWARE NO CONSTRUCTION AUTHORIZED*

- Prior to opening business, owner/occupant must call in a final inspection to be done both by the Building Division and Fire Marshal's Office and inspections must pass in order to obtain a Certificate of Occupancy. _____

Initials



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.

Noble House Real Estate	0436423	doug@noblehourealestate.com	(832)876-2541
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Designated Broker of Firm	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Byerly	0436423	doug@noblehourealestate.com	(832)876-2541
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 Date