



FOR LEASE

SUITE 307 - OFFICE/WAREHOUSE

- 1,525 Square Feet
- Base .80 cents + CAM .44 cents
- Phase II Electric
- 100% HVAC
- Mop Sink
- 90% Warehouse with Drop Ceiling
- One Private Office
- Restroom
- Overhead Door
- 36" Back Door

**TOTAL MONTHLY
RENT = \$1,891.00**



NASA BUSINESS CENTER

100 E Nasa Parkway at Highway 3 in Webster, Texas

Doug Byerly

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

doug@noblehouserealestate.com

SUITE 307

100 E NASA PARKWAY
WEBSTER, TEXAS 77598

OFFICE WAREHOUSE

1,525 SQ. FEET

BASE .80 CENTS MONTHLY \$9.60 ANNUALLY

CAM .44 CENTS MONTHLY \$5.28 ANNUALLY

BASE \$1,220.00 + CAM \$671.00* = \$1,891.00 TOTAL

*CAM ADJUSTED ANNUALLY

SUITE 307			
Term	36-60 months		
HVAC	100% HVAC		
Lighting	2X4 Fluorescent		
Electrical	220 plug	ESI ID 1008901013630623148100	III Phase
Frontage	25 Feet		
Water	Part of CAM	2 inch water line	No sprinkler
Tenant Paid Utilities	Electricity/Trash	Internet/Phone	
Break Bar	Yes		
Restroom	One		
Layout	One Large Open Room with Private Office		
Outside Doors	All Glass 36" Front Door	12' X 10' Overhead Door	36" Back Door
Outside Greenspace	Service Alley	18 Wheeler Accessible	
Previous Tenant	Investment Office		
Free Rent - TI Dollars	30-90 days	TI Dollars - Yes	
Year Built	1985		
Total Building	112,590 sq. ft.	Six buildings	60+/- suites
Total Land Parking	7.540 acres	333 Parking Spaces	

CITY OF WEBSTER

Website	www.cityofwebster.com	281-332-1826
Inspector	James Stewart	281-316-4131
Fire Marshall	Warren Chappell	281-316-3743
Economic Director	Betsy Giusto	281-316-4116
Zoning	MA & NP - Front Retail	
US Post Office	17077 N Texas Ave, Webster, TX	Pick up key
Tax Record	HCAD	410440010105
Building Occupancy	https://app.oncamino.com/webster_tx/login	

CAM-NNN HISTORY

CAM HISTORY											
2026	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
44¢	43¢	35¢	35¢	29¢	28¢	28¢	29¢	27¢	29¢	29¢	27¢

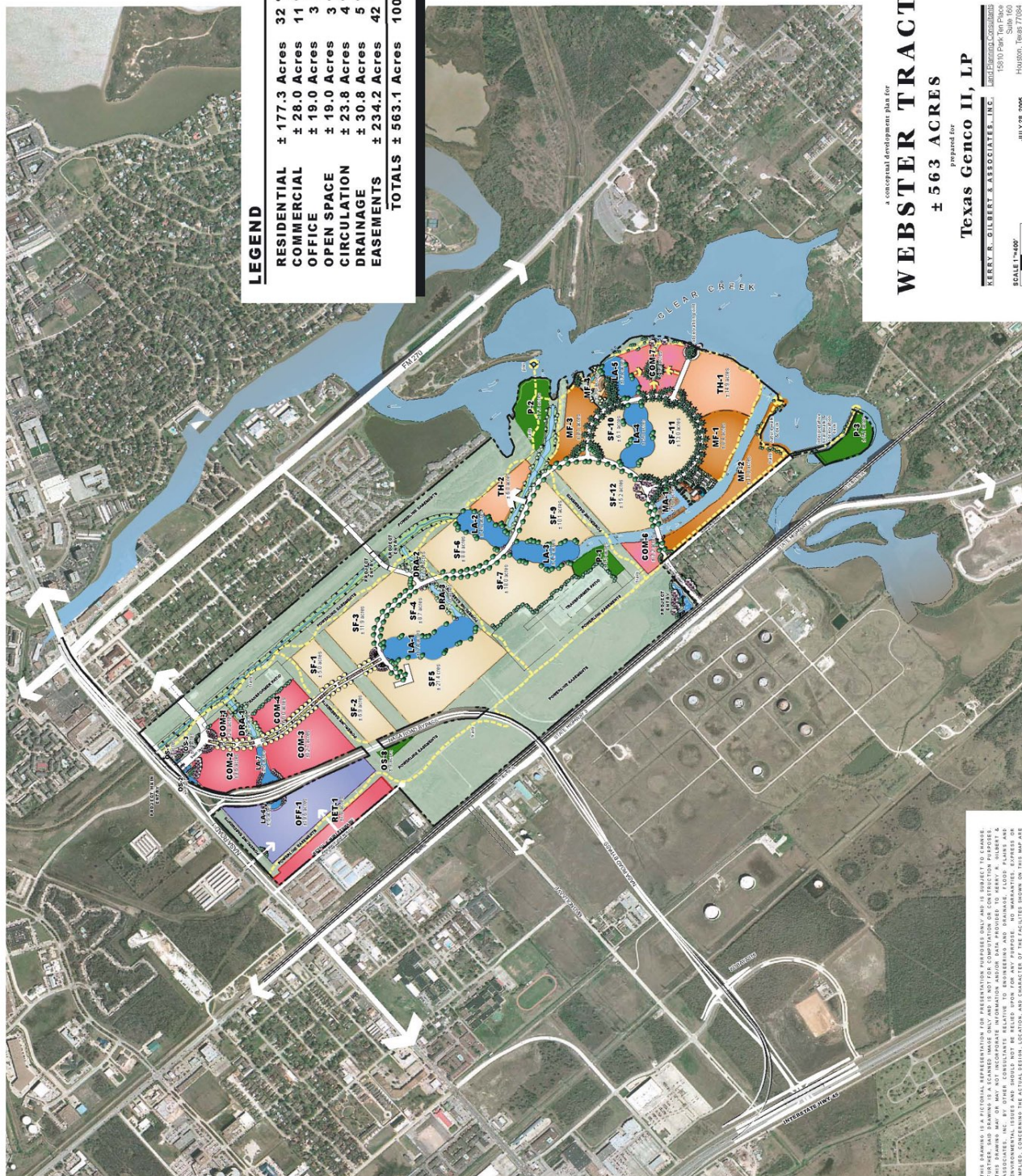
NASA BUSINESS CENTER

Nasa Business Center is a six-building business complex that is located on the corner of Nasa Parkway and Highway 3 in the heart of the NASA/Clear Lake Medical Center commerce area in Webster (Clear Lake), Texas. The Property was built in 1980 and has spaces starting at 1,525 square feet in size and up. The Property offers tenant office suites, retail spaces, and office-warehouse space featuring 12 ft. clearance heights in the warehouse and grade level loading.

Date Completed	1980	Land Area	±7.54 acres	
Net Rentable Area	±112,590 SF	Parking Spaces	333 parking spaces	3 per 1,000 SF parking ratio

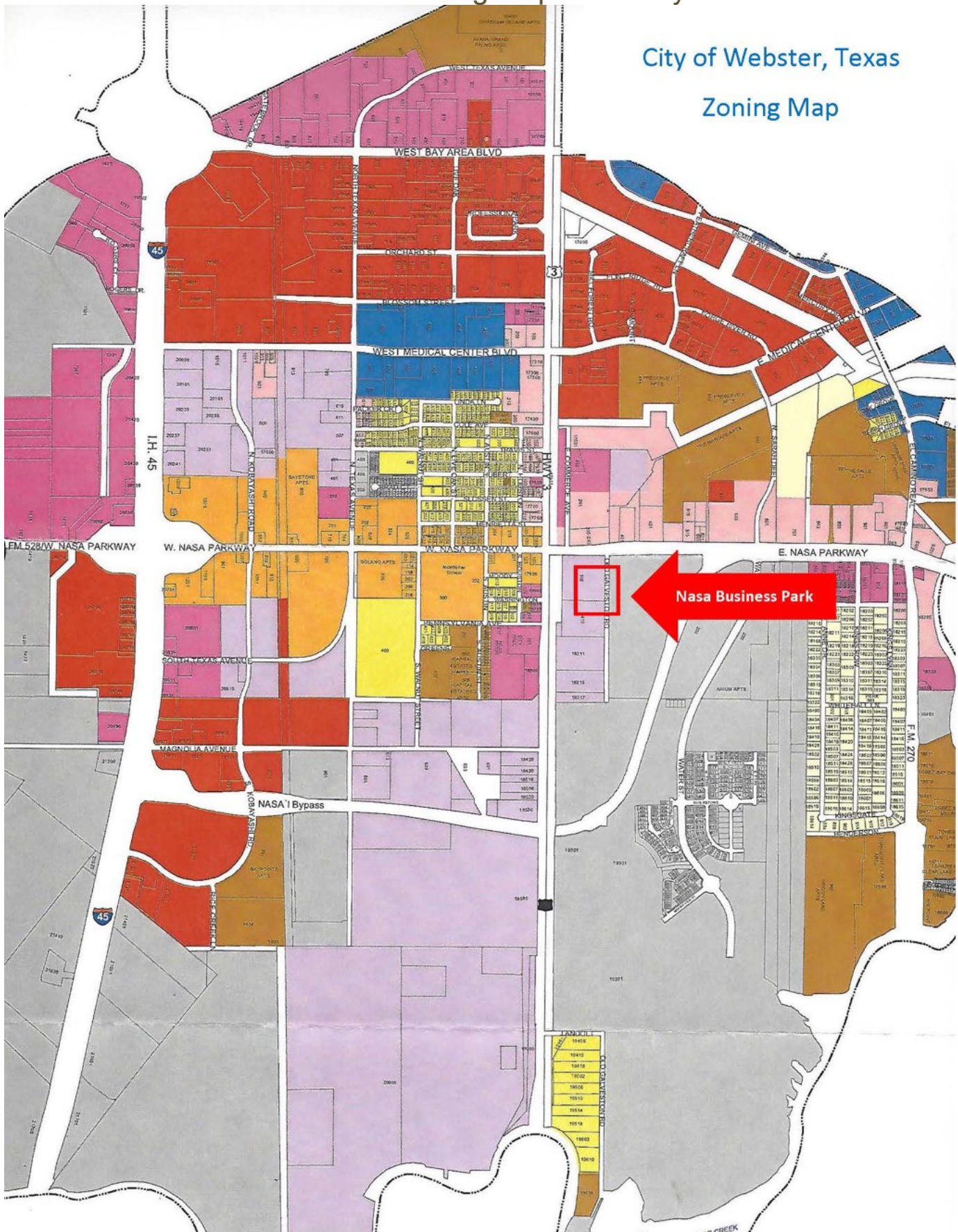


NASA BUSINESS CENTER



NASA BUSINESS CENTER - Zoning Map 2015 City of Webster

City of Webster, Texas
Zoning Map





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential 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.

<u>Noble House Real Estate</u>	<u>436423-B</u>	<u>doug@noblehoustorealestate.com</u>	<u>(832)876-2541</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>436423-B</u>	<u>doug@noblehoustorealestate.com</u>	<u>(832)876-2541</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>436423-B</u>	<u>doug@noblehoustorealestate.com</u>	<u>(832)876-2541</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>436423-B</u>	<u>doug@noblehoustorealestate.com</u>	<u>(832)876-2541</u>
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

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