

AFL

AVAILABLE
FOR
LEASE

FOR LEASE

281-678-4371

BROKER #0436423

Commercial Leasing and Property Management

FOR LEASE

10610 Gaston Rd RETAIL

- 1,957 Square Feet
- Base \$2.50
- CAM \$0.71
- Retail

**TOTAL MONTHLY
RENT = \$6,281.97**



**10610 Gaston Rd Suite 140,
Katy, Texas 77494**

Ethaniel Vu

PO Box 202

Seabrook, Texas 77586

281-678-4371 cell

vu@availableforlease.net

10610 GASTON RD #140

RETAIL

1,957 SQ. FEET

BASE \$2.50 MONTHLY \$30.00 ANNUALLY

CAM .71 CENTS MONTHLY \$8.52 ANNUALLY

BASE \$4892.50 + CAM \$1389.47* = \$6,281.897 TOTAL

*CAM ADJUSTED ANNUALLY

SUITE 140			
Term	60 months		
HVAC	Shell		
Lighting	Shell		
Electrical	125 Amp	III Phase	
Frontage	26' All Glass	Facing Southwest	
Water/Trash	Part of CAM		
Tenant Paid Utilities	Electricity/Gas	Internet/Phone	
Break Bar	No		
Restroom	Shell		
Layout	Shell		
Outside Doors	All Glass 36' front door	1 metal backdoor	
Outside Greenspace	Additional parking and delivery behind center		
Previous Tenant	Virgin Space		
Free Rent - TI Dollars	30-60 days	TI Dollars - \$30 sq. ft.	
Year Built/Total Building	2023	22,083 SF	
Fort Bend County	0149 G W CARTWRIGHT, BLOCK 1, ACRES 0.2794, Katy Outdoors, Unrestricted Reserve "A" (Part		

City Information

Fire Marshall - Gregg Peterson

Economic Director - Katy Area EDC

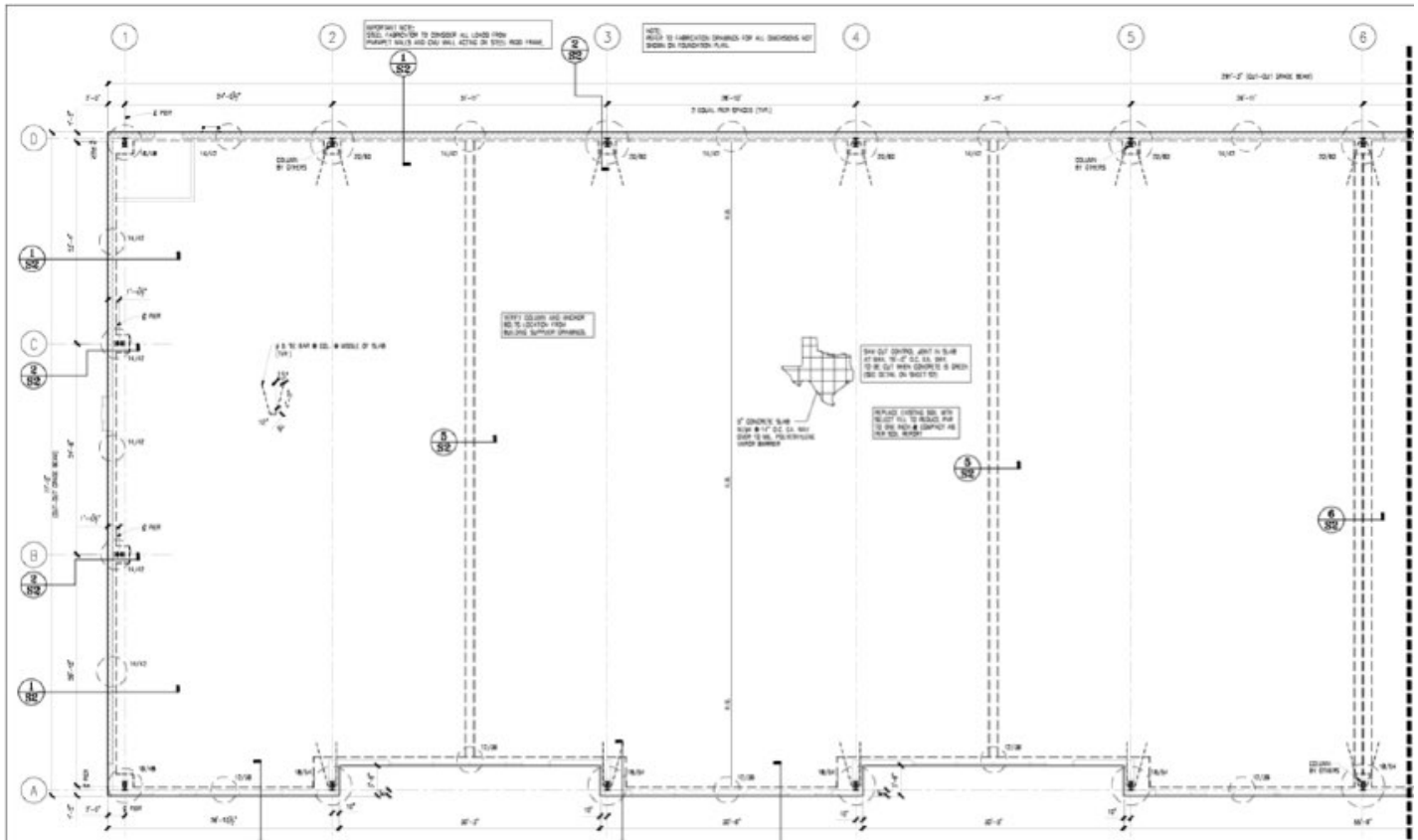
City Inspector - Leigh Rubino

Occupancy Permit

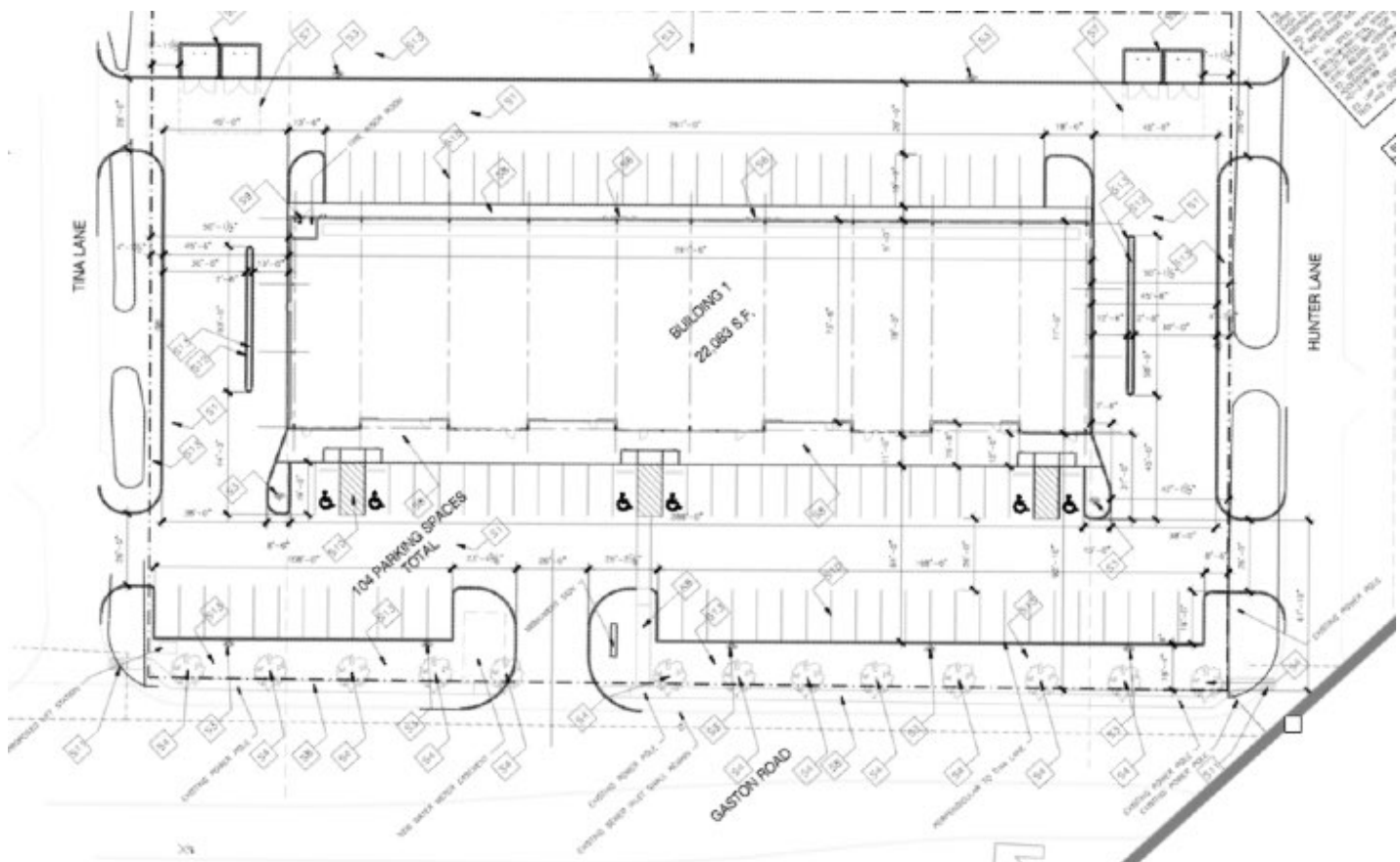
Click on the arrow to the right to start your Occupancy Permit



Floor Plan



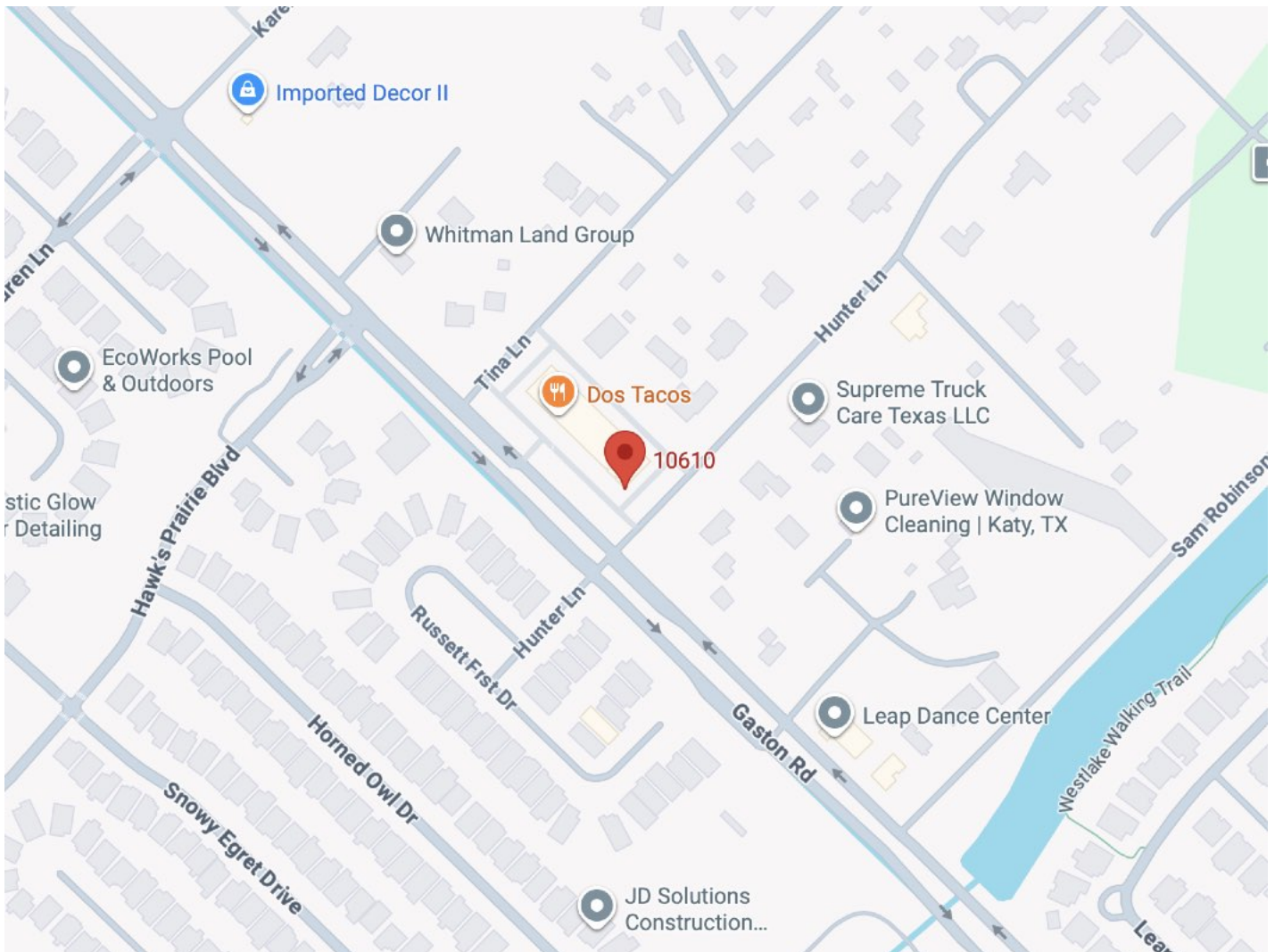
Site Plan



Tenant List

Tenant	Square Footage
Molar Dental	2,220
Dos Tacos	1,880
Vacant	1,957
Hua Zia Chinese School	3,012
Sadaf Beauty	1,800
Ked's Ice Cream	2,220
Tiger Taekwondo	1,622
Vog's CoffeeHouse	2,734

Map





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.

Available For Lease	0436423	doug@availableforlease.net	(832)876-2541
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas Byerly	0436423	doug@availableforlease.net	(832)876-2541
Designated Broker of Firm	License No.	Email	Phone
Douglas Byerly	0436423	doug@availableforlease.net	(832)876-2541
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethaniel Vu	778051	Vu@availableforlease.net	(281)678-4371
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

IABS 1-0 Date

Phone: 832-876-2541

Fax: 832-201-0523

AFL

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com