



# FOR LEASE

## RETAIL OFFICE

- 5,320 Square Feet
- Base \$.36+ CAM .20 cents
- 16' X 70' Multi Office
- 70' X 60' Warehouse
- Previous Truck Accessory

**TOTAL MONTHLY  
RENT = \$3,000.00**



**818 W Main**  
**League City, Texas 77573**

**Doug Byerly**

PO Box 202  
Seabrook, Texas 77586  
832-876-2541 cell

[doug@noblehourealestate.co](mailto:doug@noblehourealestate.co)

# 818 W MAIN

LEAGUE CITY, TEXAS 77598

OFFICE RETAIL

5,320 SQ. FEET

BASE .36 MONTHLY \$4.32 ANNUALLY

CAM .20 CENTS MONTHLY \$2.40 ANNUALLY

BASE \$1,936.00 + CAM \$1,064.00\* = \$3,000.00 TOTAL

\*CAM ADJUSTED ANNUALLY

## 812 W MAIN

<b>Term</b>	12-60 months		
<b>HVAC</b>	Office Only	Fans in Warehouse	
<b>Lighting</b>	2X4 Fluorescent		
<b>Electrical</b>	Amps 150+100+100	Tenant Paid	
<b>Frontage</b>	None on Main	Facing North Behind Building	
<b>Depth</b>	70' X 60' Warehouse		
<b>Water</b>	Water is Part of CAM		No sprinkler
<b>Break Bar</b>	Yes		
<b>Restroom</b>	Two		
<b>Layout</b>	16' X 70' Multi Office		
<b>Flooring</b>	Tile	Warehouse Cement	
<b>Ceiling</b>	2 X 4 Drop Ceiling Office	High Ceiling Warehouse	
<b>Outside Doors</b>	One 42" Metal	One 36" Metal Side Door	12' X 14' Overhead
<b>Outside Greenspace</b>	Side and Behind Building	Parking Behind Building	Truck Well
<b>Internet Provider</b>	Unknown		
<b>Previous Tenant</b>	Truck Accessory		
<b>Free Rent - TI Dollars</b>	30-60 days	No TI	
<b>Year Built</b>	1991	Suite Updated 2014	
<b>Total Building</b>	12,200 Sq Ft		
<b>Total Land Parking</b>	46,102 Sq Ft	Parking Behind Building	

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## TENANTS

<b>Business</b>	<b>Suite</b>	<b>Sq Ft</b>	
VACANT	812	1,959 sq ft	
RRC Resale	814	3,848 sq ft	
Western Finance	816	1,032 sq ft	
VACANT	818	5,320 sq ft	Not Adjoining to Suite 812

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## CITY

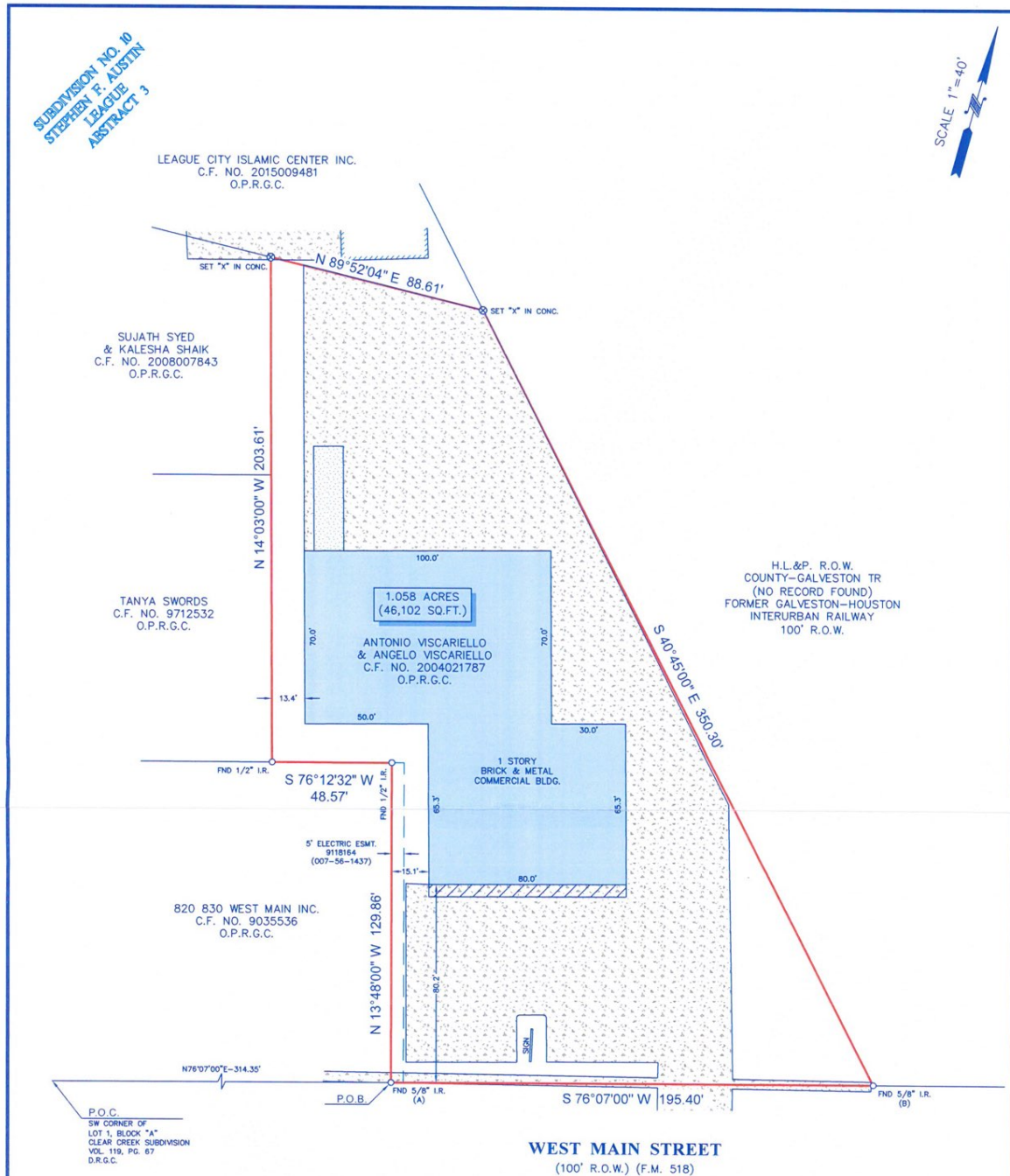
<b>Website</b>	<u><a href="http://www.leaguecity.com">www.leaguecity.com</a></u>	<b>281-554-1000</b>
<b>Inspector</b>	Inspection Request	<b>281-554-1490</b>
<b>Fire Marshall</b>	Tommy Cones	<b>281-554-1290</b>
<b>Economic Director</b>	Devin Depascal	<b>281-554-1179</b>
<b>Zoning</b>	General Commercial	
<b>US Post Office</b>	240 W Galveston	<b>281-554-9219</b>
<b>Tax Record</b>	GCAD	<b>136188</b>

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## LEGAL

**ABST 3 S F AUSTIN SUR PT OF BLK L (12-0-39) CLEAR CREEK SUB**

# SURVEY



**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ANTONIO VISCARIELLO AND ANGELO VISCARIELLO, RECORDED IN COUNTY CLERK'S FILE NO. 2004021787 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-05-19, UNDER G.F. NO. 597848.
- RIGHT-OF-WAY AS RECORDED IN VOL. 1261, PG. 64 AND DEDICATED ROAD AS RECORDED IN VOL. 1707, PG. 815 C.C.G.C.
- WATER LINE EASEMENT AS RECORDED UNDER C.F. NO. 9040231 (007-32-1638) C.C.G.C.
- SANITARY SEWER LINE EASEMENT AS RECORDED UNDER C.F. NO. 9112640 (007-49-2193) C.C.G.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.058 ACRES (46,102 SQUARE FEET) SITUATED IN THE SUBDIVISION NO. 10, STEPHEN F. AUSTIN LEAGUE, ABSTRACT 3, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: SUJATH ALI SYED AND PARVEEN SULTHANA SHAIK ADDRESS: 814 WEST MAIN STREET



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 16, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR OBSTRUCTIONS EXCEPT AS SHOWN.

Richard Fussell  
RFS# 4148



TITLE COMPANY:  
**stewart**  
title guaranty company

KELLIE CHOATES  
C.F. # 597848  
ISSUE DATE: 12-05-19

www.stewarttitle.com  
stewarttitle@stewarttitle.com  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512  
(281)393-1382 | Fax(281)393-1383



<b>Survey 1, Inc.</b> Your Land Survey Company	FIELD CREW: JJ	TECH: EF	DATE: 12-23-19
	DRAFTER: JB	FINAL CHECK: EF	JOB#: 12-79866-19

**LEGEND**

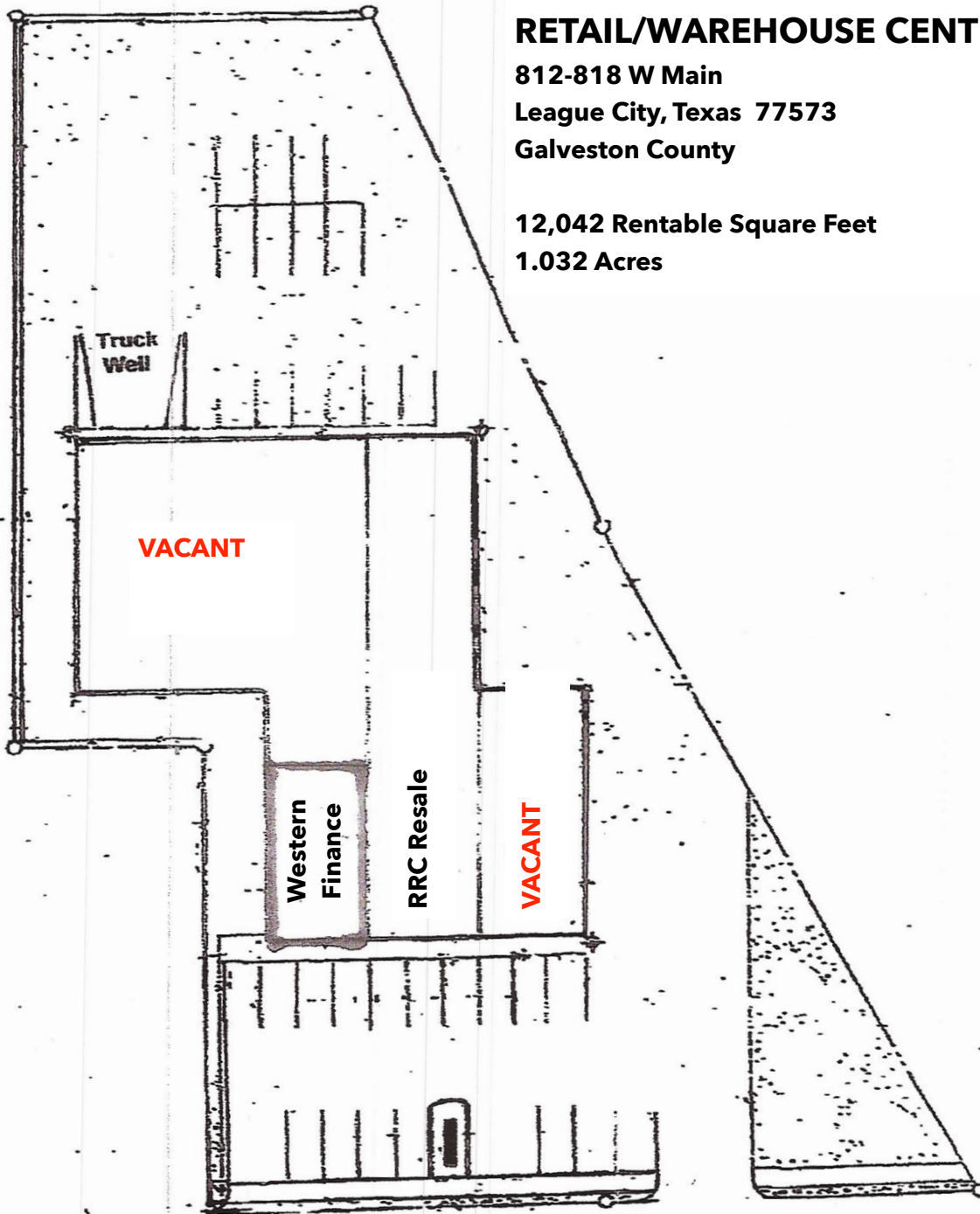
	CONCRETE		ADJOINING STRUCTURE
	COVERED AREA		GRAVEL

# SITE PLAN

## RETAIL/WAREHOUSE CENTER

812-818 W Main  
League City, Texas 77573  
Galveston County

12,042 Rentable Square Feet  
1.032 Acres



FM 518 (MAIN STREET)

PICTURES



