

**AFL**

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FOR  
LEASE

**FOR LEASE**

**346-395-1101**

**BROKER #0436423**

Commercial Leasing and Property Management

**FOR LEASE**

**3525 S Main**

- 3,000 Square Feet
- Base \$2.00
- CAM \$0.72 cents
- Retail/Warehouse

**TOTAL MONTHLY  
RENT = \$8,160.00**



**3525 S Main Suite 142  
Pearland, Texas 77581**

**Roland Hernandez**

346-395-1101 cell

[roland@availableforlease.net](mailto:roland@availableforlease.net)

# 3525 S MAIN #142

## RETAIL WAREHOUSE

3,000 SQ. FEET

BASE \$2.00 MONTHLY    \$24.00 ANNUALLY

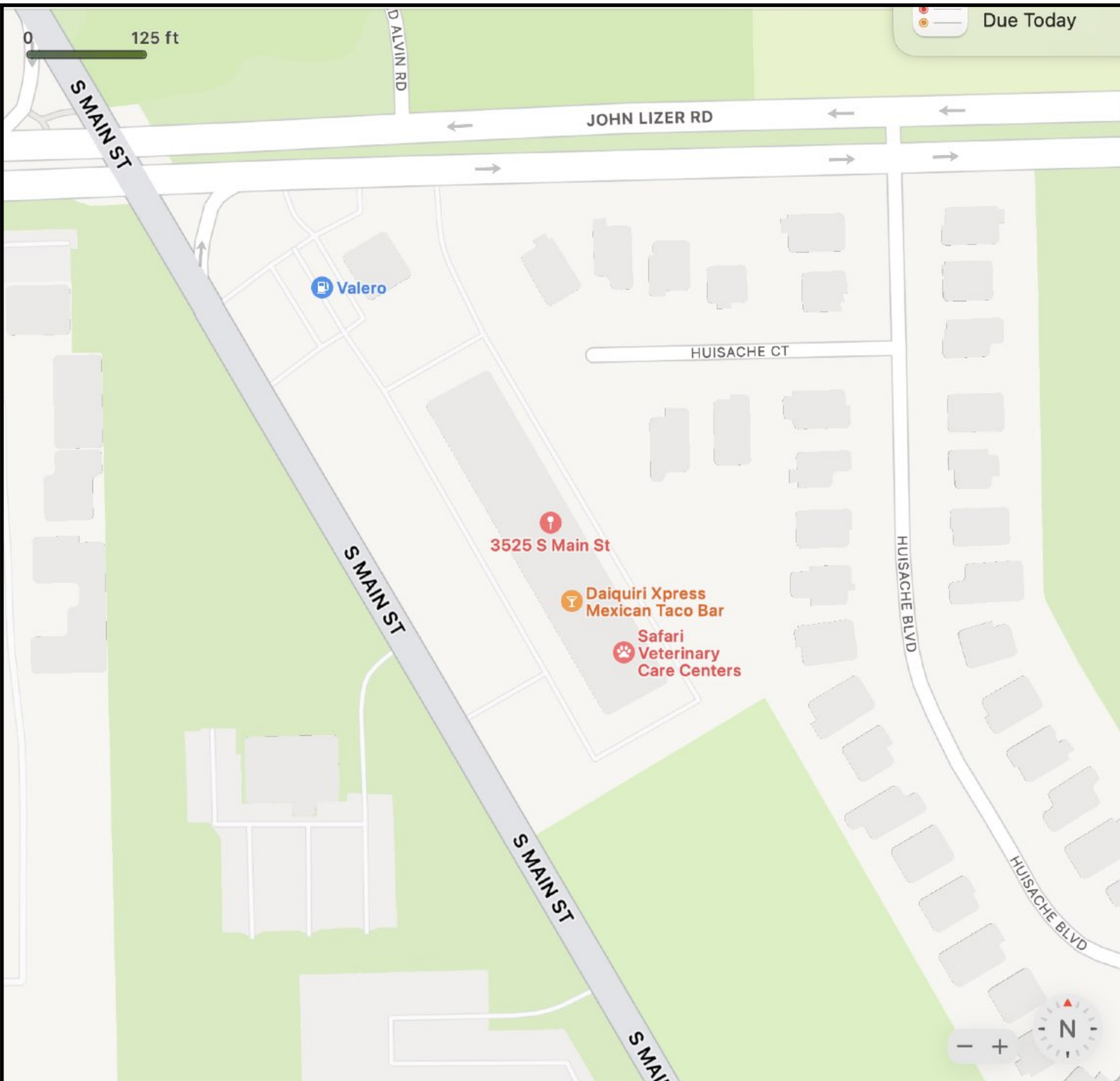
CAM \$0.72 CENTS MONTHLY    \$8.64 ANNUALLY

BASE \$6,000.00 + CAM \$2,160.00\* = \$8,160.00 TOTAL

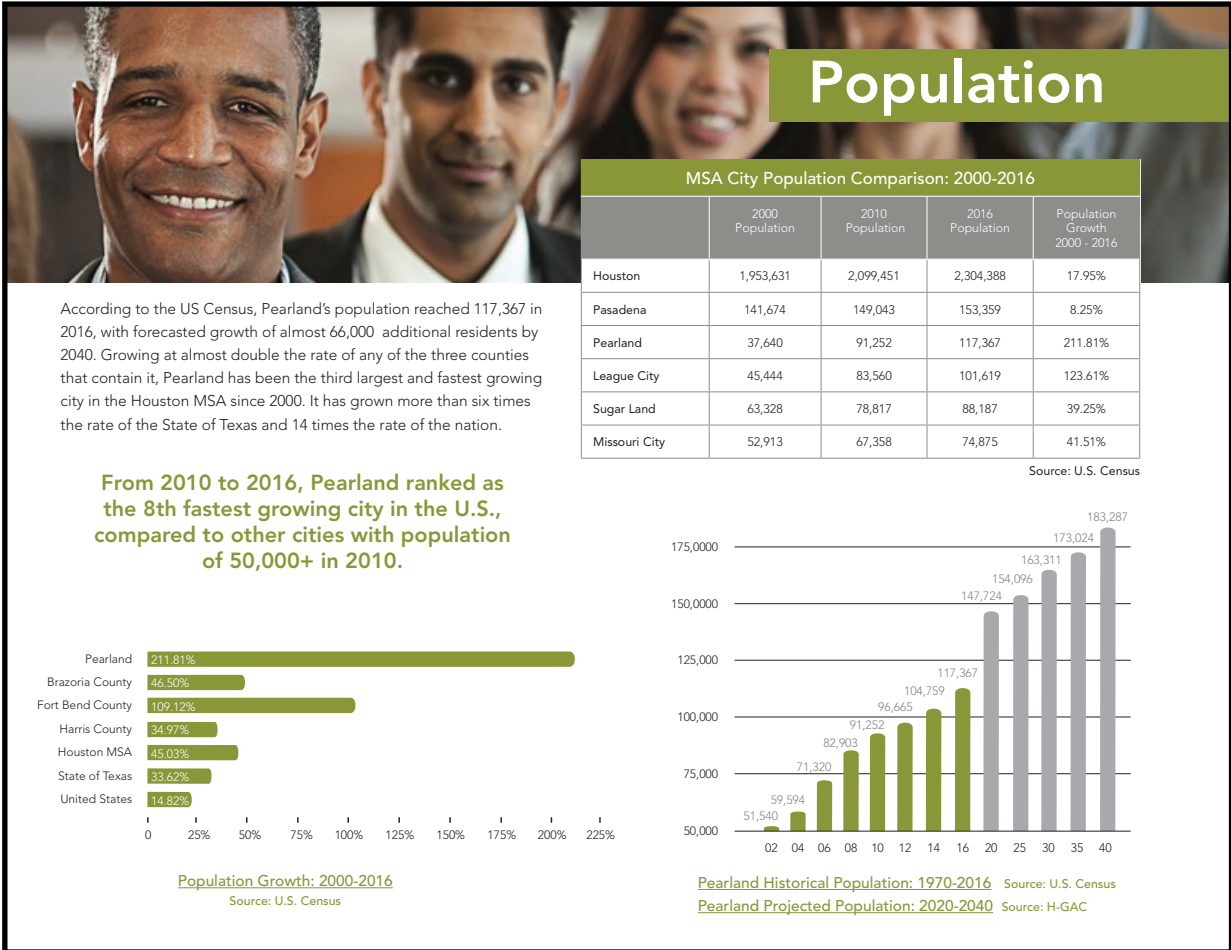
\*CAM ADJUSTED ANNUALLY

<b>SUITE 142</b>			
<b>Term</b>	36-60 months		
<b>HVAC</b>	Split Units	New as of 2020/Minimal Use	
<b>Lighting</b>	2 x 4 Fluorescent		
<b>Electrical</b>	200 AMPs		
<b>Frontage</b>	42" Facing West	Depth 72 Feet	All Glass
<b>Part of CAM</b>	Water	Trash	Sprinklers
<b>Tenant Paid Utilities</b>	Electricity/Gas	Internet/Phone	
<b>Break Bar</b>	No		
<b>Restroom</b>	1 Restrooms	ADA Complaint	
<b>Flooring</b>	Polished Cement		
<b>Layout</b>	Reception/Office	Hallway/2 Large Halls	
<b>Outside Doors</b>	36' All Glass/Front Door	1 Backdoor	18 Wheeler Accessible
<b>Outside Greenspace</b>	Behind Suite		
<b>Previous Tenant</b>	Security Vaults		
<b>Free Rent - TI Dollars</b>	30-60 days	TI Dollars - Yes	
<b>Year Built</b>	2020	Updated 2020	
<b>Total Building</b>	27,460	Parking 177 spaces	Land 140,000 SF

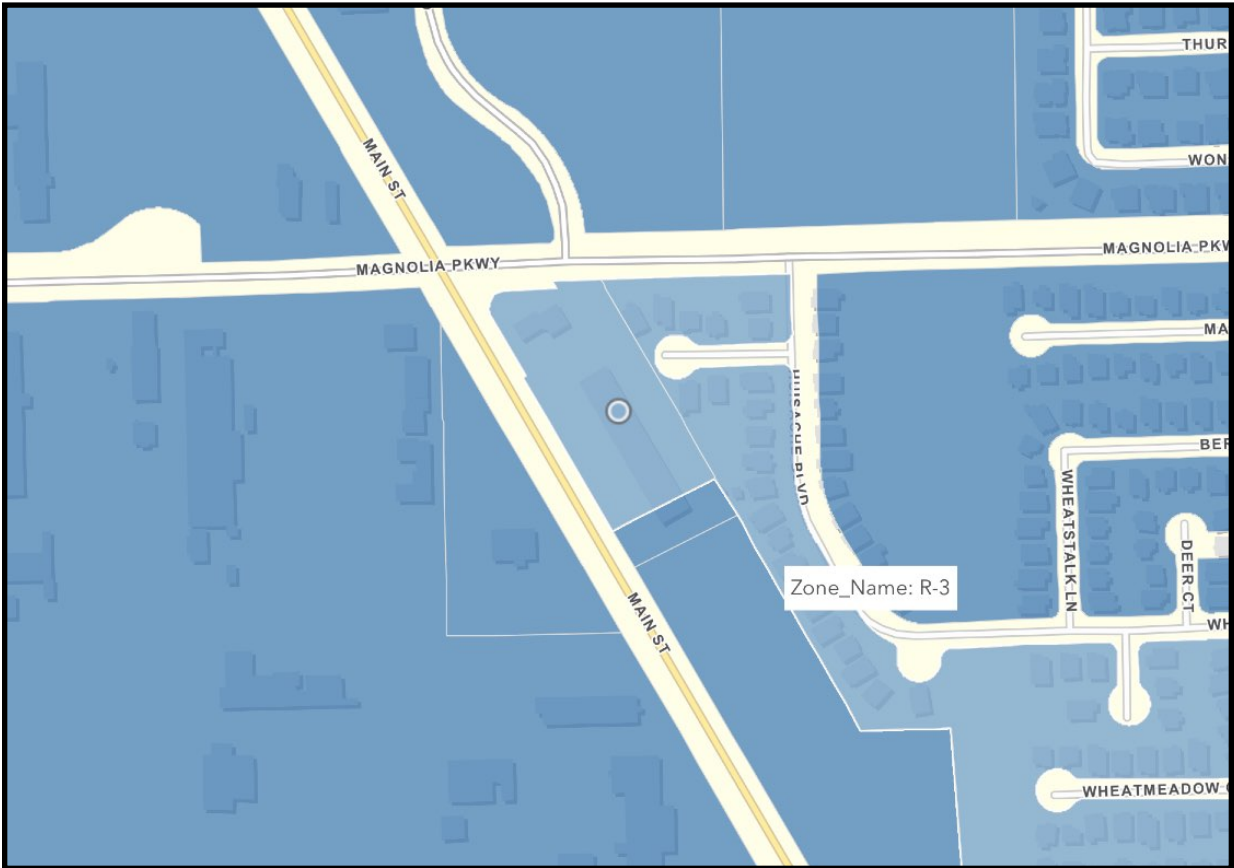
# Map



# Demographics

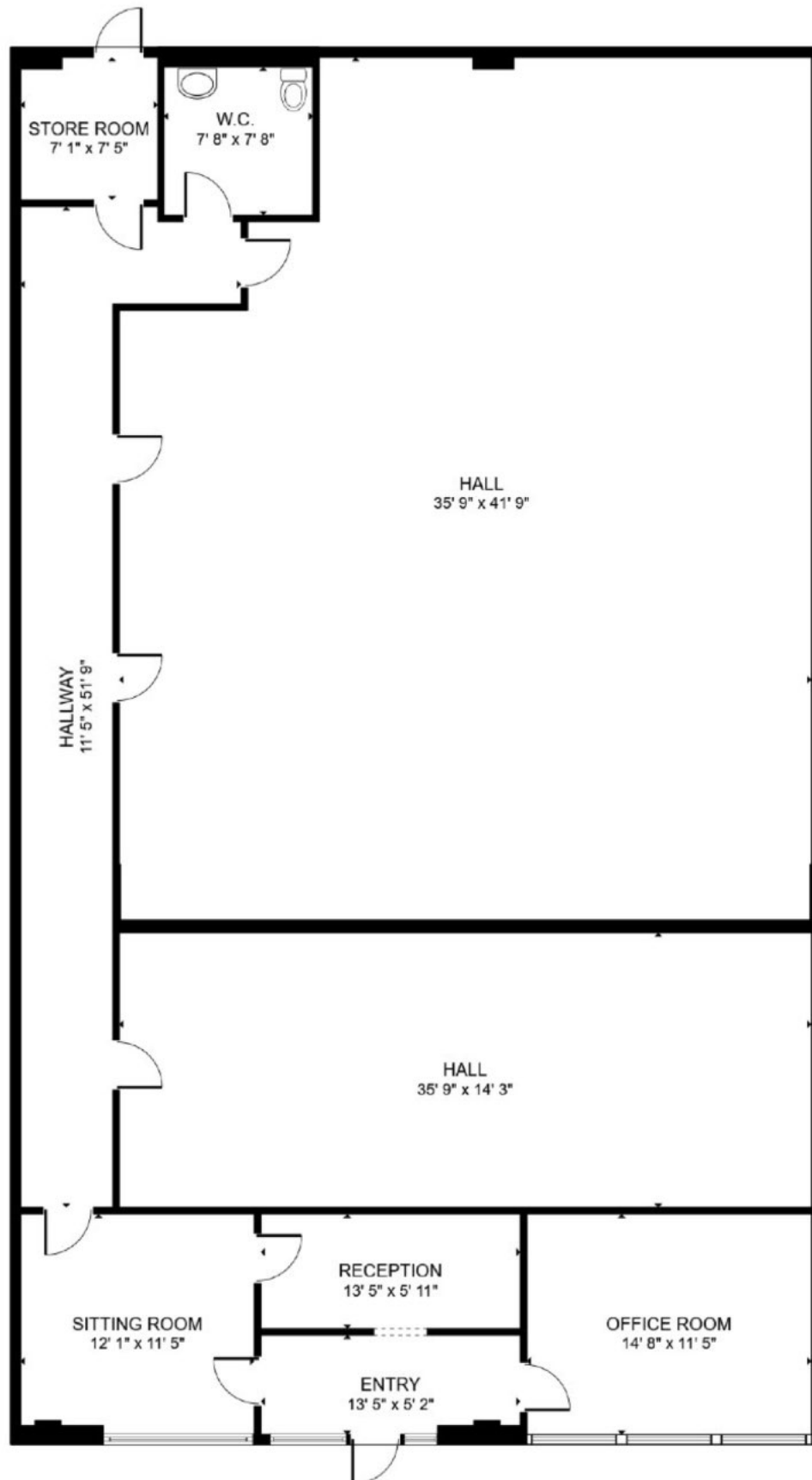


# Zoning Map



GC - General Commercial	
Zoom to	
Zone_Name	GC - General Commercial
LinkField	Zoning Codes
AllowedUses	Allowed In General Commercial
Ordinance	2000M
Zone_Description	General Commercial

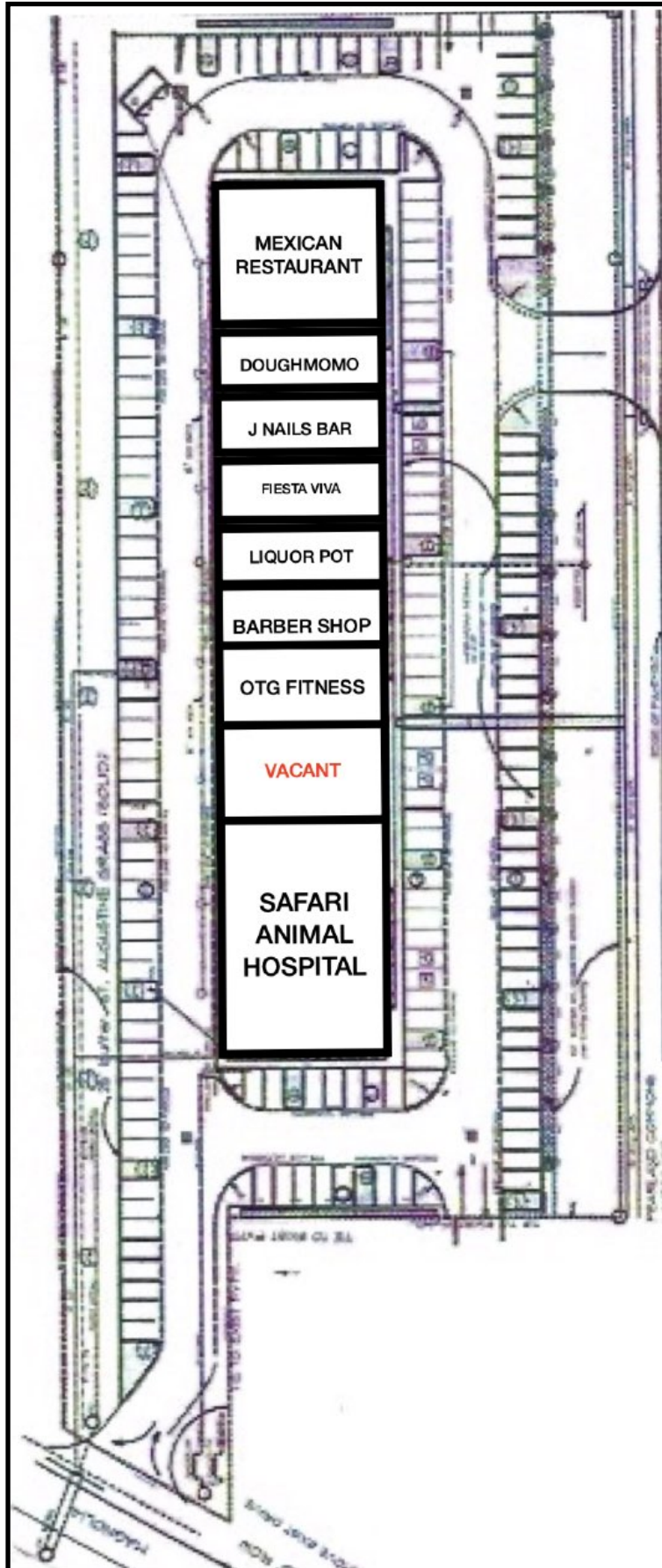
# Floor Plan



**FLOOR PLAN**



# Site Plan



# **Occupancy Permit/Operating Certificate**

[Click on the arrow to the right for the Occupancy Permit](#)

## **Legal Description-**

A0507 A C H & B BLOCK 1 TRACT 1 (LIZER RETAIL CENTER) (REPLAT#1) ACRES 3.225







## 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 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>Available For Lease LLC</u>	<u>0436423</u>	<u>doug@availableforlease.net</u>	<u>(832)876-2541</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Available For Lease AFL</u>	<u>0436423</u>	<u>doug@availableforlease.net</u>	<u>(832)876-2541</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>0436423</u>	<u>doug@availableforlease.net</u>	<u>(832)876-2541</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Roland Hernandez</u>	<u>742505</u>	<u>roland@availableforlease.net</u>	<u>(346)395-1101</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Noble House Real Estate, PO Box 202 Seabrook TX 77586

Douglas Byerly

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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