



Noble House Real Estate
Property Management - Leasing

FOR LEASE

SUITE 107-109 OFFICE AND WAREHOUSE

- 7,111 Square Feet
- Base .65 cents + CAM .29 cents
- Facing West on Highway 3
- Adjoining Suite 106



**TOTAL MONTHLY
RENT = \$6,684.34**

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 107-109

100 E NASA PARKWAY
WEBSTER, TEXAS 77598

OFFICE WAREHOUSE

7,111 SQ. FEET

BASE .65 CENTS MONTHLY \$7.80 ANNUALLY

CAM .29 CENTS MONTHLY \$3.48 ANNUALLY

BASE \$4,622.15 + CAM \$2,062.19* = \$6,684.34 TOTAL

*CAM ADJUSTED ANNUALLY



SUITE 107-109			
Term	36-60 months		
HVAC	Office Only		
Lighting	2X4 Fluorescent in Office		
Electrical	Amps Unknown		No III Phase
Frontage	Facing West	Highway 3	
Water	Part of CAM	2 inch water line	No sprinkler
Break Bar	Yes - In Office Area		
Restroom	3 Restrooms	One Shower	
Layout	Large Open Warehouse	Office Separate with Overhead Door #109	
Ceiling	13 ft in Warehouse		
Outside Doors	4 Front Glass Doors	4 Overhead Doors	5 Back Metal Doors
Outside Greenspace	Service Alley	18 Wheeler Accessible	
Tenant Paid Utilities	Electricity/Trash	Internet Provider	
Previous Tenant	Gym		
Free Rent - TI Dollars	30-90 days	TI Dollars - Yes	
Year Built	1985	Suite Update 2020	
Total Building	112,590 sq. ft.	Six buildings	60+/- suites
Total Land Parking	7.540 acres	333 Parking Spaces	

TENANTS AND VACANCIES

SUITE	BUSINESS		SUITE	BUSINESS	
10	Gym		203	Allap Technical	
15	Gym		204	AJM Frammer	
20&40	VACANT	3,388 sq ft total	205	MVA Music	
30	Advanced Computers		206	Lunar Music Productions	
35	Renal Specialists		207-208	ABML-IEM, LLC	
45	Farmhouse Furniture		209	Tactical Fitness	
50	VACANT	2,420 sq ft - Previous Medical	210	HIH Laboratory	
55	Salon		301	Axis Dance	
60	Nasa Vision		303	La Delicia	
75	VACANT	3,415 sq ft	304	Gym	
77	Ace Cash Express		307	Resale Shop	
78	Greater Victory		308	Reed Electric	
80	Assistance League		309	Party Parlor	
85	Rhema Medical		310	ABC Priority Care	
101	CaseBakes		401	The Kaferhaus	
102-103	VACANT	3,550 sq ft	404	PRO PPF & Tinting	
104	Logan's Training		406	VACANT	
105	ProTech Electronic		407	Red Door Management	
106	VACANT	1,775 sq ft	408	MAC	
107-109	VACANT	7,111 sq ft	409	Terminix	
110	Block Flare		411	Patriot Cleaning	
201-202	VACANT	3,550 sf			

CITY OF WEBSTER

Website	www.cityofwebster.com	281-332-1826
Inspector	Eric Penn	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

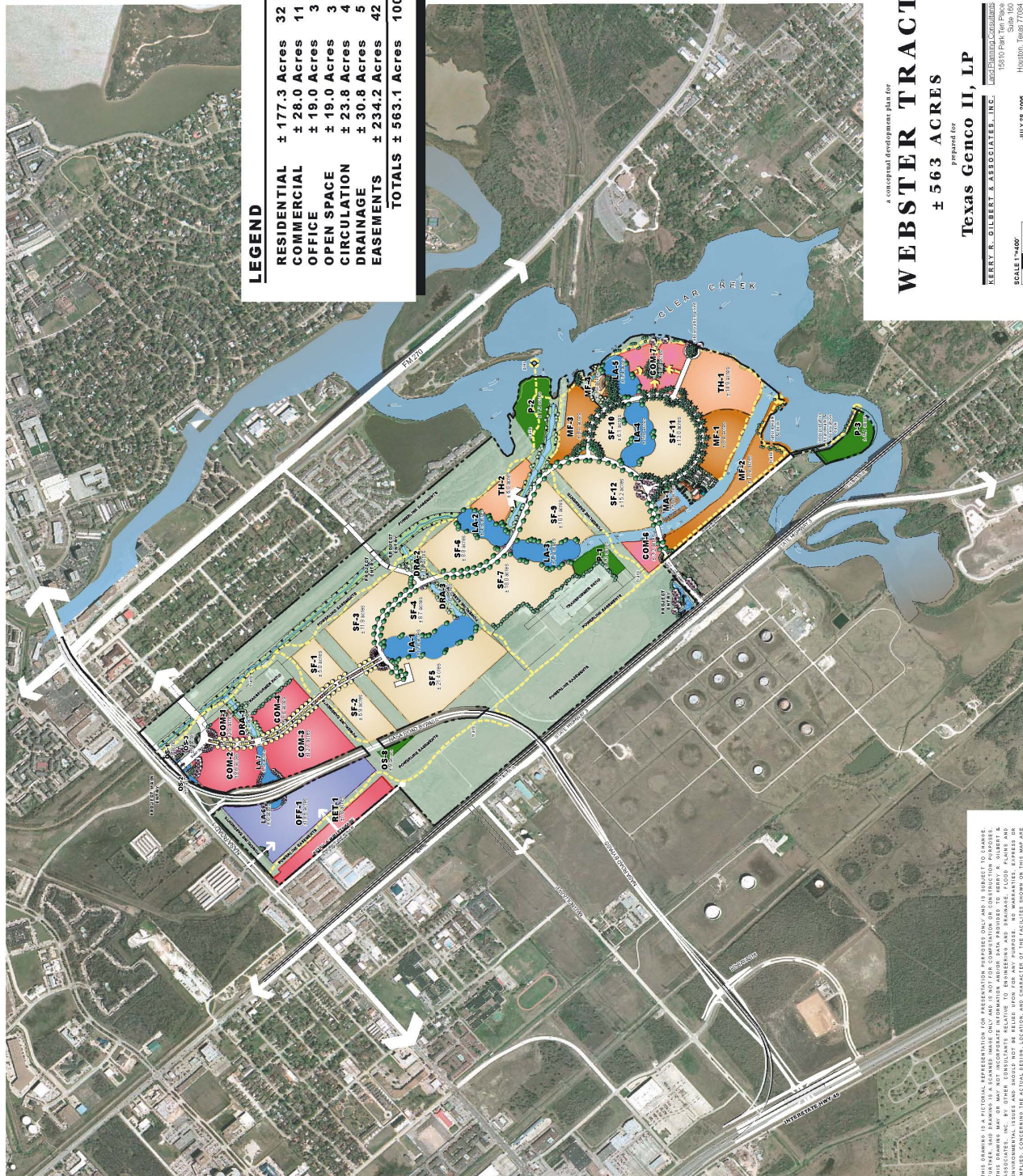
CAM HISTORY							
2022 = 29¢	2021 = 28¢	2020 = 28¢	2019 = 29¢	2018 = .27¢	2017 = .29¢	2016 = .29¢	2015 = .27¢

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	3 per 1,000 SF parking ratio





WEBSTER TRACT ± 563 ACRES

prepared for
Texas Genco II, LP

KERRY R. GILBERT & ASSOCIATES, INC.
15310 Parkway
Houston, Texas 77064
(281) 575-0340

SCALE 1"=400'
0 200 400

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City of Webster, Texas

Zoning Map

West Texas Avenue

West Bay Area Blvd

Orchard St

West Medical Center Blvd

W. Nasa Parkway

E. Nasa Parkway

Nasa Bypass

Nasa Business Park

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



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.

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

Noble House Real Estate PO Box 202 Seabrook, TX 77586
Douglas Byerly

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