



**Noble House Real Estate**  
Property Management - Leasing

# FOR LEASE

## SUITE 102-103 OFFICE AND WAREHOUSE

- 3,550 Square Feet
- Base .65 cents + CAM .29 cents
- Facing West on Highway 3

**TOTAL MONTHLY  
RENT = \$3,337.00**



## 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@noblehourealestate.com](mailto:doug@noblehourealestate.com)

# SUITE 102-103

100 E NASA PARKWAY  
WEBSTER, TEXAS 77598

OFFICE WAREHOUSE

3,550 SQ. FEET

BASE .65 CENTS MONTHLY     \$7.80 ANNUALLY

CAM .29 CENTS MONTHLY     \$3.48 ANNUALLY

BASE \$2,307.50 + CAM \$1,029.50\* = \$3,337.00 TOTAL

\*CAM ADJUSTED ANNUALLY



## SUITE 102-103

| SUITE 102-103          |                      |                              |                       |
|------------------------|----------------------|------------------------------|-----------------------|
| Term                   |                      | 36 months                    | 60 months             |
| HVAC                   | #102-103 Office Only |                              |                       |
| Lighting               | 2X4 Fluorescent      |                              |                       |
| Electrical             | 400+ amps            |                              |                       |
| Frontage               | Facing West          | Highway 3                    |                       |
| Water                  | Part of CAM          | 2 inch water line            | No sprinkler          |
| Break Bar              | Yes                  |                              |                       |
| Restroom               | 2 Restrooms          |                              |                       |
| Layout                 | Multiplex Office     | 70% Office/<br>30% Warehouse |                       |
| Outside Doors          | Glass 36" Front Door | 2 36" Metal Back Doors       | 2 12X10 Overhead Door |
| Outside Greenspace     | Service Alley        | 18 Wheeler Accessible        |                       |
| Tenant Paid Utilities  | Electricity/Trash    | Internet Provider            |                       |
| Previous Tenant        | Security             |                              |                       |
| Free Rent - TI Dollars | 30-90 days           | TI Dollars - Yes             |                       |
| Year Built             | 1985                 | Suite update 2000's          |                       |
| Total Building         | 112,590 sq. ft.      | Six buildings                | 60+/- suites          |
| Total Land Parking     | 7.540 acres          | 333 Parking Spaces           |                       |

# TENANTS AND VACANCIES

| SUITE   | BUSINESS            |                                | SUITE   | BUSINESS                |  |
|---------|---------------------|--------------------------------|---------|-------------------------|--|
| 10      | Gym                 |                                | 203     | Allap Technical         |  |
| 15      | Gym                 |                                | 204     | AJM Frammer             |  |
| 20&40   | VACANT              | 3,388 sq ft total              | 205     | MVA Music               |  |
| 30      | Advanced Computers  |                                | 206     | Lunar Music Productions |  |
| 35      | Renal Specialists   |                                | 207-208 | ABML-IEM, LLC           |  |
| 45      | Farmhouse Furniture |                                | 209     | Tactical Fitness        |  |
| 50      | VACANT              | 2,420 sq ft - Previous Medical | 210     | HIH Laboratory          |  |
| 55      | Salon               |                                | 301     | Axis Dance              |  |
| 60      | Nasa Vision         |                                | 303     | La Delicia              |  |
| 75      | VACANT              | 3,415 sq ft                    | 304     | Gym                     |  |
| 77      | Ace Cash Express    |                                | 307     | Resale Shop             |  |
| 78      | Greater Victory     |                                | 308     | Reed Electric           |  |
| 80      | Assistance League   |                                | 309     | Party Parlor            |  |
| 85      | Rhema Medical       |                                | 310     | ABC Priority Care       |  |
| 101     | CaseBakes           |                                | 401     | The Kaferhaus           |  |
| 102-103 | VACANT              | 3,550 sq ft                    | 404     | PRO PPF & Tinting       |  |
| 104     | Logan's Training    |                                | 406     | VACANT                  |  |
| 105     | ProTech Electronic  |                                | 407     | Red Door Management     |  |
| 106     | VACANT              | 1,775 sq ft                    | 408     | MAC                     |  |
| 107-109 | VACANT              | 7,111 sq ft                    | 409     | Terminix                |  |
| 110     | Block Flare         |                                | 411     | Patriot Cleaning        |  |
| 201-202 | VACANT              | 3,550 sf                       |         |                         |  |

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## CITY OF WEBSTER

|                   |                                                                  |              |
|-------------------|------------------------------------------------------------------|--------------|
| Website           | <a href="http://www.cityofwebster.com">www.cityofwebster.com</a> | 281-332-1826 |
| Inspector         | Eric Penn                                                        | 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 |

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## CAM-NNN HISTORY

| CAM HISTORY |            |            |            |             |             |             |             |
|-------------|------------|------------|------------|-------------|-------------|-------------|-------------|
| 2022 = 29¢  | 2021 = 28¢ | 2020 = 28¢ | 2019 = 29¢ | 2018 = .27¢ | 2017 = .29¢ | 2016 = .29¢ | 2015 = .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.

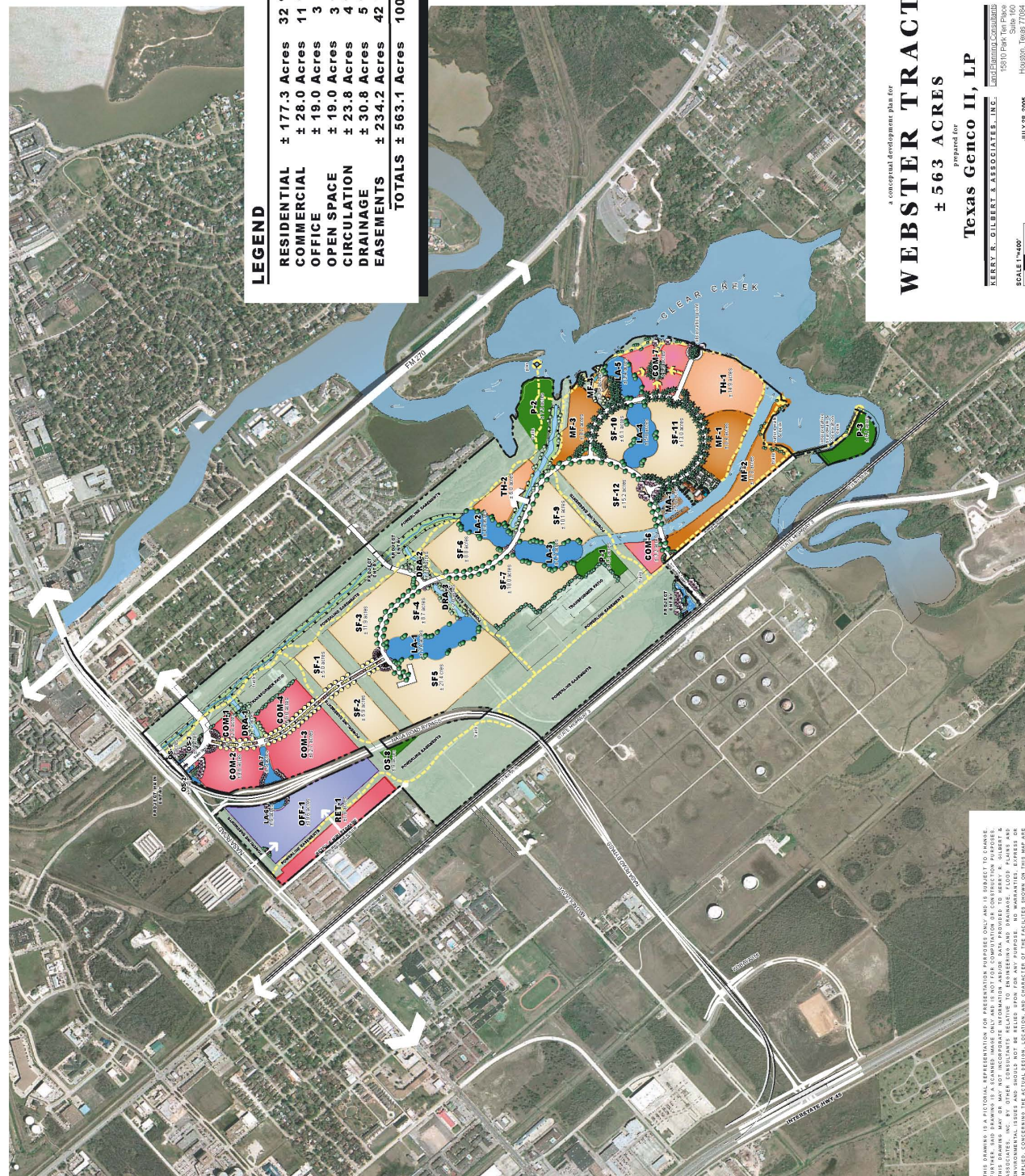
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|                   |             |                |                    |                              |
|-------------------|-------------|----------------|--------------------|------------------------------|
| Date Completed    | 1980        | Land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

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## WEBSTER TRACT ± 563 ACRES

prepared for  
**Texas Genco II, LP**

KERRY R. GILBERT & ASSOCIATES, INC.  
15310 Parkway  
Houston, Texas 77064  
(281) 575-0340

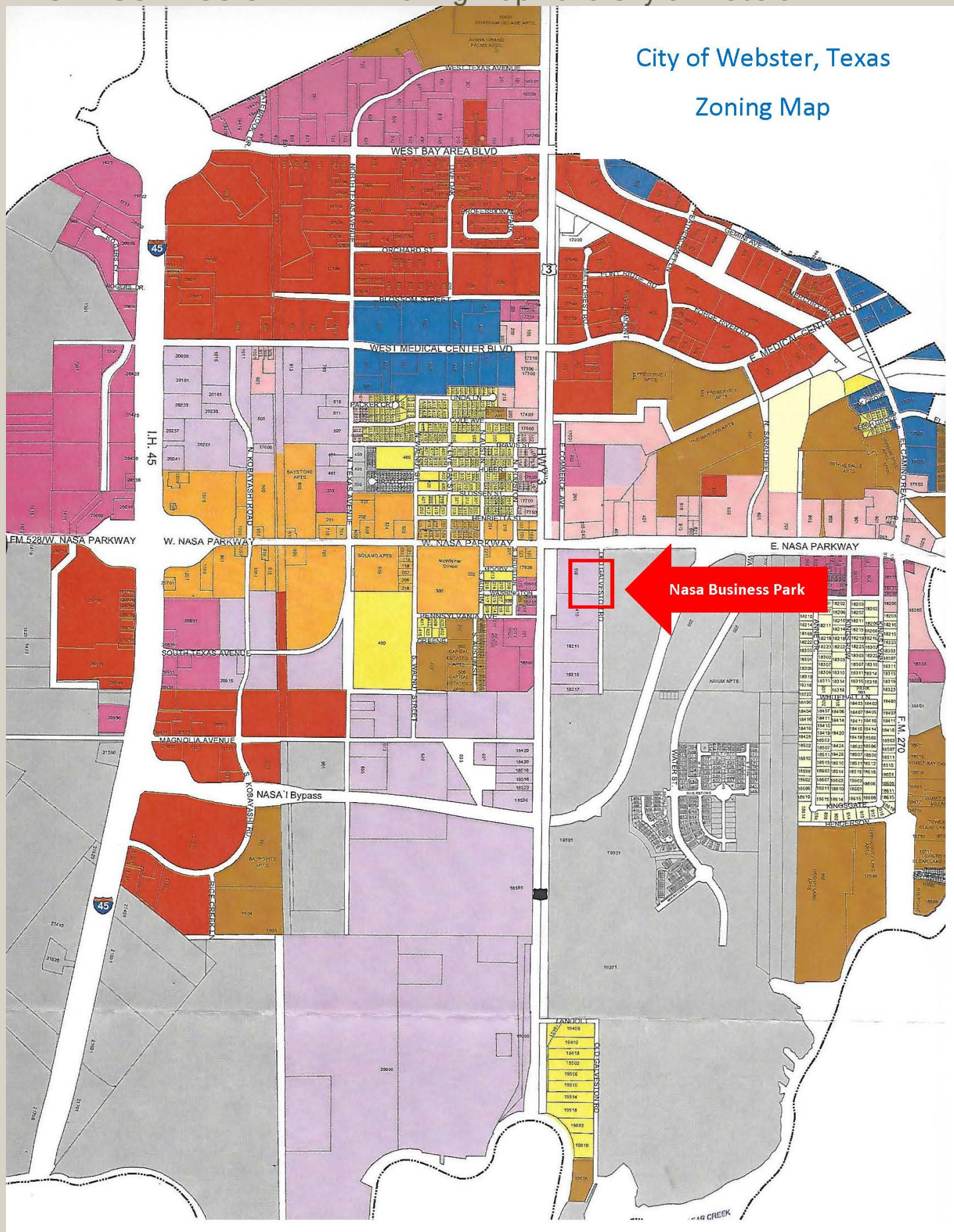
SCALE 1"=400'  
0 200 400

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# NASA BUSINESS CENTER - Zoning Map 2015 City of Webster

## City of Webster, Texas Zoning Map









# BUILDING OCCUPANCY APPLICATION

## City of Webster BUILDING DIVISION

**Office Hours**  
Mon.-Thur. 7:30am-5:30pm  
Friday 7:30am-11:30am

[www.cityofwebster.com](http://www.cityofwebster.com)

**101 Pennsylvania Ave. ❖ Webster, TX 77598**  
Phone: (281) 338-2925 FAX (281) 316-4128

### UTILITIES RECONNECTION & INSPECTIONS

*(Required to obtain a Certificate of Occupancy)*

Name of Business: \_\_\_\_\_

New Business: \_\_\_\_\_ Change of Ownership \_\_\_\_\_ Mgmt use only \_\_\_\_\_  
(90 days only)

Business Address: \_\_\_\_\_

City \_\_\_\_\_ State TX Zip \_\_\_\_\_

Business phone: \_\_\_\_\_ Email: \_\_\_\_\_

Type of Business: \_\_\_\_\_

Contact Person \_\_\_\_\_ Phone # \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Owner of Business: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Square Footage: \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

#### \*FOR OFFICE USE ONLY\*

|                   |       |          |       |              |
|-------------------|-------|----------|-------|--------------|
| Zoning Official   | _____ | Approved | _____ | Not Approved |
| Building Official | _____ | Approved | _____ | Not Approved |

#### ❖ AWARE NO CONSTRUCTION AUTHORIZED\*

- Prior to opening business, owner/occupant must call in a final inspection to be done both by the Building Division and Fire Marshal's Office and inspections must pass in order to obtain a Certificate of Occupancy. \_\_\_\_\_

Initials



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.

|                                      |                |                                       |                      |
|--------------------------------------|----------------|---------------------------------------|----------------------|
| <b>Noble House Real Estate</b>       | <b>0436423</b> | <b>doug@noblehouse realestate.com</b> | <b>(832)876-2541</b> |
| Licensed Broker /Broker Firm Name or | License No.    | Email                                 | Phone                |
| Primary Assumed Business Name        |                |                                       |                      |
| <b>Douglas Byerly</b>                | <b>0436423</b> | <b>Doug@noblehouse realestate.com</b> | <b>(832)876-2541</b> |
| Designated Broker of Firm            | License No.    | Email                                 | Phone                |
| <b>Douglas Byerly</b>                | <b>0436423</b> | <b>Doug@noblehouse realestate.com</b> | <b>(832)876-2541</b> |
| Licensed Supervisor of Sales Agent/  | License No.    | Email                                 | Phone                |
| Associate                            |                |                                       |                      |
| <b>Douglas Byerly</b>                | <b>0436423</b> | <b>doug@noblehouse realestate.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**

Noble House Real Estate PO Box 202 Seabrook, TX 77586  
Douglas Byerly

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IBS