



Noble House Real Estate
Property Management - Leasing

FOR LEASE

SUITE 55 - OFFICE AND RETAIL SPACE

Suite 55 – 1,885 sq. ft.

Total Rent = \$2,431.65

- Base Rent \$1.00 sq. ft.
- CAM .29¢ sq. ft.
- 30' All Glass Front
- HVAC
- Drop Ceiling
- Large Open Area
- Rear Overhead Door
- 2 Restrooms
- Located at key intersection in the Johnson Space Center/Clear Lake Medical Center area



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 55

100 E NASA PARKWAY
WEBSTER, TEXAS 77598

OFFICE AND RETAIL SPACE

1,885 SQ. FEET SECOND GENERATION 1.674% OF TOTAL BUILDING

BASE \$1.00 MONTHLY \$12.00 ANNUALLY

CAM .29 CENTS MONTHLY \$3.48 ANNUALLY

BASE \$1,885.00 + CAM \$546.65* = \$2,431.65 TOTAL

*CAM ADJUSTED ANNUALLY

SUITE 55			
Term	12-60 months		
HVAC	Carrier 5 Ton - 2015	20X20X1 Filter	Last service 12-2022
Lighting	2X4 Fluorescent		
Electrical	Amps	ESI ID	III Phase
Water	Part of CAM	2 inch water line	No sprinkler
Tenant Paid Utilities	Electricity/Trash	Internet/Phone	
Restroom	One		
Layout	Floorplan attached		
Outside Doors	All Glass 36" Front Door	Overhead is covered	36" Metal Back Door
Outside Greenspace	Service Alley	18 Wheeler Accessible	
Previous Tenant	Hair Salon		
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¢

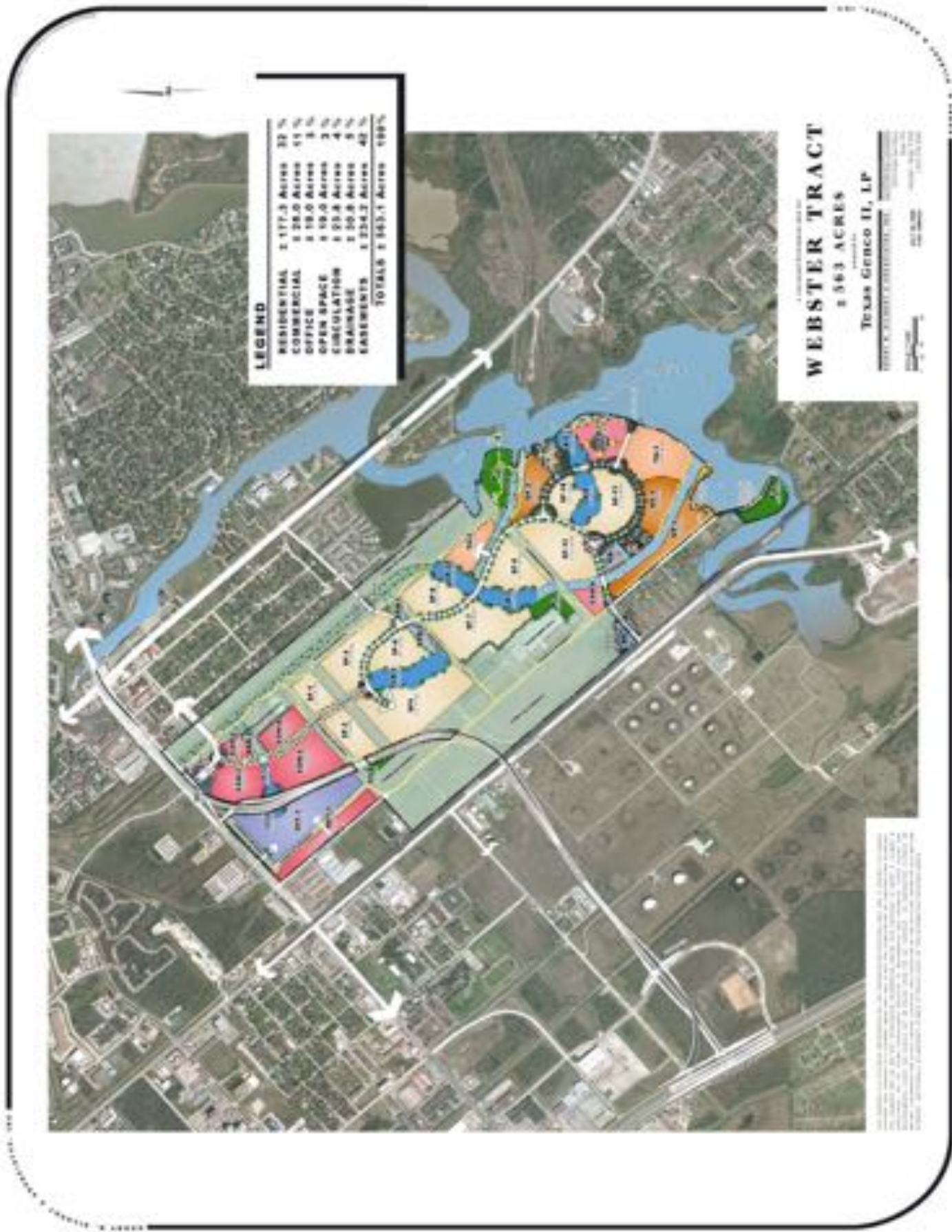
NASA BUSINESS CENTER

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.

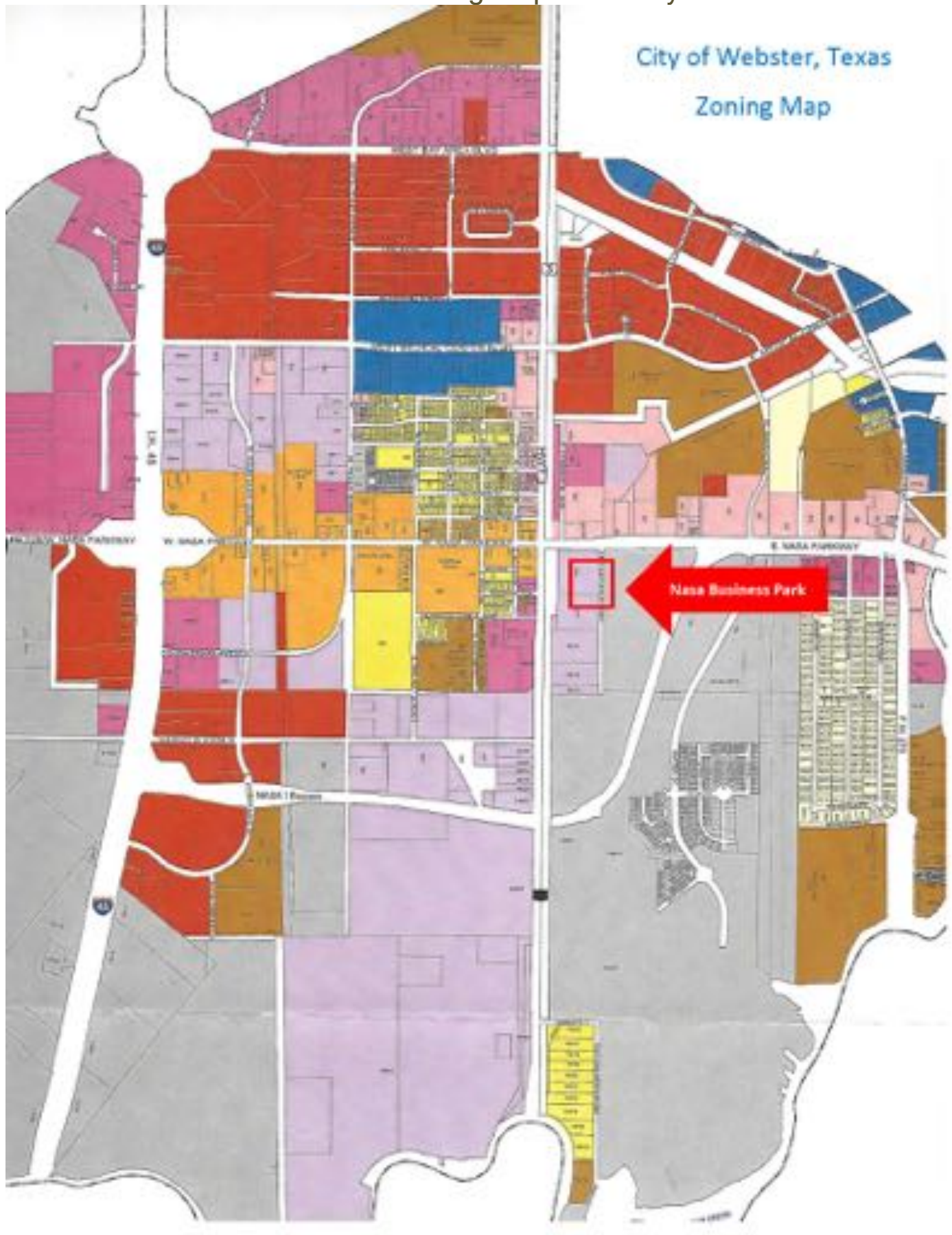
Date Completed	1980	Land Area	±7.54 acres
Net Rentable Area	±112,590 SF	Parking Spaces	333 parking spaces <i>3 per 1,000 SF parking ratio</i>



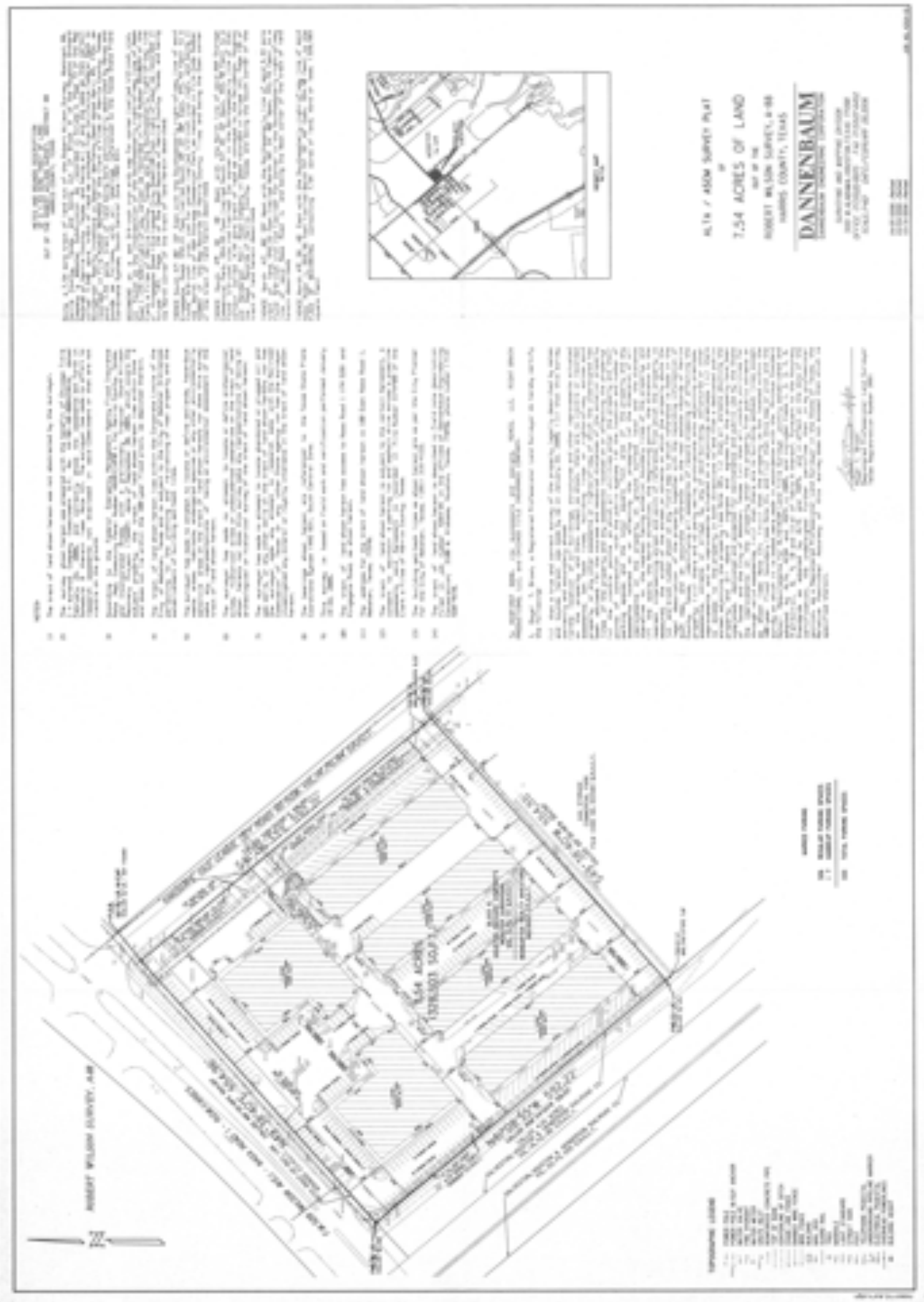
NASA BUSINESS CENTER



NASA BUSINESS CENTER - Zoning Map 2015 City of Webster



NASA BUSINESS CENTER - Survey



ROBERT WILSON SURVEY, A.M.

THE PLAT OF THIS SURVEY WAS PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE PROVISIONS OF THE SURVEYING ACTS OF 1897 AND 1907, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1917 AND 1920, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1933 AND 1934, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1943 AND 1944, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1953 AND 1954, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1963 AND 1964, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1973 AND 1974, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1983 AND 1984, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1993 AND 1994, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2003 AND 2004, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2013 AND 2014, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2023 AND 2024.



15.16 / 450M SURVEY PLAT
OF
7.54 ACRES OF LAND
PART OF THE
ROBERT WILSON SURVEY, A.M.
HARRIS COUNTY, TEXAS

DANNENBAUM
SURVEYING AND ENGINEERING
1000 N. GARDNER STREET, SUITE 1000
HOUSTON, TEXAS 77002
TEL: 713.865.1234

1. THE PLAT OF THIS SURVEY WAS PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE PROVISIONS OF THE SURVEYING ACTS OF 1897 AND 1907, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1917 AND 1920, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1933 AND 1934, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1943 AND 1944, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1953 AND 1954, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1963 AND 1964, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1973 AND 1974, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1983 AND 1984, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1993 AND 1994, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2003 AND 2004, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2013 AND 2014, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2023 AND 2024.

2. THE PLAT OF THIS SURVEY WAS PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE PROVISIONS OF THE SURVEYING ACTS OF 1897 AND 1907, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1917 AND 1920, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1933 AND 1934, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1943 AND 1944, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1953 AND 1954, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1963 AND 1964, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1973 AND 1974, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1983 AND 1984, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 1993 AND 1994, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2003 AND 2004, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2013 AND 2014, AND TO THE PROVISIONS OF THE SURVEYING ACTS OF 2023 AND 2024.

DANNENBAUM SURVEYING AND ENGINEERING

LEGEND

- 1. CORNER MARKERS
- 2. BOUNDARY MARKERS
- 3. EASEMENTS
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...



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