

FOR LEASE



RETAIL & COMMERCIAL

Broker #0436423

832-876-2541

COMMERCIAL SPACE FOR LEASE

Suite 400 - 4,950 sq. ft.

- Base \$16.80
- NNN \$4.80
- Current Day Care

**TOTAL MONTHLY
RENT = \$8,910.00**



689 FM 517 #400
League City, Texas 77539

Doug Byerly

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

doug@noblehourealestate.com

689 FM 517 #400

RETAIL

4,950 SQ. FEET

BASE \$1.40 MONTHLY \$16.80 ANNUALLY

CAM .40 CENTS MONTHLY \$4.80 ANNUALLY

BASE \$6,930.00 + CAM \$1,980.00* = \$8,910.00 TOTAL

*CAM ADJUSTED ANNUALLY

<i>Suite 400</i>			
Term	36-60 Months		
HVAC	100%	Two Package Unit Roof Top	
Lighting	2X4 Fluorescent		
Electrical - Tenant Paid	200 Amp Boxes		
Frontage	70 Ft	All Glass	
Depth	70 Ft		
Water/Utilities	Trash/Water	Part of CAM	No Sprinklers
Break Bar	Yes		
Restroom	Yes		
Layout	Multiple Rooms		
Ceiling	To Deck	Height 16 Ft	
Outside Doors	Two 36" All Glass Front	One 36" Back Door	
Outside Greenspace	Behind Building - Fenced	Back Alleyway and Playground on East Side	
Internet Provider	Comcast		
Current Tenant	Day Care	Expires 2-28-23	
Free Rent - TI Dollars	30-60 Days	No TI	
Year Built	2005		
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	

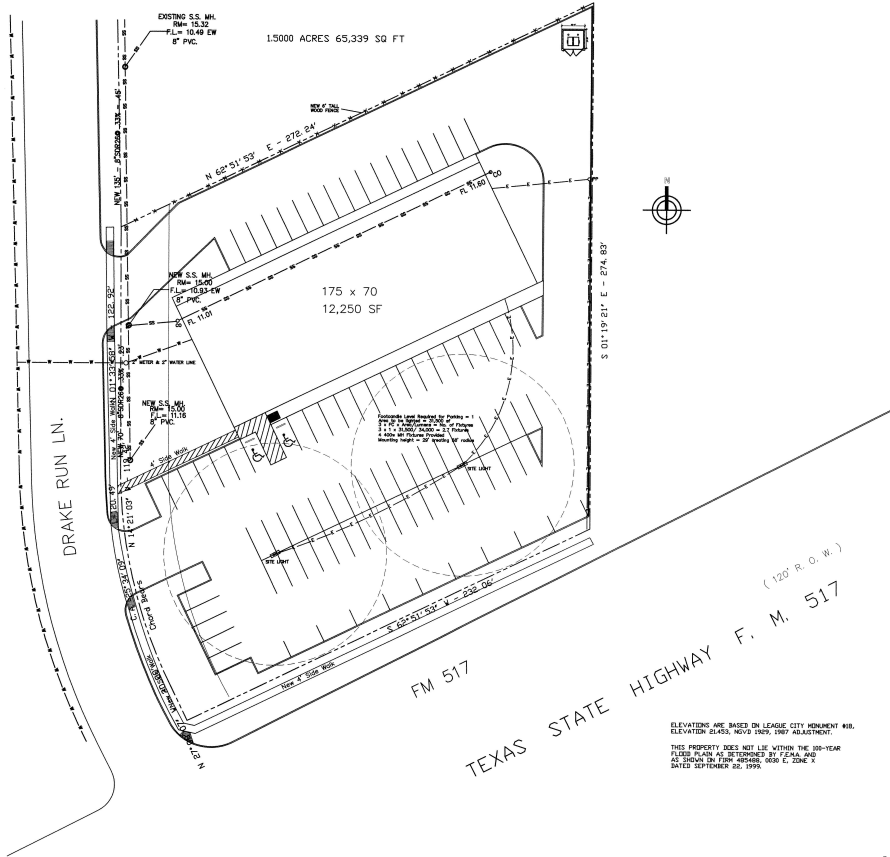
LEGAL DESCRIPTION

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

TENANT LIST

Suite	Tenant
100	Sun Loan
200	ASM Boutique
300	Resale Shop
400	Daycare

SITE PLAN



ELEVATIONS ARE BASED ON LEAGUE CITY MONUMENT #118.
 ELEVATION 224.93. 10'-0" OVER 1989 ADJUSTMENT.
 THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR
 FLOOD PLAIN AS DETERMINED BY FEMA AND
 AS SHOWN ON FIRM #19498. 1000 E. ZONE X
 DATED SEPTEMBER 22, 1995.

UTILITY PLAN

SCALE: 1" = 30'-0"

0' 30' 60' 90'

ADG

11201 RICHMOND AVE. #4108
 HOUSTON, TEXAS 77062
 PH: 281.870.8339, FX: 281.870.8339

ALL LOCAL, COUNTY, STATE AND FEDERAL AGENCIES HAVE BEEN ADVISED BY THE ENGINEER OF THE EXISTING UTILITIES AND THE PROPOSED UTILITIES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OTHER UTILITIES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OTHER UTILITIES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OTHER UTILITIES.

CENTER SQUARE
 688 FM 517 WEST
 LEAGUE CITY, TEXAS 77573

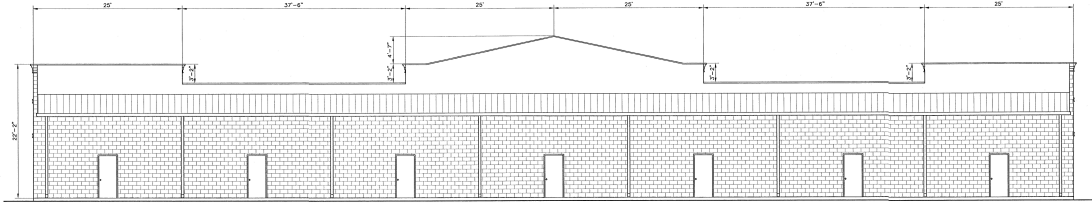
REVISIONS:	DATE:
PERMIT	5/23/05
CONSTR.	8/30/05
Rev:	9/11/06

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

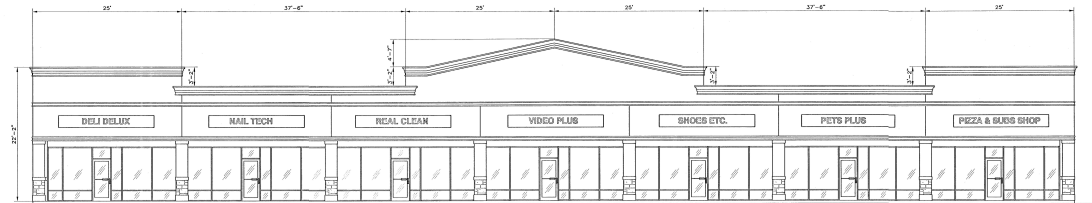


SHEET NO.
C-3

BUILDING



BACK ELEVATION



FRONT ELEVATION

EXTERIOR FINISHES
 STONE: CULTURED STONE, TEXAS CREAM COBBLEFIELD, CSV-2083
 EPS BASE: DRYVIT, SANDPEBBLE FINE, #387A PANCAKE
 EPS TRIM: DRYVIT, SANDPEBBLE FINE, #388A CARIBOU
 STORE FRONT: HANNER 350 MEDIUM SERIES, BRONZE FINISH
 GLASS: TO BE IMPACT RESISTANT PER LEAGUE CITY CODE
 CMU: SPLIT FACE, SEAL AND PAINT TO MATCH EPS BASE COLOR

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

ADG

11201 RICHMOND AVE. #A108
 HOUSTON, TEXAS 77071
 PH: 281-777-8329, FX: 281-777-8329

ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE UNLESS OTHERWISE NOTED TO THE CONTRARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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

REVISIONS	DATE
PERMIT	5/23/05

DATE	5/23/05
DRAWN BY	FAY
CHECKED BY	JAC
PROJECT	
FILE NO.	

SHEET NO.
A-3.1



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