FOR LEASE

NOBLE HOUSE REAL ESTATE

RETAIL & COMMERCIAL

Broker #0436423

832-876-2541

RETAIL FOR LEASE

- 2,500 Square Feet
- Base $12.00
- NNN $4.80
- Previous Gym

TOTAL MONTHLY RENT = $3,500.00

689 FM 517
League City, Texas 77539

Doug Byerly
PO Box 202
Seabrook, Texas 77586
832-876-2541 cell
doug@noblehouserealestate.com

689 FM 517 #200

RETAIL

2,500 SQ. FEET

BASE $1.00 MONTHLY $12.00 ANNUALLY
CAM .40 CENTS MONTHLY $4.80 ANNUALLY

BASE $2,500.00 + CAM $1,000.00* = $3,500.00 TOTAL
***CAM ADJUSTED ANNUALLY**

Suite 200			
Term	12-60 Months		
HVAC	100%	One Unit Roof Top	
Lighting	2X4 Fluorescent		
Electrical - Tenant Paid	200 Amp Boxes		
Frontage	36 Ft	All Glass	
Depth	70 Ft		
Water/Utilities	Trash/Water	Part of CAM	No Sprinklers
Break Bar	No		
Restroom	Two		
Layout	Large Open Lobby	2 Offices	
Flooring	Cement	Some stained	
Ceiling	To Deck	Height 16 Ft	
Outside Doors	Two 36” All Glass Front	One 36” Back Door	
Outside Greenspace	Behind Building	Back Alleyway	
Internet Provider	Comcast		
Previous Tenant	Gum		
Free Rent - TI Dollars	30-60 Days	No TI	
Year Built	2005	Suite Updated 2018	
Total Building	12,250 Sq. Ft.		
Total Land Parking	65,340 Sq. Ft.		

CITY OF LEAGUE CITY

Website	www.leaguecity.com	281-554-1000
Inspector	Inspection Requet	281-554-1490
Fire Marshall	Tommy Cones	281-554-1290
Economic Director	Devin Depascal	281-554-1179
Zoning	General Commercial	
US Post Office	240 W Galveston	281-554-9219
Tax Record	GCAD #421733	

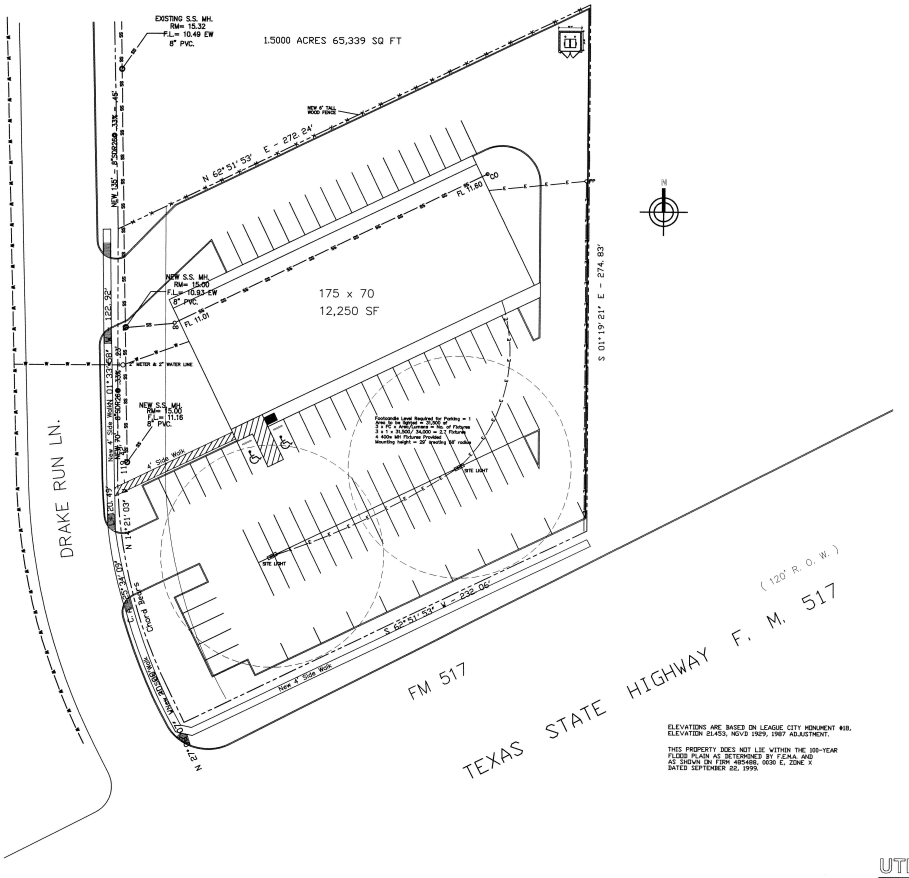
LEGAL DESCRIPTION

ABST 19 PERRY & AUSTIN SUR RES G (7-0) RETREAT IN BAY COLONY (2004)

TENANT LIST

Suite	Tenant
100	Sun Loan
200	VACANT
300	Resale Shop
400	Daycare

SITE PLAN



ELEVATIONS ARE BASED ON LEAGUE CITY MONUMENT #18, ELEVATION 21.453, NGVD 1929, 1987 ADJUSTMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS DETERMINED BY F.E.M.A. AND AS SHOWN ON FIRM 485488, 0030 E, ZONE X DATED SEPTEMBER 22, 1999.

UTILITY PLAN

SCALE: 1" = 30'-0"

0' 30' 60' 90'

ADG

11201 RICHMOND AVE. #A108
HOUSTON, TEXAS 77082
PH: 281.870.8338, FX: 281.870.8339

CENTER SQUARE
689 FM 517 WEST
LEAGUE CITY, TEXAS 77573

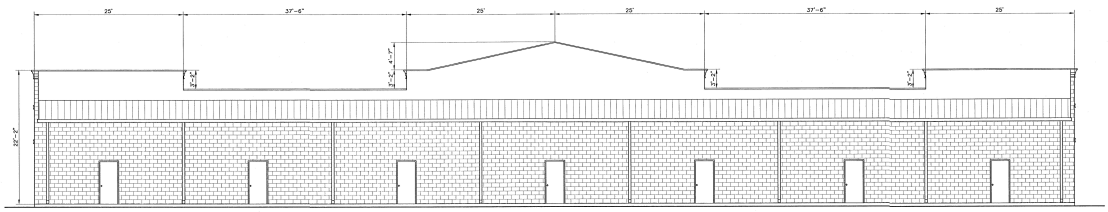
REVISIONS:	DATE:
PERMIT	5/23/05
CONST.	8/30/05
Rev.	9/11/06

DATE: 5/23/05
DRAWN BY: FAV
CHECKED BY: JWC
PROJECT:
FILE NO:

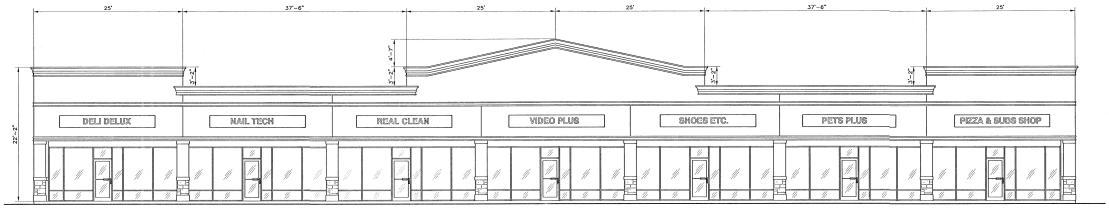
REGISTERED ARCHITECT
W. W. CROCHET
17088
STATE OF TEXAS
9/11/06

SHEET NO:
C-3

BUILDING



BACK ELEVATION



FRONT ELEVATION

EXTERIOR FINISHES

STONE: CULTURED STONE, TEXAS CREAM COBBLEFIELD, CSV-2083
EIFS BASE: DRYVIT, SANDPEBBLE FINE, #387A PANCAKE
EIFS TRIM: DRYVIT, SANDPEBBLE FINE, #389A CARIBOU
STORE FRONT: KAWNEER 350 MEDIUM SERIES, BRONZE FINISH
GLASS: TO BE IMPACT RESISTANT PER LEAGUE CITY CODE.
CMU: SPLIT FACE, SEAL AND PAINT TO MATCH EIFS BASE COLOR

ELEVATIONS
SCALE: 1/8" = 1'-0"

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DOCUMENT, IS OWNED BY AND THE PROPERTY OF THE DESIGNER. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THE DESIGNER. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS ON THE JOB. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THESE DRAWINGS OR CONDITIONS SHOWN ON THESE DRAWINGS.

CENTER SQUARE
889 FM 517 WEST
LEAGUE CITY, TX. 77573

REVISIONS:	DATE:
PERMIT	5/23/05

DATE: 5/23/05
DRAWN BY: FAV
CHECKED BY: JWC
PROJECT:
FILE NO:

REGISTERED ARCHITECT
R.W. CROCKETT
1708
STATE OF TEXAS
12/17/05

SHEET NO:
A-3.1

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