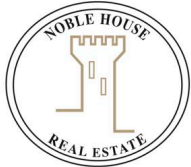


**FOR LEASE**



RETAIL & COMMERCIAL

Broker #0436423

**832-876-2541**

# RETAIL FOR LEASE

- 810 Square Feet
- Base \$19.80
- NNN \$6.24
- Previous Political Office
- New HVAC and New Floors
- Video Links:

[Property Video](#)

[Video Walkthrough](#)

**TOTAL MONTHLY  
RENT = \$1,757.70**



**El Dorado Blvd. Shopping Center  
1823 El Dorado Blvd.  
Houston, Texas 77062**

**Doug Byerly**

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

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

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# 1823 EL DORADO BLVD.

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## RETAIL

810 SQ. FEET      INLINE SPACE

BASE \$1.65 MONTHLY      \$19.80 ANNUALLY

CAM .52 CENTS MONTHLY      \$6.24 ANNUALLY

BASE \$1,336.50 + CAM \$421.20\* = \$1,757.70 TOTAL      SECURITY DEPOSIT \$1,757.70

\*CAM ADJUSTED ANNUALLY

<i>1823 El Dorado Blvd.</i>			
<b>Term</b>	12-60 months		
<b>HVAC</b>	New Upon Lease Start		
<b>Lighting</b>	2X4 Fluorescents	Ceiling Fan	
<b>Electrical - Tenant Paid</b>	100 Amps	ESI ID	
<b>Frontage</b>	14 ft All Glass	All Glass	Facing East
<b>Depth</b>	60 ft		
<b>Water</b>	Unknown		No Sprinklers
<b>Kitchen</b>	No		
<b>Restroom</b>	One		
<b>Layout</b>	One Large Lobby	Storage Room	
<b>Flooring</b>	Tile		
<b>Ceiling</b>	2X4 Drop Ceiling		
<b>Outside Doors</b>	36" All Glass Front	No Back Door	
<b>Outside Greenspace</b>	Behind Building		
<b>Internet Provider</b>	Unknown		
<b>Previous Tenant</b>	Political Office		
<b>Free Rent - TI Dollars</b>	30 to 60 Days		
<b>Year Built</b>	1980	Suite Update 2020	
<b>Total Building</b>	15,493 sq ft	Frontage El Dorado Blvd	
<b>Total Land Parking</b>	47,045 sq ft	58 Parking Spaces	

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## CITY

HCAD 1023320000020

Zoning CLCCA City of Houston

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## LEGAL DESCRIPTION

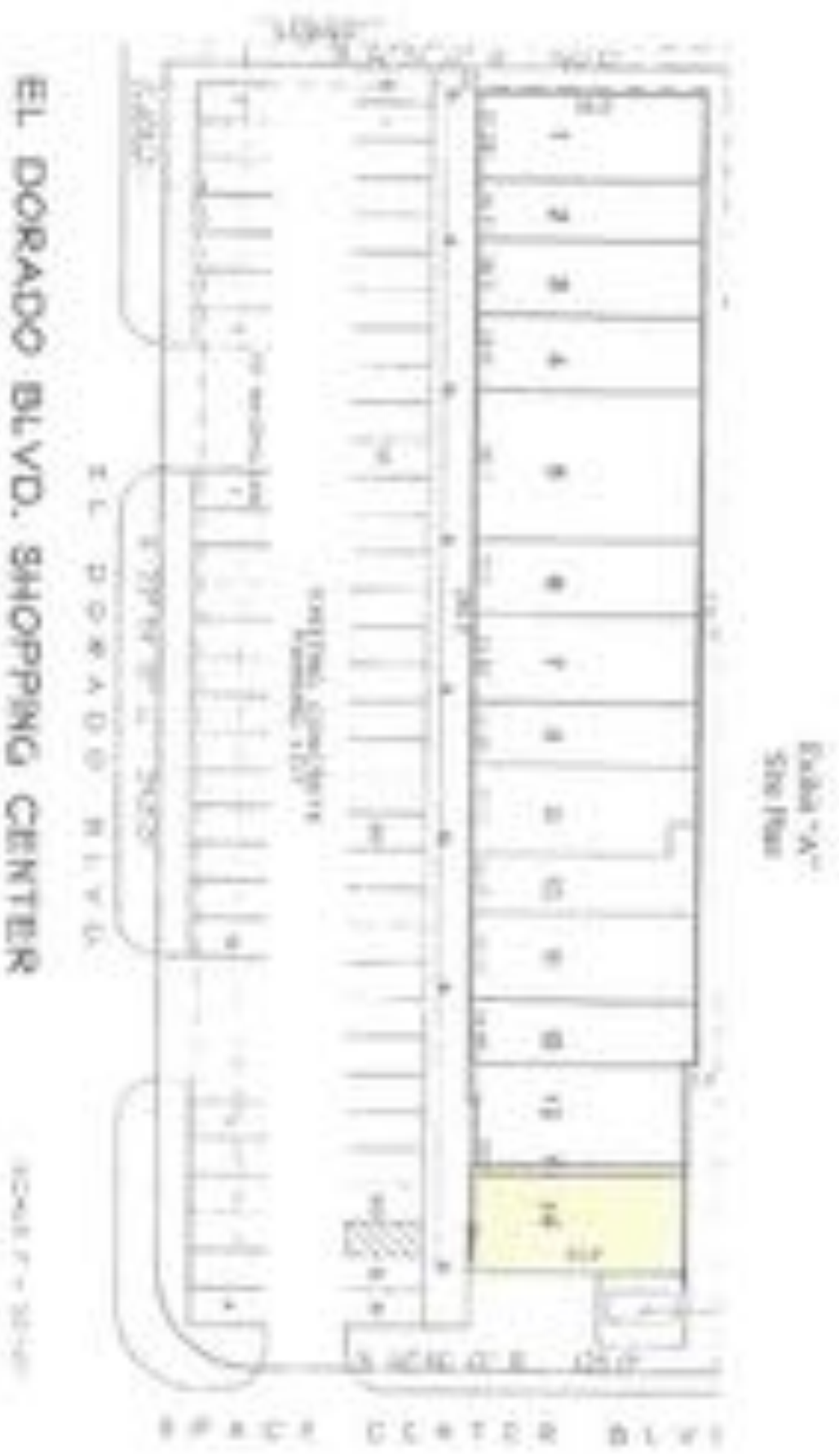
RES B1 & B3 BLK 4 OAKBROOK WEST SEC 3

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## TENANT LIST

Suite	Tenant
1821	Hair Garden Salon
1823	Vacant
1825	Angelic Tailors
1827	Massage
1829	Shipley's Donuts
1833	Goodale Chiropractor
1835	Tae Kwon Do
1837	HTX Vapors
1841	State Farm
1843	Bark Avenue
1845	Domino's Pizza
1847	DN Nails
1849A	Art of Coffee
1849B	Komeya Sushi

# SITE PLAN



# SITE PLAN



# 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

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

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