

AFL

AVAILABLE
FOR
LEASE

FOR LEASE SUITE 3

- 1,850 Square Feet
- Base \$1.20 + CAM .61 cents
- TOTAL RENT = \$3,348.50
- Previous Tenant - Cafe V



FALLBROOK PLAZA

10209 Veterans Memorial #3, Houston, Texas 77038

Ethaniel Vu

PO Box 202

Seabrook, Texas 77586

281-678-4371 cell

vu@availableforlease.net

10209 VETERANS MEMORIAL #3

RETAIL

1,850 SQ. FEET

BASE \$1.20 MONTHLY \$14.40 ANNUALLY

CAM .61 CENTS MONTHLY \$7.32 ANNUALLY

BASE \$2,220.00 + CAM \$1,128.50* = \$3,348.50 TOTAL

*CAM ADJUSTED ANNUALLY

Suite #3			
Term	36-60 months		
HVAC	100%		
Lighting	2X4 Drop Fluorescent	Ceiling Fans	
Electrical	Amps 100	220	
Frontage	33.5 Ft	Facing Veterans Memorial	
Depth	55 Ft		
Utilities	Hot Water	Gas to Building	Not Sprinklered
Break Bar	Yes	Mop Sink	Floor Drains
Restroom	Two		
Layout	Large Foyer with Private Game Room		
Flooring	Tile		
Ceiling	2X4 Drop Ceiling		
Outside Doors	All Glass Front	Metal Back Door	
Outside Greenspace	No		
Previous Tenant	Cafe V		
Free Rent - TI Dollars	Yes		
Year Built	1984	Updated last 5 years	
Total Building	9,588 Sq Ft		
Total Land Parking	38,820 Sq Ft		
Cross Street	Fallbrook		

LEGAL DESCRIPTION

**RES A1 BLK 1
FALLBROOK COMMERCIAL CENTER**

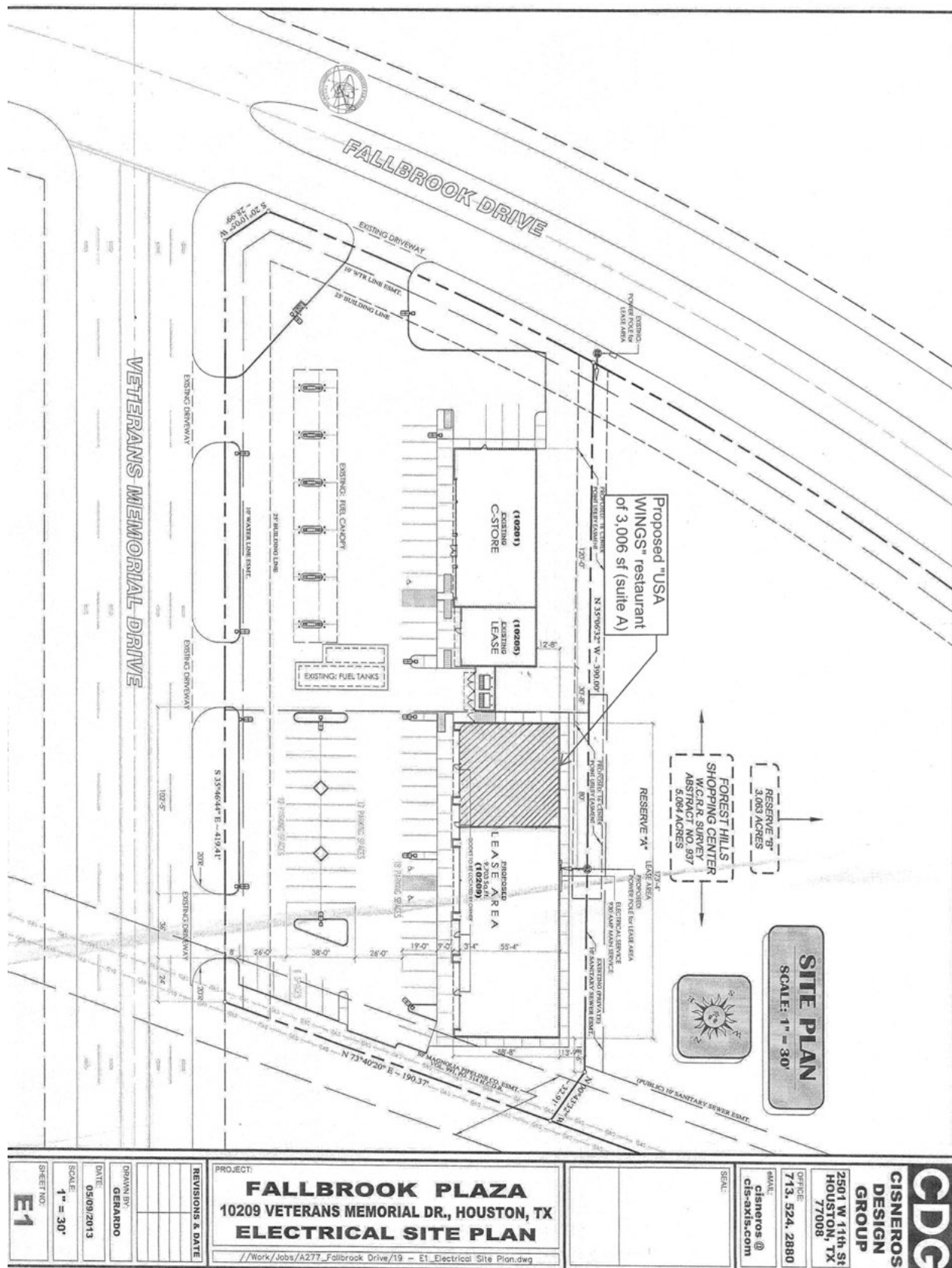
TENANT LIST

Suite	Tenant
1	CP Seafood & Daiquiri Bar
3	VACANT
4	Eva Nails
5	Little Laughters
6	COCO Hair
	VALERO

PICTURES



SITE PLAN





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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

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Douglas Byerly

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IABS 1-0 Date

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