

Noble House Real Estate
Property Management - Leasing

FOR LEASE

SUITE 107-108 OFFICE AND WAREHOUSE

- 5,459 Square Feet
- Base .65 cents + CAM .35 cents
- Facing West on Highway 3

**TOTAL MONTHLY
RENT = \$5,459.00**



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 107-108

100 E NASA PARKWAY
WEBSTER, TEXAS 77598

OFFICE WAREHOUSE

5,459 SQ. FEET

BASE .65 CENTS MONTHLY \$7.80 ANNUALLY

CAM .35 CENTS MONTHLY \$4.20 ANNUALLY

BASE \$3,548.35 + CAM \$1,910.65* = \$5,459.00 TOTAL

*CAM ADJUSTED ANNUALLY



<i>SUITE 107-108</i>			
<i>Term</i>	36-60 months		
<i>HVAC</i>	Office Only		
<i>Lighting</i>	2X4 Fluorescent in Office		
<i>Electrical</i>	Amps Unknown		No III Phase
<i>Frontage</i>	Facing West	Highway 3	
<i>Water</i>	Part of CAM	2 inch water line	No sprinkler
<i>Break Bar</i>	Yes - In Office Area		
<i>Restroom</i>	2 Restrooms	One Shower	
<i>Layout</i>	Large Open Warehouse		
<i>Ceiling</i>	13 ft in Warehouse		
<i>Outside Doors</i>	2 Front Glass Doors	3 Overhead Doors	5 Back Metal Doors
<i>Outside Greenspace</i>	Service Alley	18 Wheeler Accessible	
<i>Tenant Paid Utilities</i>	Electricity/Trash	Internet Provider	
<i>Previous Tenant</i>	Gym	Terminix Leasing	Month to Month
<i>Free Rent - TI Dollars</i>	30-90 days	TI Dollars - Yes	
<i>Year Built</i>	1985	Suite Update 2020	
<i>Total Building</i>	112,590 sq. ft.	Six buildings	60+/- suites
<i>Total Land Parking</i>	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

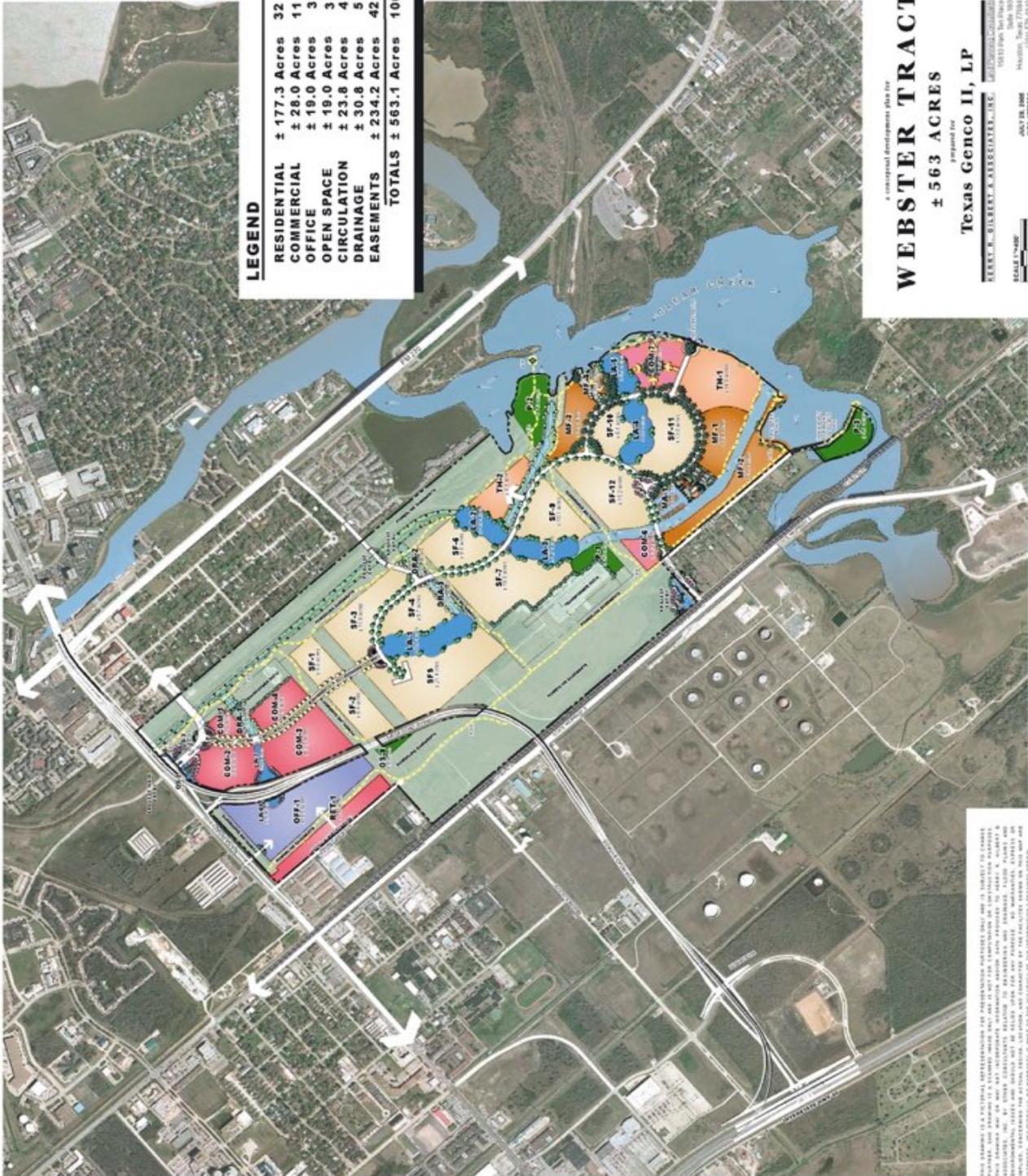
CAM HISTORY								
2023 = 30¢	2022 = 29¢	2021 = 28¢	2020 = 28¢	2019 = 29¢	2018 = .27¢	2017 = .29¢	2016 = .29¢	2015 = .27¢

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>





LEGEND

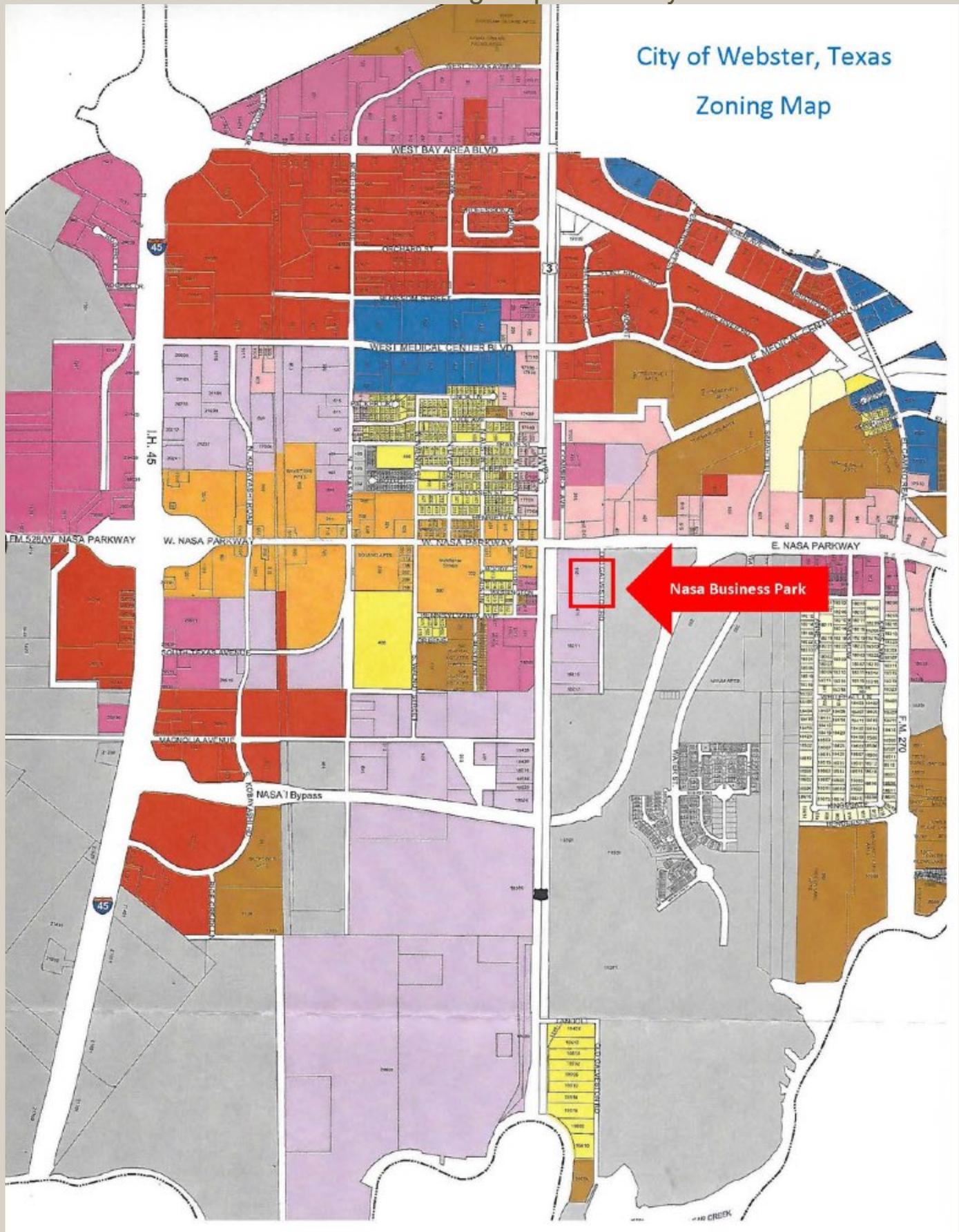
RESIDENTIAL	± 177.3 Acres	32 %
COMMERCIAL	± 28.0 Acres	11 %
OFFICE	± 19.0 Acres	3 %
OPEN SPACE	± 19.0 Acres	3 %
CIRCULATION	± 23.8 Acres	4 %
DRAINAGE	± 30.8 Acres	5 %
EASEMENTS	± 234.2 Acres	42 %
TOTALS	± 563.1 Acres	100 %

a conceptual development plan for
WEBSTER TRACT
 ± 563 ACRES
 prepared for
Texas Genco II, LP
 KERRY N. GILBERT & ASSOCIATES, INC.
 1531 Park South Blvd
 Houston, Texas 77058
 (281) 556-5544
 DATE: 10/18/00
 RCH: P00024

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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