



Noble House Real Estate
Property Management - Leasing

FOR LEASE

SUITE 45 RETAIL WITH WAREHOUSE

Suite 45 - 4,679 Sq Ft

- Base Rent .90¢ sq ft
- Overhead Door
- Drop Ceiling in Retail & HVAC
- 13.6 ft Clearance in Warehouse
- Three Restrooms
- 36' All Glass Front on NASA Parkway with 88' All Glass Front on East Side of Suite

TOTAL MONTHLY RENT = \$5,568.00



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

SUITE 45

100 E NASA PARKWAY
WEBSTER, TEXAS 77598

OFFICE INDUSTRIAL

4,679 SQ. FEET

BASE .90 CENTS MONTHLY \$10.80 ANNUALLY

CAM .29 CENTS MONTHLY \$3.48 ANNUALLY

BASE \$4,211.10 + CAM \$1,356.90* = \$5,568.00 TOTAL

*CAM ADJUSTED ANNUALLY

| | | | |
|-------------------------------|---|---------------------------------|---------------------|
| SUITE 45 | | | |
| Term | 36-60 months | | |
| HVAC | Retail Space | | |
| Lighting | 2X4 Fluorescent | | |
| Electrical | | ESI ID 1008901013630623028100 | |
| Frontage | 36 Ft Facing NASA | 88 Ft Facing East Side of Suite | |
| Water | Part of CAM | 2 inch water line | No sprinkler |
| Tenant Paid Utilities | Electricity/Trash | Internet/Phone | |
| Break Bar | No | | |
| Restroom | Three | | |
| Layout | One Large Open Room | Private Office | Warehouse |
| Outside Doors | Two All Glass 36" Front Doors - One Facing North, One Facing East | 12' X 10' Overhead Door | 36" Metal Back Door |
| Outside Greenspace | Service Alley | 18 Wheeler Accessible | |
| Current Tenant | Furniture Store | | |
| 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 |

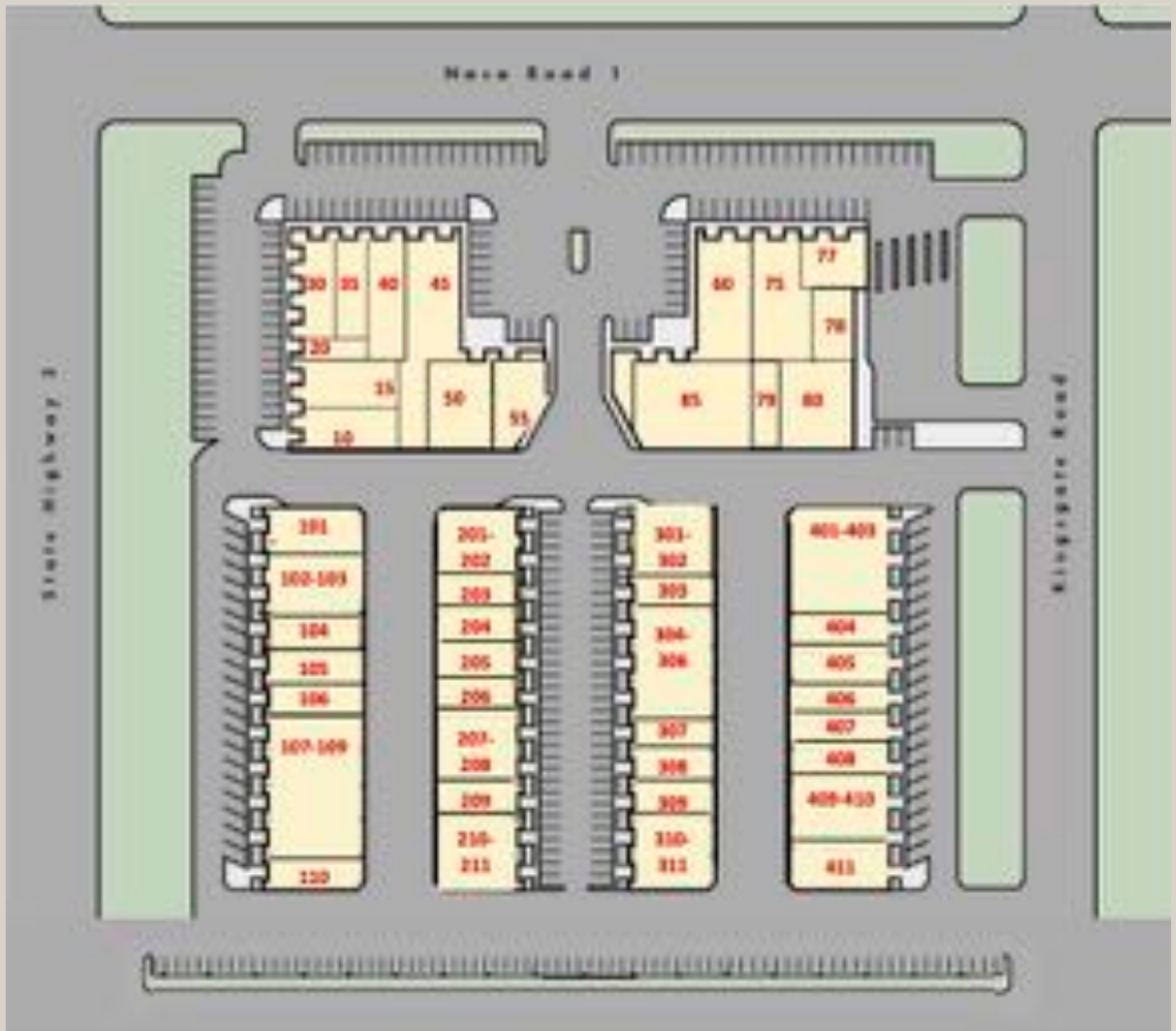
CAM-NNN HISTORY

| 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.

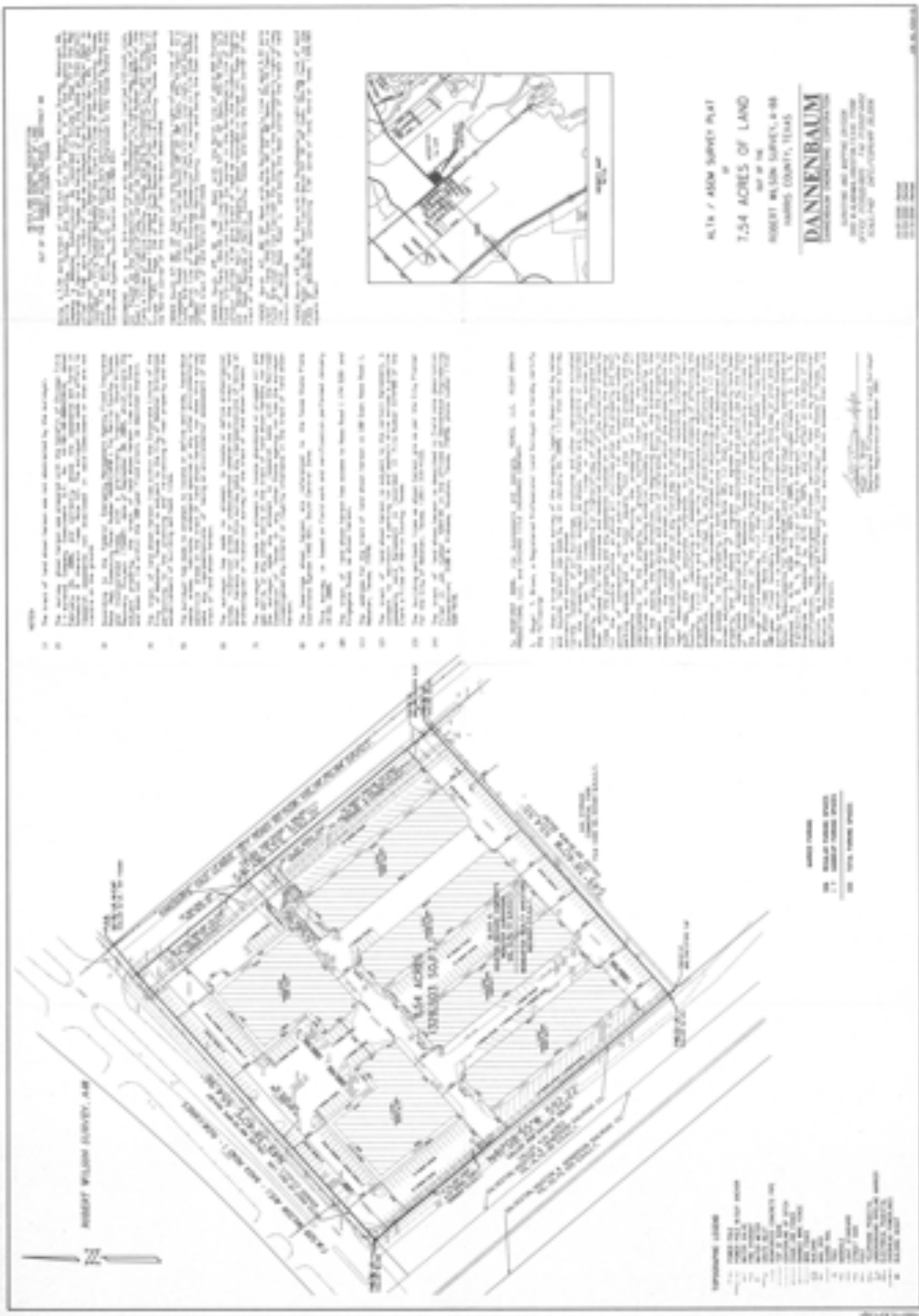
| | | | |
|-------------------|-------------|----------------|--|
| Date Completed | 1980 | Land Area | ±7.54 acres |
| Net Rentable Area | ±112,590 SF | Parking Spaces | 333 parking spaces <i>3 per 1,000 SF parking ratio</i> |





THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE TRACT AND DOES NOT INCLUDE THE DESIGN OF THE BUILDINGS OR OTHER STRUCTURES TO BE CONSTRUCTED ON THE TRACT. THE DESIGNER'S SERVICES ARE LIMITED TO THE DESIGN OF THE TRACT AND DOES NOT INCLUDE THE DESIGN OF THE BUILDINGS OR OTHER STRUCTURES TO BE CONSTRUCTED ON THE TRACT.

NASA BUSINESS CENTER - Survey





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.

| | | | |
|---|----------------|------------------------------------|----------------------|
| 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

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Douglas Byerly

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