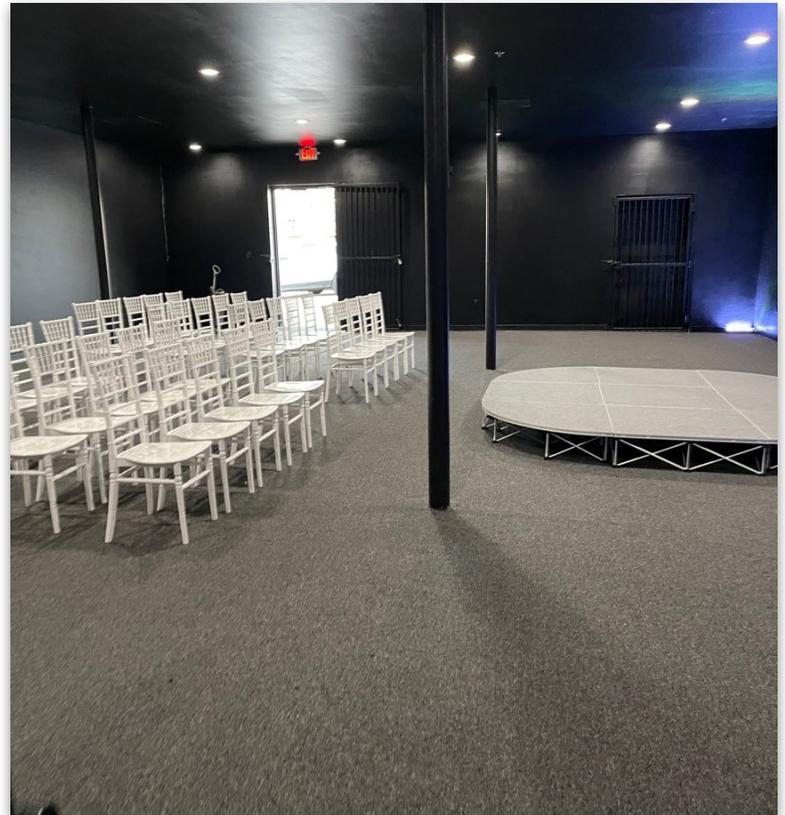




# COMMERCIAL SPACE FOR LEASE

- 13,954 Square Feet - 13,080 First Floor, 874 Second Floor
- Base \$8.40
- NNN \$2.40
- Previous Event Hall

**TOTAL MONTHLY  
RENT = \$12,558.60**



**6704 HARRISBURG BLVD.  
HOUSTON, TEXAS 77011**

**Doug Byerly**

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

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

# 6704 HARRISBURG BLVD.

RETAIL/OFFICE

13,954 SQ. FEET

BASE .70 CENTS MONTHLY \$8.40 ANNUALLY

CAM .20 CENTS MONTHLY \$2.40 ANNUALLY

BASE \$9,767.80 + CAM \$2,790.80\* = \$12,558.60 TOTAL

\*CAM ADJUSTED ANNUALLY

<i>6704 Harrisburg</i>			
<b>Term</b>	36-60 months		
<b>HVAC</b>	10 Ton Package	10/2021	
<b>Lighting</b>	2X4 Fluorescents		
<b>Electrical</b>	Amps Phase III	ESI ID 10089010914714121000	Meter #89722836
<b>Frontage</b>	50 Ft on Harrisburg Blvd.	On Metro Rail	
<b>Depth</b>	260 Ft		
<b>Water</b>	Hot Water 50 Gallon	Electric 10/2021	Sprinkler
<b>Kitchen</b>	Sink only		
<b>Restroom</b>	Four Downstairs	Two Upstairs	
<b>Layout</b>	Large Banquet Area with Several Media Rooms	Upstairs Apartment	
<b>Flooring</b>	Tile and Carpet		
<b>Ceiling</b>	2X4 Grid Office	Banquet To Deck	
<b>Outside Doors</b>	Double Glass Front	Three Metal Back	Security Bars
<b>Outside Greenspace</b>	Back Parking Lot		
<b>Previous Tenant</b>	Event Center		
<b>Free Rent - TI Dollars</b>	30-90 Days		
<b>Year Built</b>	1948	Updated 2021	
<b>Total Building</b>	19,954 Sq Ft		
<b>Total Land</b>	20,044 Sq Ft		
<b>Parking</b>	At 6703 Capital	Gated Parking	

# LEGAL DESCRIPTION

LT 2 BLK 5 MAGNOLIA PARK

# CITY OF HOUSTON

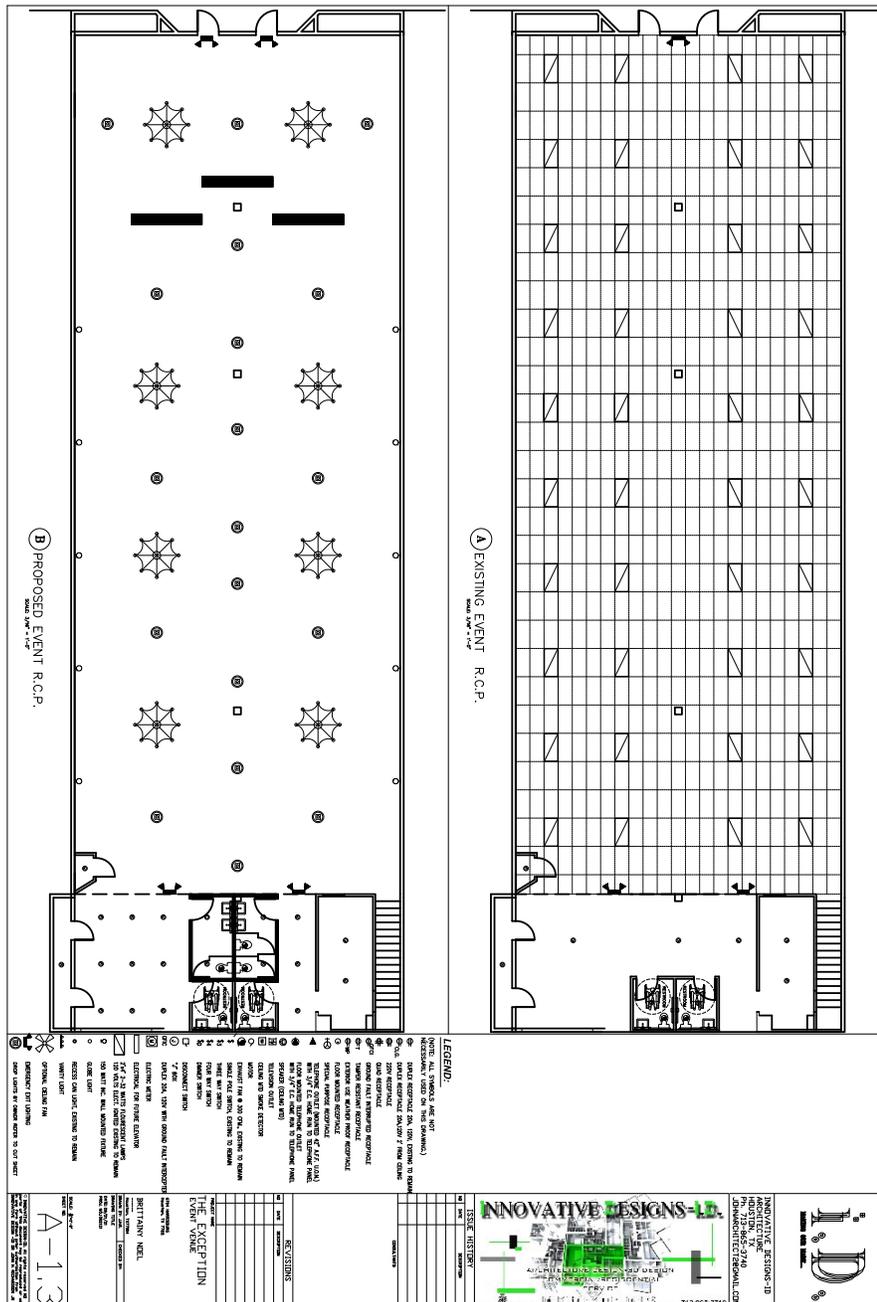
Website [houstontx.gov](http://houstontx.gov) 713-837-0311

Economic Development Gwen Tillotson 832-393-0937

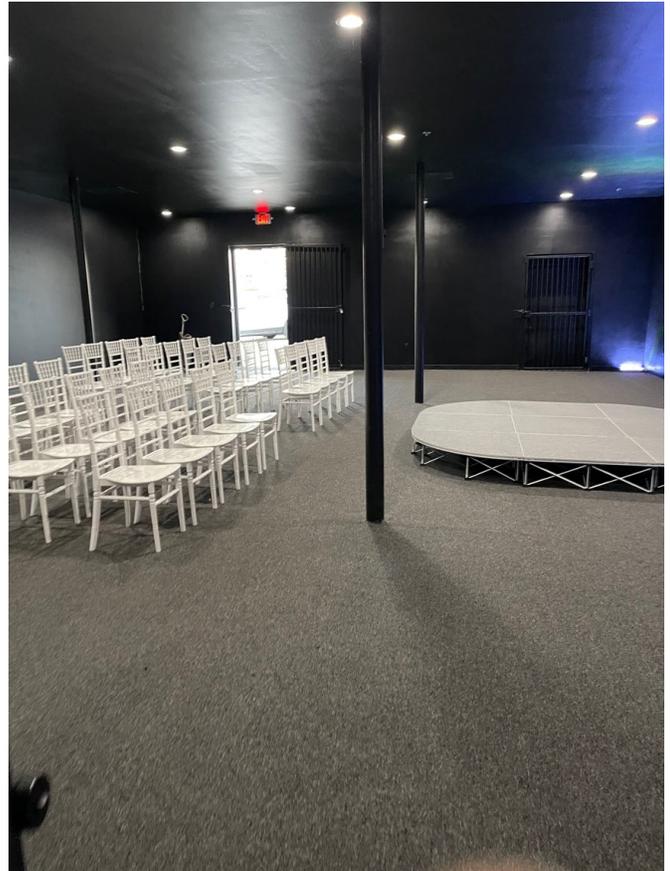
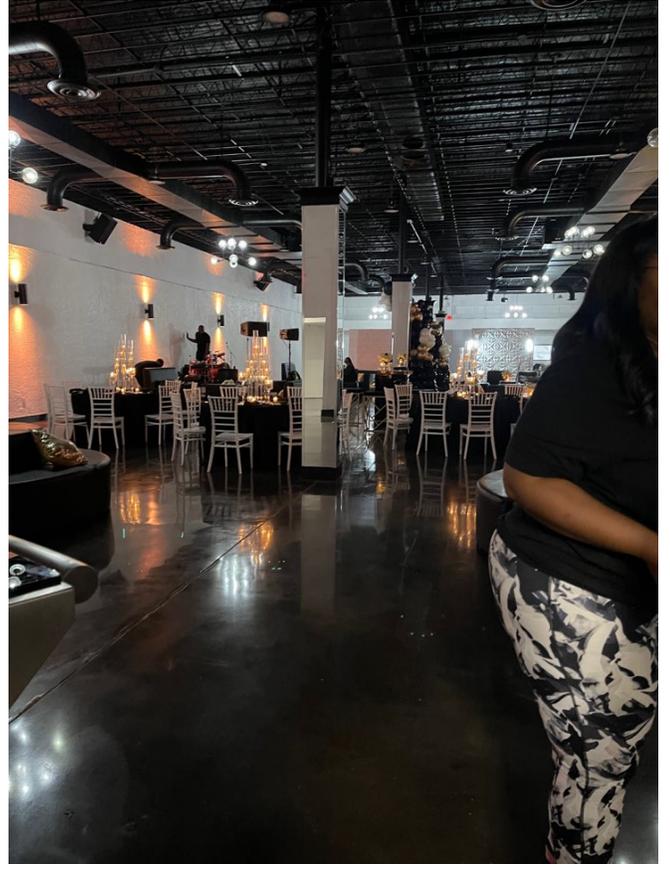
Fire Marshall City of Houston

Zoning None

# FLOOR PLAN - LARGE BANQUET AREA



# PICTURES





# OPPORTUNITY ZONE - HOUSTON

The image shows a map of Houston, Texas, with Opportunity Zones highlighted in orange. A search result popup is visible, showing the address 6704 Harrisburg Blvd, Houston, Texas, 77011. A blue call-to-action button is overlaid on the map, reading "FOLLOW LINK TO TEXAS OPPORTUNITY ZONE WEBPAGE".

Search result

6704 Harrisburg Blvd, Houston, Texas, 77011

Zoom to

The tax code now encourages long-term, patient private capital to invest in eligible low-income rural and urban communities, called Opportunity Zones, all across the United States. To learn more visit [eiz.org/opportunityzones](http://eiz.org/opportunityzones)

City of Houston, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, META, NASA, ...

esri

PORT OF HOUSTON-WHARVES 8-32

PORT OF HOUSTON INDUSTRIAL COMPLEX

MARRON (TONY) PARK

PARK DRIV PARK

Gulf Fwy

Eastex Fwy

South Fwy

UNIVERSITY OF HOUSTON LAW CENTER

TEXAS SOUTHERN UNIVERSITY

GUS WORTHAM PARKS & GOLF COURSE

Magnolia Park

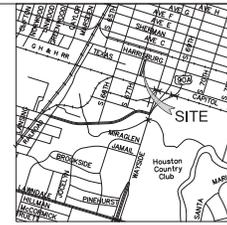
MASON PARK

# SURVEY

HARRIS COUNTY, TEXAS  
S.M. WILLIAMS SURVEY, ABSTRACT NO. 87

PARKING TABLE

13 Standard Spaces
02 Handicap Space
15 Total Parking Spaces



VICINITY MAP  
N.T.S.

HARRISBURG BOULEVARD  
(87' WIDE PUBLIC R.O.W.)

CESAR CHAVEZ BOULEVARD  
(87' WIDE PUBLIC R.O.W.)  
R.O.W. 161715 STREET

SAMAR TRACT  
F.C. No. 612115, H.C.M.R.

AREA  
0.4861 ACRES  
(20,944 SQ. FT.)

MAZEL ENTERPRISES INC.  
H.C.C.F. No. 4156177

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM EDELI, NATIONAL TITLE INSURANCE COMPANY, UNDER C.P. NO. 1527006816, WITH AN ISSUED DATE OF SEPTEMBER 01, 2015.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF HOUSTON, COUNTY OF HARRIS, STATE OF TEXAS, AND DESCRIBED AS FOLLOWS:  
LOT TWO (2), BLOCK FIVE (5), MAGNOLIA PARK SUBDIVISION NO. 1, AN ADDITION TO THE CITY OF HOUSTON IN HARRIS COUNTY, TEXAS RECORDED IN VOLUME 93, PAGE 482 OF THE HARRIS COUNTY DEED RECORDS.

SCHEDULE 'B' ITEMS

(10) CITY OF HOUSTON ORDINANCE NO. 64-1992, ESTABLISHING BUILDING LINES FOR HARRISBURG BLVD. A CERTIFIED COPY FILED UNDER CLIENT'S FILE NO. 870404 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, DOES AFFECT THE PROPERTY FOR NEW CONSTRUCTION

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 5802100880A, REVISED JUNE 18, 2002, THE SUBJECT TRACT IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
3. BEARINGS ON THIS SURVEY ARE BASED ON THE MAP OR PLAN OF SAMAR TRACT, RECORDED IN FILM CODE No. 612115, H.C.M.R.
4. THERE ARE NO VISIBLE SIGNS OF A CEMETERY ON THIS TRACT.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF "RECENT" STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. PROPERTY HAS PHYSICAL ACCESS TO HARRISBURG BOULEVARD AND CAPITOL STREET.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITY IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, GARAGES, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

ZONING INFORMATION

NO ZONING INFORMATION FOR CITY OF HOUSTON.

LINE TYPES

////	ASPHALT LINE
----	CONTOUR LINE
----	FENCE LINE
----	GAS LINE
----	GRAVEL LINE
----	HIGH BAWM LINE
----	POWER LINE
----	SANITARY SEWER LINE
----	SWR/TELEPHONE LINE
----	STORM SEWER LINE
----	WATER LINE

REVISIONS

REV.	DESCRIPTION	DATE

ALTAIRSM SURVEY OF  
LOT TWO (2), BLOCK FIVE (5),  
OF MAGNOLIA PARK SUBDIVISION NO. 1,  
AN ADDITION TO THE CITY OF HOUSTON,  
RECORDED IN VOLUME 93, PAGE 482 OF THE HARRIS COUNTY DEED RECORDS.  
ADDRESS: 6704 Harrisburg Boulevard, Houston, Texas 77011  
PROJECT NAME: 6704 Harrisburg  
SCALE: 1"=20'  
DATE: 09/17/2015

DRAWN BY: JP	CHECKED BY: PAC	APPROVED BY: PAC
CLIENT: JM BENNO GREENE		JOB NO: 15-0144

SURVEYOR CERTIFICATION

TO: JAMES BENNO GREENE, CHARTER TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAIRSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6 (REV. 7/03, 7/0/1), 8, 9, 11 (O), 13, 14, 15, 17 AND 18 OF THESE A THROUGH F.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2015.

Paul Coyne  
PAUL A. COYNE, L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6374  
DATE: SEPTEMBER 17, 2015



LEGEND

AE	AERIAL EASEMENT	LS	LIGHT STANDARD
ASPH	ASPHALT	M.A.C.T.C.	MAP RECORDS OF HARRIS COUNTY, TEXAS
BL	BUILDING LINE	MANH	MANHOLE
BUD	BUILDING	MW	MOUNDING WELL
BM	BENCHMARK	NG	NATURAL GROUND
CL	CENTER LINE	ND	NAIL
CI	CLUB INLET	O.P.R.A.C.T.C.	OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
CO	CLEAN OUT	PP	POWER POLE
CONC	CONCRETE	PRM	PRELIM MARKER
COP	COPY	PST	POST
D.R.A.C.T.C.	DEED RECORDS OF HARRIS COUNTY TEXAS	PMT	PAVEMENT
DRWY	DRIVEWAY	SAN	SANITARY
EA	EDGE OF ASPHALT	SUNK	SUNK
EC	EDGE OF CONCRETE	STM	STORM SEWER
FF	FRESH FLOOR	T&B	TEMPORARY BENCHMARK
FL	FACE OF FOUNDATION	TM	TOP OF MASONRY
FLD	FLOW LINE	TC	TOP OF CURB
FLD	FLOW LINE OF DITCH	TD	TOP OF DRIVE
FG	FIND	TL	TREE LINE
GR	GRASS	TS	TOP OF SIDEWALK
GI	GRATE INLET	TP	TOP OF PAVEMENT
GM	GAS METER	TR	UNDERGROUND
GT	GRAVE TRAP	UE	UTILITY EASEMENT
GW	GUY WIRE	WF	WOOD FENCE
H	HIGH BAWM	WL	WATER LINE
HC	HANDICAP	WM	WATER METER
H.C.C.F.	HARRIS COUNTY CLERK'S FILE	WV	WATER VALVE
HOB	HEADWALL		
LAND	LANDSCAPE		



# 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