



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

# FOR LEASE

## SUITE 408 - OFFICE

- 1,775 Square Feet
- Base .75 cents + CAM .30 cents
- All Glass Frontage
- 100% HVAC
- 100% Office

**TOTAL MONTHLY  
RENT = \$1,863.75**



**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 408

100 E NASA PARKWAY  
WEBSTER, TEXAS 77598

OFFICE INDUSTRIAL

1,775 SQ. FEET

BASE .75 CENTS MONTHLY \$9.00 ANNUALLY

CAM .30 CENTS MONTHLY \$3.60 ANNUALLY

BASE \$1,331.25 + CAM \$532.50\* = \$1,863.75 TOTAL

\*CAM ADJUSTED ANNUALLY

<b>SUITE 408</b>			
<b>Term</b>	36-60 months		
<b>HVAC</b>	100% of Area	With Drop Ceiling	
<b>Lighting</b>	2X4 Fluorescent		
<b>Electrical</b>	110 Amps	ESI ID 1008901013630623192100	III Phase
<b>Frontage</b>	25 Ft Facing East		
<b>Water</b>	Part of CAM	2 inch water line	No sprinkler
<b>Tenant Paid Utilities</b>	Electricity/Trash	Internet/Phone	
<b>Break Bar</b>	Yes		
<b>Restroom</b>	One		
<b>Layout</b>	Lobby	4 Small Offices	Meeting Room
<b>Outside Doors</b>	All Glass 36" Front Door		36" Back Door
<b>Outside Greenspace</b>	Service Alley	18 Wheeler Accessible	
<b>Previous Tenant</b>	Admin Office		
<b>Free Rent - TI Dollars</b>	30-90 days	TI Dollars - Yes	
<b>Year Built</b>	1985	Suite Updated 2023	
<b>Total Building</b>	112,590 sq. ft.	Six buildings	60+/- suites
<b>Total Land Parking</b>	7.540 acres	333 Parking Spaces	

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# CITY OF WEBSTER

<b>Website</b>	<a href="http://www.cityofwebster.com">www.cityofwebster.com</a>	281-332-1826
<b>Inspector</b>	James Stewart	281-316-4131
<b>Fire Marshall</b>	Warren Chappell	281-316-3743
<b>Economic Director</b>	Betsy Giusto	281-316-4116
<b>Zoning</b>	MA & NP - Front Retail	
<b>US Post Office</b>	17077 N Texas Ave, Webster, TX	Pick up key
<b>Tax Record</b>	HCAD	410440010105

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## CAM-NNN HISTORY

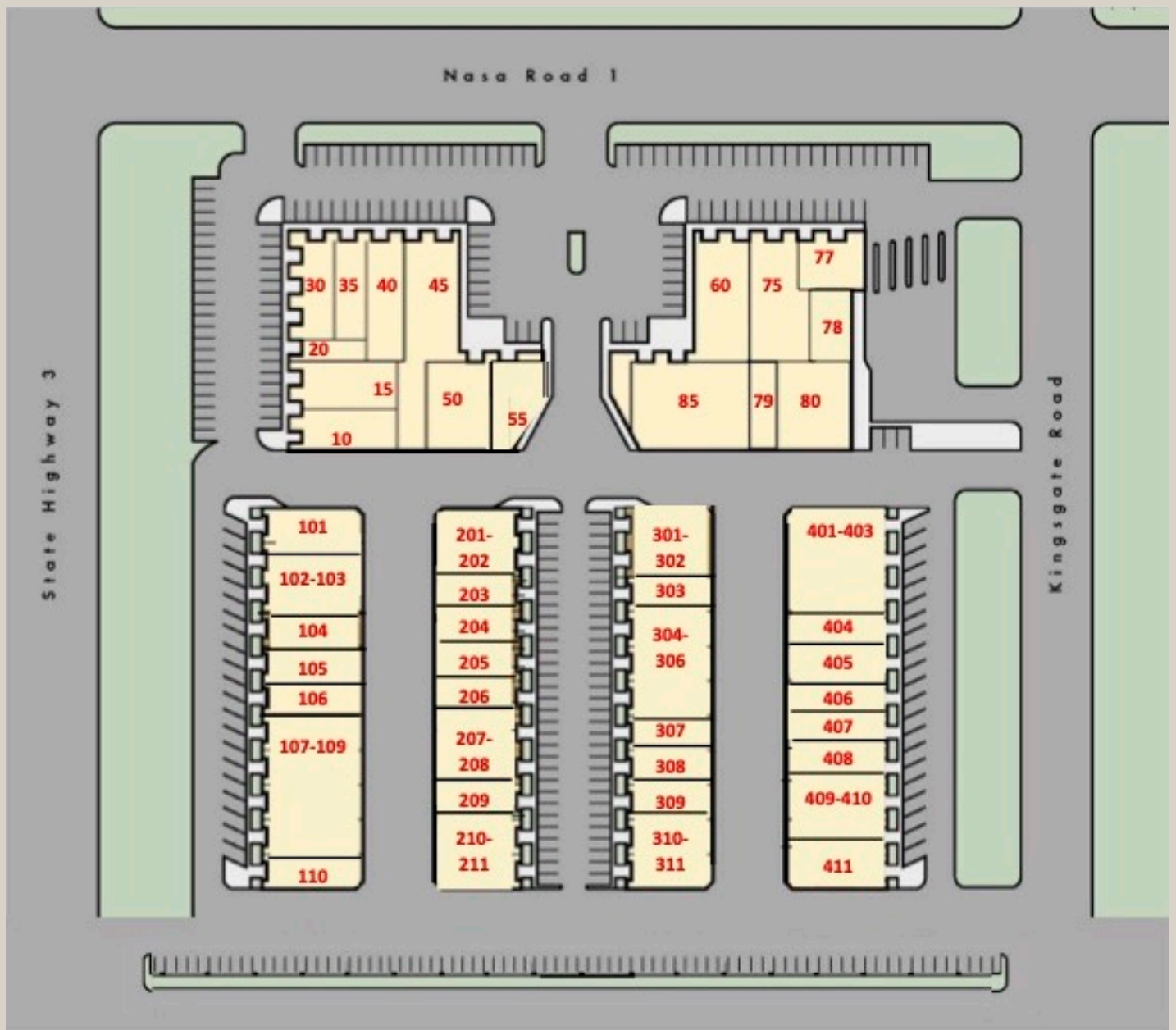
CAM HISTORY								
2023 = 30¢	2022 = 29¢	2021 = 28¢	2020 = 28¢	2019 = 29¢	2018 = .27¢	2017 = .29¢	2016 = .29¢	2015 = .27¢

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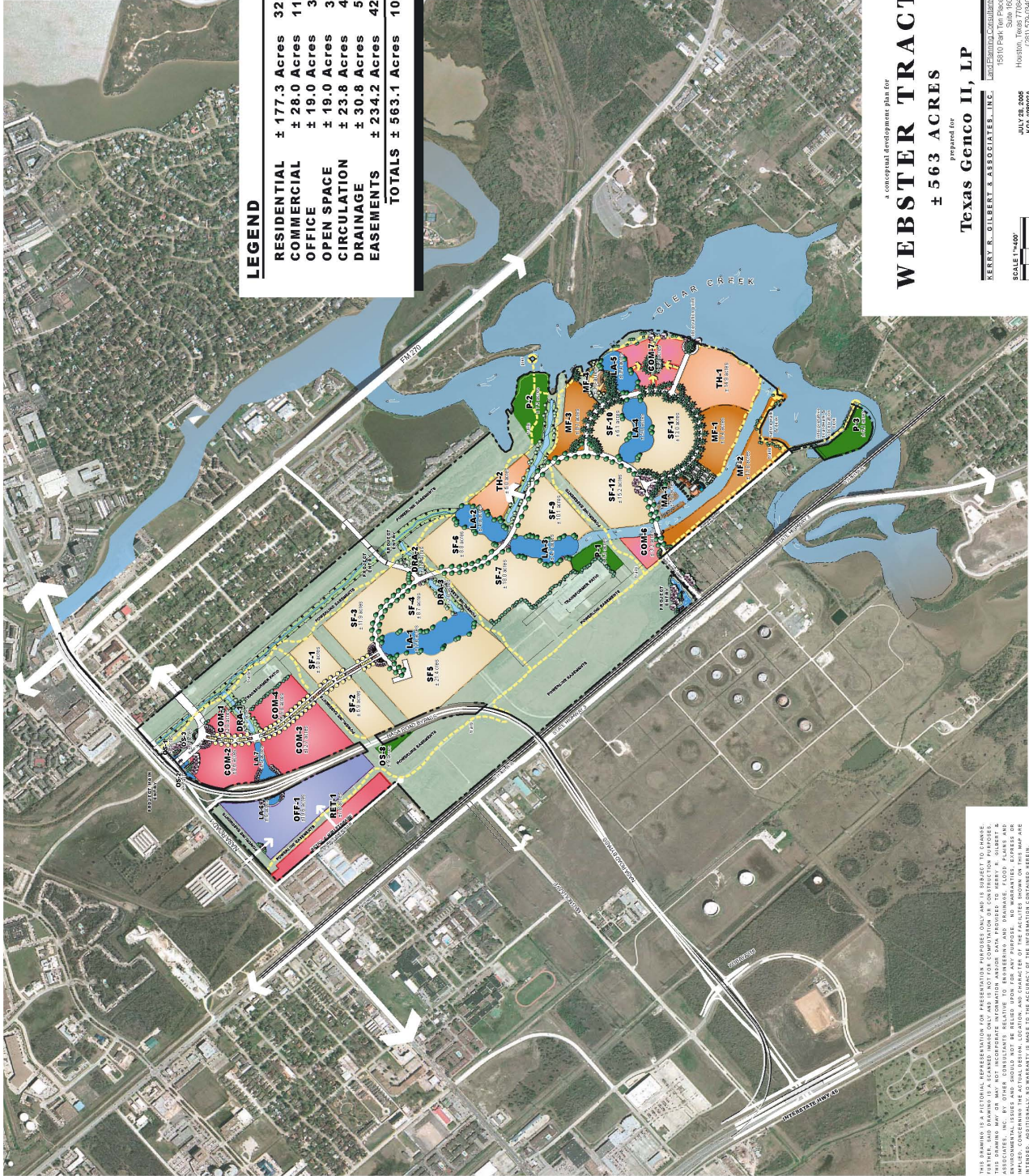
# NASA BUSINESS CENTER

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 <i>3 per 1,000 SF parking ratio</i>







**LEGEND**

RESIDENTIAL	± 177.3 Acres	32 %
COMMERCIAL	± 28.0 Acres	11 %
OFFICE	± 19.0 Acres	3 %
OPEN SPACE	± 19.0 Acres	3 %
CIRCULATION	± 23.8 Acres	4 %
DRAINAGE	± 30.8 Acres	5 %
EASEMENTS	± 234.2 Acres	42 %
<b>TOTALS</b>	<b>± 563.1 Acres</b>	<b>100 %</b>

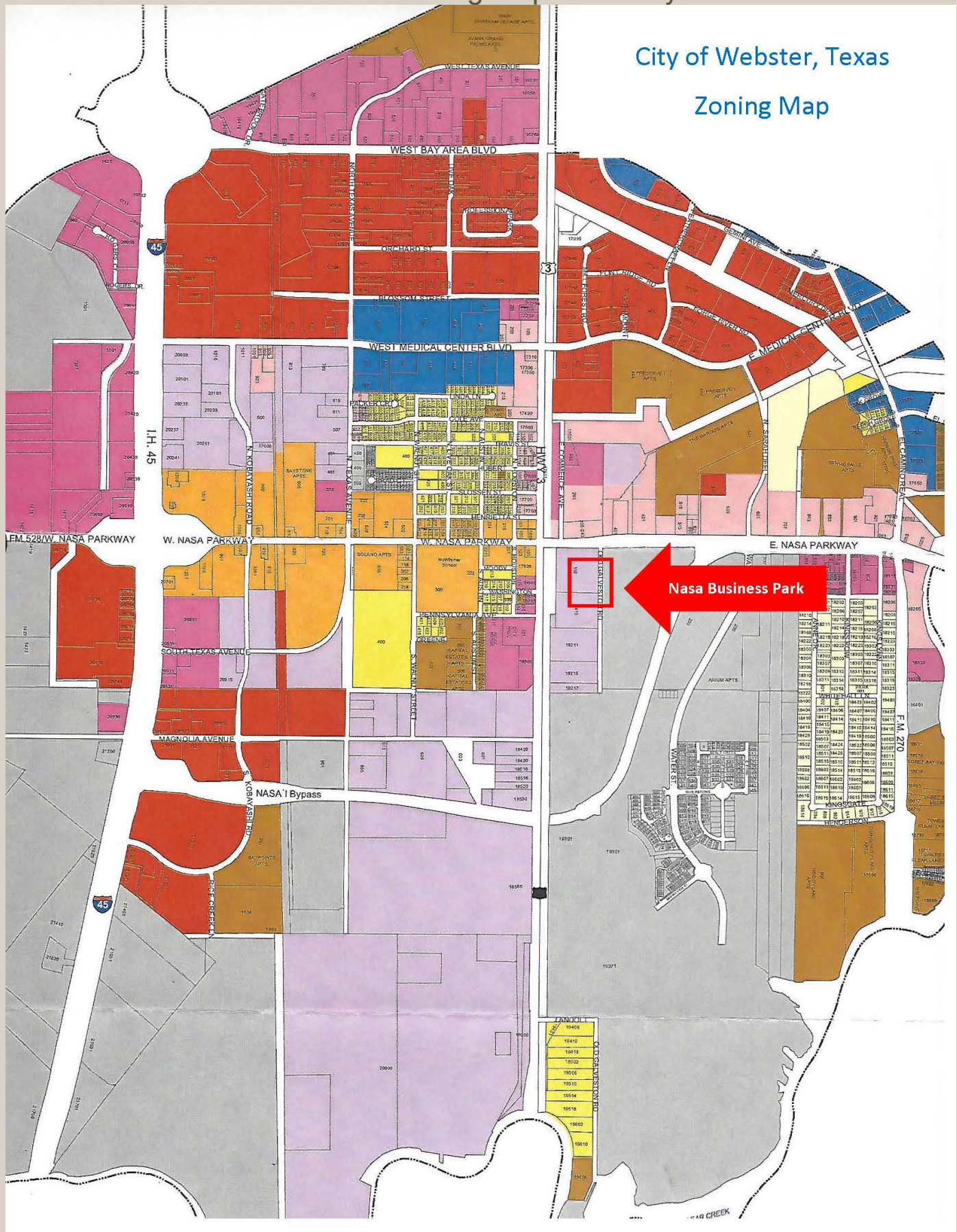
a conceptual development plan for  
**WEBSTER TRACT**  
 ± 563 ACRES  
 Prepared for  
**Texas Genco II, LP**  
 Kerry R. Gilbert & Associates, Inc.  
 15310 Parkway  
 Suite 100  
 Houston, Texas 77064  
 (281) 575-0400

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS AND EASEMENTS, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE IMPLIED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



# NASA BUSINESS CENTER - Zoning Map 2015 City of Webster

City of Webster, Texas  
Zoning Map

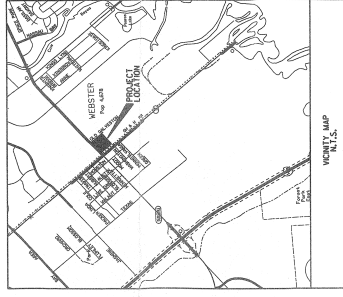




# NASA BUSINESS CENTER - Survey

### NOTES

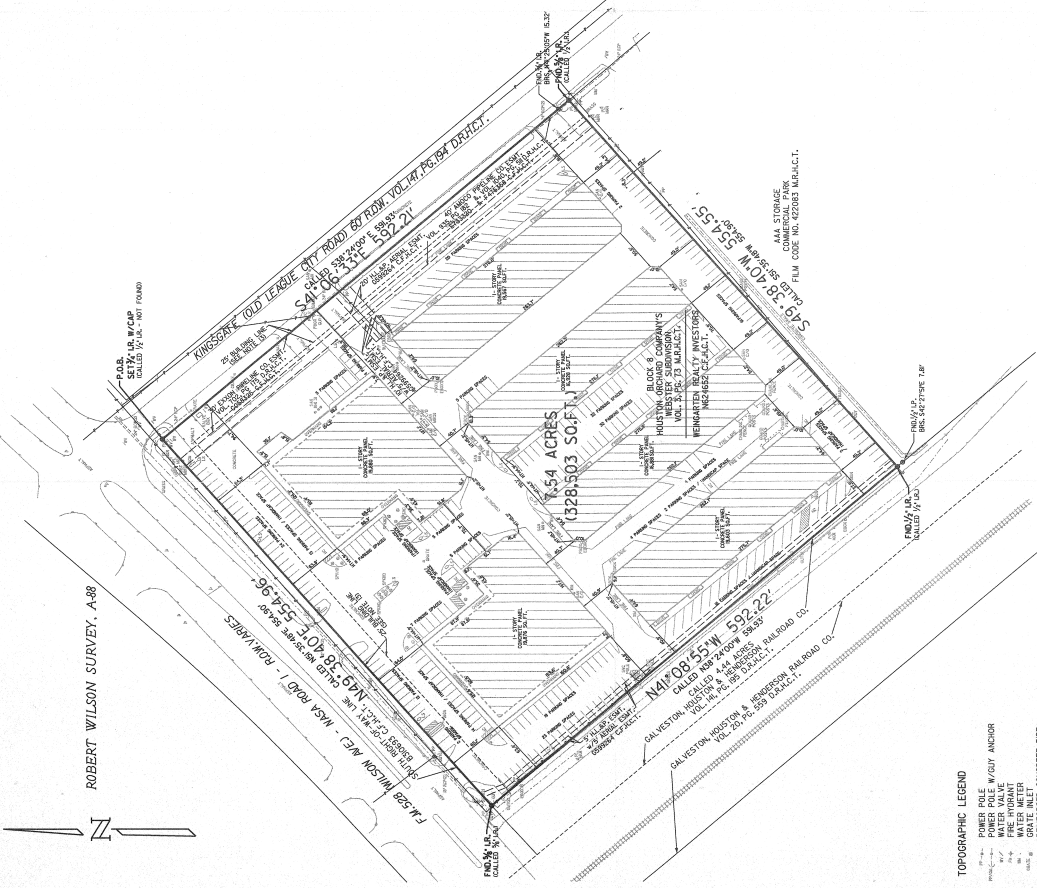
- 1) The tract of land shown hereon was not obstructed by the surveyor.
- 2) The survey shown hereon was prepared with the benefit of Chicago Title Insurance Company Commitment No. F-1, No. 44-981-58-308423818, dated September 17, 2008, and the benefit of the Survey of the Houston County, Texas, therein (see Note 12). The surveyor has made no effort to verify the accuracy of the same, but has assumed that the same are true and correct. All easements and other interests shown hereon are as shown on the above-referenced commitment.
- 3) According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 4828101894 L for Harris County, Texas, dated September 30, 2004, which covers the area shown hereon, the area shown hereon is in Flood Zone X (Severe Flood Hazard) within the 100-year flood plain, as depicted therein.
- 4) The tract of land shown hereon lies within the Corporate Limits of the City of Webster, Texas and is subject to the City of Webster Drainage Ordinance, Chapter 114, which requires that the owner of any land within the City of Webster shall install and maintain a drainage system for such land.
- 5) The surveyor has made no attempt to locate or define well heads, hazardous waste areas, pollutants, underground storage tanks or any other environmentally sensitive areas, but has assumed that there are no such areas on the tract of land shown hereon.
- 6) The surveyor has made no attempt to identify or locate any mineral rights or interests in the tract of land shown hereon.
- 7) The surveyor has made no attempt to identify or locate any other interests in the tract of land shown hereon.
- 8) The surveyor has made no attempt to identify or locate any other interests in the tract of land shown hereon.
- 9) This survey is based on field work and verification performed January 15-22, 2008.
- 10) The tract of land shown hereon has access to Nees Road 1 (FM 528) and Kingsgate Road, as shown hereon.
- 11) The tract of land shown hereon is 100 East Nees Road 1, Houston, Texas, 77059.
- 12) The tract of land shown hereon is subject to the certain Agreement, a consent to maintain a parking lot and asphalt drive easement and a pipeline easement, all as shown hereon, and is subject to the Survey of the Houston County, Texas, therein (see Note 12), in File Number 017498 of the Clerk of the Harris County, Texas.
- 13) The building set-back lines as shown hereon are as per the City Planner for the City of Webster, Texas, (201) 316-4122.
- 14) The tract of land shown hereon is described in Field Note Description of the Survey of the Houston County, Texas, therein (see Note 12), in File Number 017498 of the Clerk of the Harris County, Texas, 3108 N. Alamo, Houston, Texas, 77059, phone number (713) 528-9578.



ALTA / ASCM SURVEY PLAT  
OF  
7.54 ACRES OF LAND  
OUT OF THE  
ROBERT WILSON SURVEY, A-88  
HARRIS COUNTY, TEXAS

**DANNENBAUM**  
DANNENBAUM ENGINEERING CORPORATION  
SURVEYING AND MAPPING DIVISION  
300 N. ALABAMA, HOUSTON, TEXAS 77059  
OFFICE: (713) 529-9570 FAX: (713) 529-6682  
SCALE: 1"=40' DATE: FEBRUARY 28, 2008  
04/07/2008 (Revised)  
02/12/2008 (New)  
02/12/2008 (Revised)

JOB NO. 0284-02



- 330 MARKED PARKING
- 335 REGULAR PARKING SPACES
- 336 ASPHALT PARKING SPACES
- 337 TOTAL PARKING SPACES

TOPOGRAPHIC LEGEND

---	POWER POLE
---	POWER POLE W/OUT ANCHOR
---	FIRE HYDRANT
---	WATER METER
---	WIRE
---	CENTERLINE OF DITCH
---	CHAR LINK FENCE
---	WIRE FENCE
---	MAIL BOX
---	GUARD RAIL
---	MANHOLE
---	STREET SIGN
---	POST
---	UNDERGROUND PIPELINE
---	UNDERGROUND FURNACE
---	UNDERGROUND POWERLINES
---	BUILDING HEIGHT

Robert T. Brown  
Registered Professional Land Surveyor  
Texas Registration Number 38881

ALL SURVEYS  
COMMERCIAL WORK  
FILM CODE NO. 422083 MICRIFACT.



# 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



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