AFL | AVAILABLE FOR LEASE

FOR LEASE

- **3,744 Square Feet**
- **Base $3,744.00 + CAM $1,903.00**
- **Retail/Office**

TOTAL MONTHLY RENT = $5,647.00

11511 FM 1960, Suite 200
Huffman, Texas 77336

Kevin Keane
PO Box 202
Seabrook, Texas 77586
832-490-5479 cell
northeast@availableforlease.net

11511 FM 1960, SUITE 200
HUFFMAN, TEXAS 77336

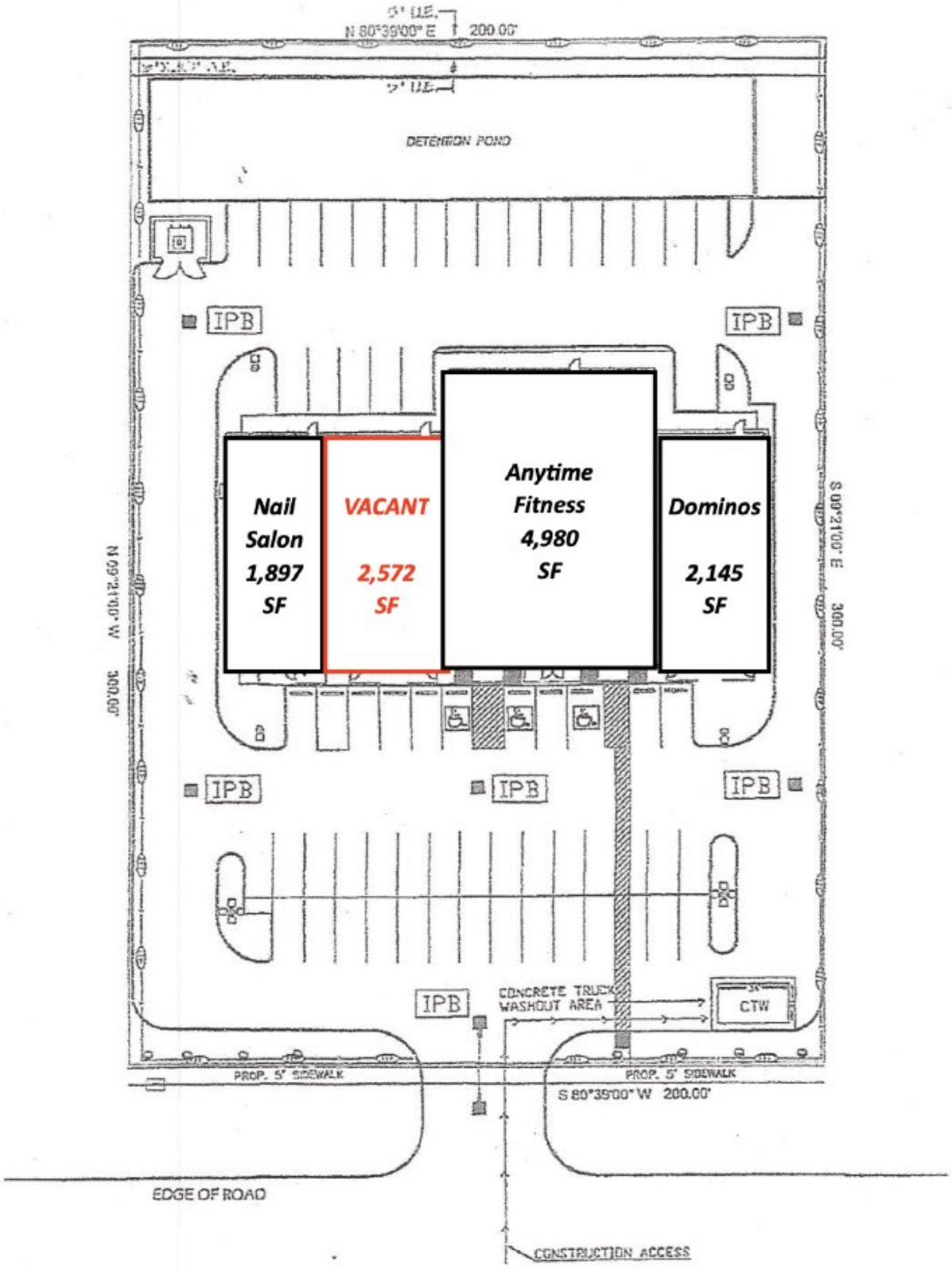
RETAIL OFFICE

3,744 SQ. FEET

BASE $3,744.00 + CAM $1,903.00* = $5,647.00 TOTAL
*CAM ADJUSTED ANNUALLY

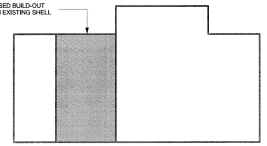
Term	**12-60 months**		
HVAC	**Central - Two units**		
Electrical	**200 Amp**		
Frontage	**All Glass facing South**		
Tenant Paid Utilities	**Electricity**		
Restroom	**Two**		
Layout	**Two Front Glass**	**Two Lobbies**	**Not Sprinklered**
Previous Tenant	**Medical Clinic**		
Year Built	**2016**		
Total Building	**11,594 sq. ft.**		
Total Land Parking	**49,000 sq. ft.**		
Tenant Mix	**Domino's, Anytime Fitness and Nail Salon**		

11511 FM 1960 SITE PLAN



11511 FM 1960 FLOOR PLAN

PROPOSED BUILD-OUT AREA IN EXISTING SHELL



KEY PLAN

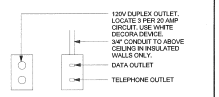
JOB NORTH

GENERAL NOTES

1. CONTRACTOR TO REVIEW DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL FACE PLATES AND OUTLET DEVICES SHALL BE DECORA DESIGNER WHITE. PROVIDE SOLID PLASTIC FACE PLATE. (NO VINYL)
3. TELEPHONE SYSTEM SHALL BE PROVIDED AND INSTALLED BY TENANT. CONTRACTOR SHALL PROVIDE "J" BOXES AND CONDUIT WITH PULL STRINGS AND POWER REQUIREMENTS FOR TELEPHONE PANEL.

LEGEND

- 120V DUPLEX OUTLET
- 220V DUPLEX OUTLET
- GFI-47 GROUND FAULT INTERRUPTER AT 42" A.F.F.
- FLOOR OUTLET
- A NEW WALL OUTLETS RE: "A" BELOW
- EXISTING AREA TO REMAIN



OUTLET DETAIL "A"

CEILING NOTES

1. GENERAL CONTRACTOR TO REVIEW DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE BATTERY BACKUP FOR EMERGENCY LIGHT FIXTURES AS REQUIRED BY CODE.
3. LIGHT SWITCHES LOCATED ADJACENT TO DOOR FRAME TO BE SET NO MORE THAN 12" FROM THE LATCH JAMB OF DOOR FRAME. STYLE & COLOR SHALL BE DECORA DESIGNER WHITE. PROVIDE SOLID PLASTIC FACE PLATES. (NO VINYL).
4. PROVIDE APPROVED SMOKE & CARBON MONOXIDE DETECTORS PER FIRE MARSHAL.
5. OFFICES SHALL BE SWITCHED INDIVIDUALLY UNLESS NOTED OTHERWISE.
6. ALL CEILINGS AT 10'-0" A.F.F UNLESS NOTED OTHERWISE.

LEGEND

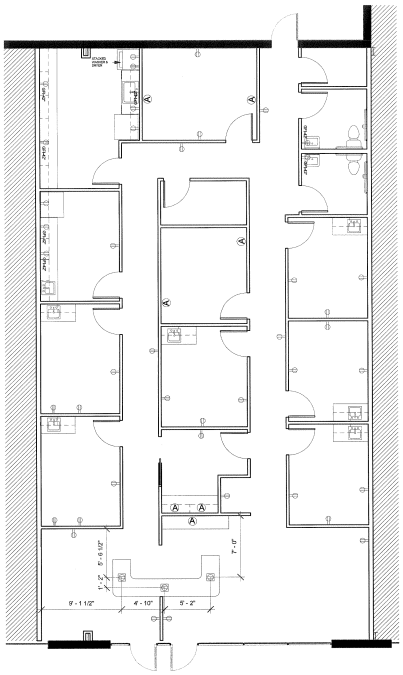
- 2X2 BUILDING STANDARD 15/16" CEILING GRID
- GYP. BD. CEILING
- 2X4 CEILING PRISMATIC LENS FLUORESCENT LIGHT FIXTURE WITH STANDARD FILM
- T8 2X4 LEDtronics PARABOLIC LOUVERED T8 FLUORESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- INCANDESCENT PENDANT LIGHT FIXTURE
- EXISTING AREA TO REMAIN

FLOOR GENERAL NOTES

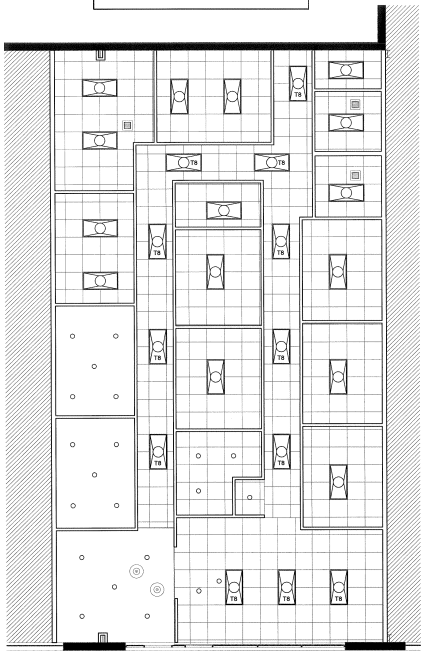
1. CONTRACTOR TO REVIEW DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE. DASH-DOT DIMENSION LINES INDICATE A DIMENSION TO CENTERLINE.
3. CONTRACTORS TO VISIT SITE & VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. FIRE ALARM, SECURITY, COMPUTER CABLING, AND TELEPHONE SYSTEMS SHALL BE PROVIDED & INSTALLED BY THE TENANT. GENERAL CONTRACTOR SHALL PROVIDE POWER, "J" BOXES & PULL STRINGS WHERE REQUIRED & DIRECTED BY THE OWNER/TENANT. PROVIDE CONDUIT IN INSULATED WALLS.
5. ALL PARTITION TYPES SHOULD BE A3 UNLESS OTHERWISE NOTED.

FLOOR LEGEND

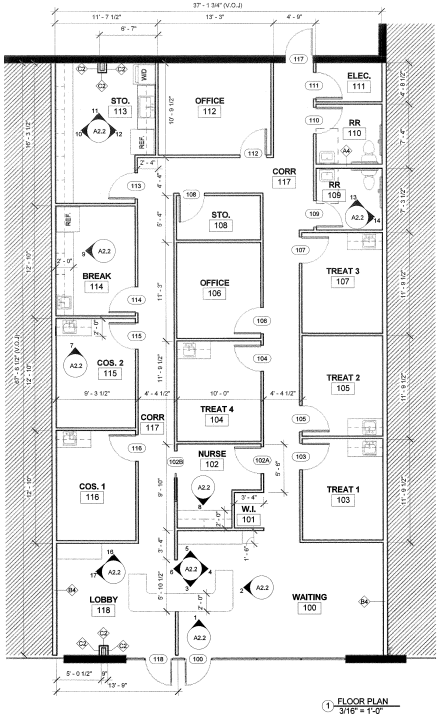
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING AREA TO REMAIN



3 POWER PLAN 3/16" = 1'-0"



2 CEILING PLAN 3/16" = 1'-0"



1 FLOOR PLAN 3/16" = 1'-0"

ONLY CHOICE URGENT CARE

11511 FM 1960 E. STE.101 HUFFMAN, TEXAS 77336

MARK W. TODD ARCHITECTS
1440 Lake Front Circle, Suite 100
The Woodlands, Texas 77380
Phone: 281.367.6000
Facsimile: 281.367.6003

REGISTERED ARCHITECT STATE OF TEXAS EXP: 12/31/15

NO	DATE	DESCRIPTION
1	8 OCT. 2015	CONSTRUCTION DOCUMENTS
2	9 OCT. 2015	CONSTRUCTION DOCUMENTS

PROJECT:	150901
DRAWN BY:	BAL
APPROVED BY:	TU
SHEET:	A2.1

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	436423	doug@availableforlease.net	832-876-2541
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Douglas Byerly	436423	doug@availableforlease.net	832-876-2541
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Douglas Byerly	436423	doug@availableforlease.net	832-876-2541
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kevin Keane	546063	northeast@availableforlease.net	832-490-5479
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____