

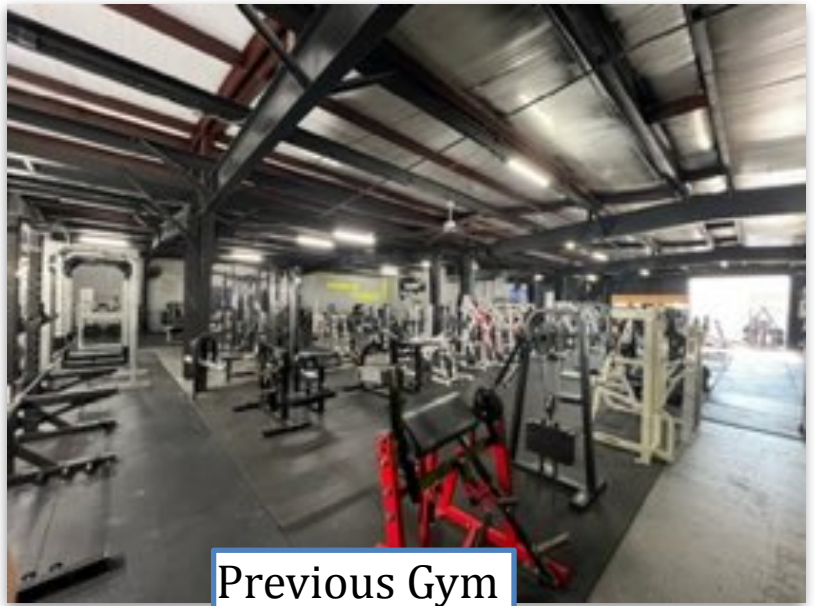
AFL

AVAILABLE
FOR
LEASE

FOR LEASE

Suite A - 12,174 sf

- Base Rent .60¢ sq. ft.
- CAM .32¢ sq. ft.
- Total Property SF – 19,666 sq. ft.
- 3 Buildings
- Freestanding Metal Buildings
- Gym
- Frontage on Jensen facing West
- Suite B - Dauntless Dance
- Previous Gym



Previous Gym

TOTAL RENT = \$11,200.00

3300 Jensen Suite A
Houston, Texas 77026

Jesse Hernandez

PO Box 202

Seabrook, Texas 77586

832-490-5479 cell

northeast@availableforlease.net

3300 JENSEN #A

RETAIL WAREHOUSE

12,174 SQ. FEET

BASE .60 CENTS MONTHLY \$7.20 ANNUALLY

CAM .32 CENTS MONTHLY \$3.84 ANNUALLY

BASE \$7,304.40 + CAM \$3,895.60* = \$11,200.00 TOTAL

*CAM ADJUSTED ANNUALLY

Suite A			
Term	36-60 Months		
HVAC			
Lighting	Overhead LEDs		
Electrical - Tenant Paid		ESI ID 100890100210230025100	III Phase
Frontage	On Jensen Facing West	82 Feet	
Utilities	City Water 5/8 Line	Gas Available	No Sprinklers
Break Bar	No		
Restroom	2 Restrooms	Community Showers	
Layout	1 Main Workout Room	2 Small Workout Areas	Reception/Office Eaves 20 Ft
Flooring	Concrete	Wood	
Outside Doors	2 Rollup Doors		
Outside Greenspace	Front Parking & Alley	Brackenridge Street	9,494 Sq Ft Lot Adjoining
Internet Provider	Comcast		
Previous Tenant	Gym	Expires 2-28-25	
Free Rent - TI Dollars	30-60 Days	No TI	
Year Built	1967-1968	Updated 2021	
Total Building	19,666 Sq. Ft.		
Total Land Parking	34,761 Sq. Ft.	3 In Front of Building	Parking Rear Building

3300 JENSEN BUILDINGS

Business	Building	Sq. Ft.	
Vacant	A	12,174	Front Red Building
Dauntless Dance	B	4,912	Front Grey Building
Vacant	C	2,704	Rear Metal Building

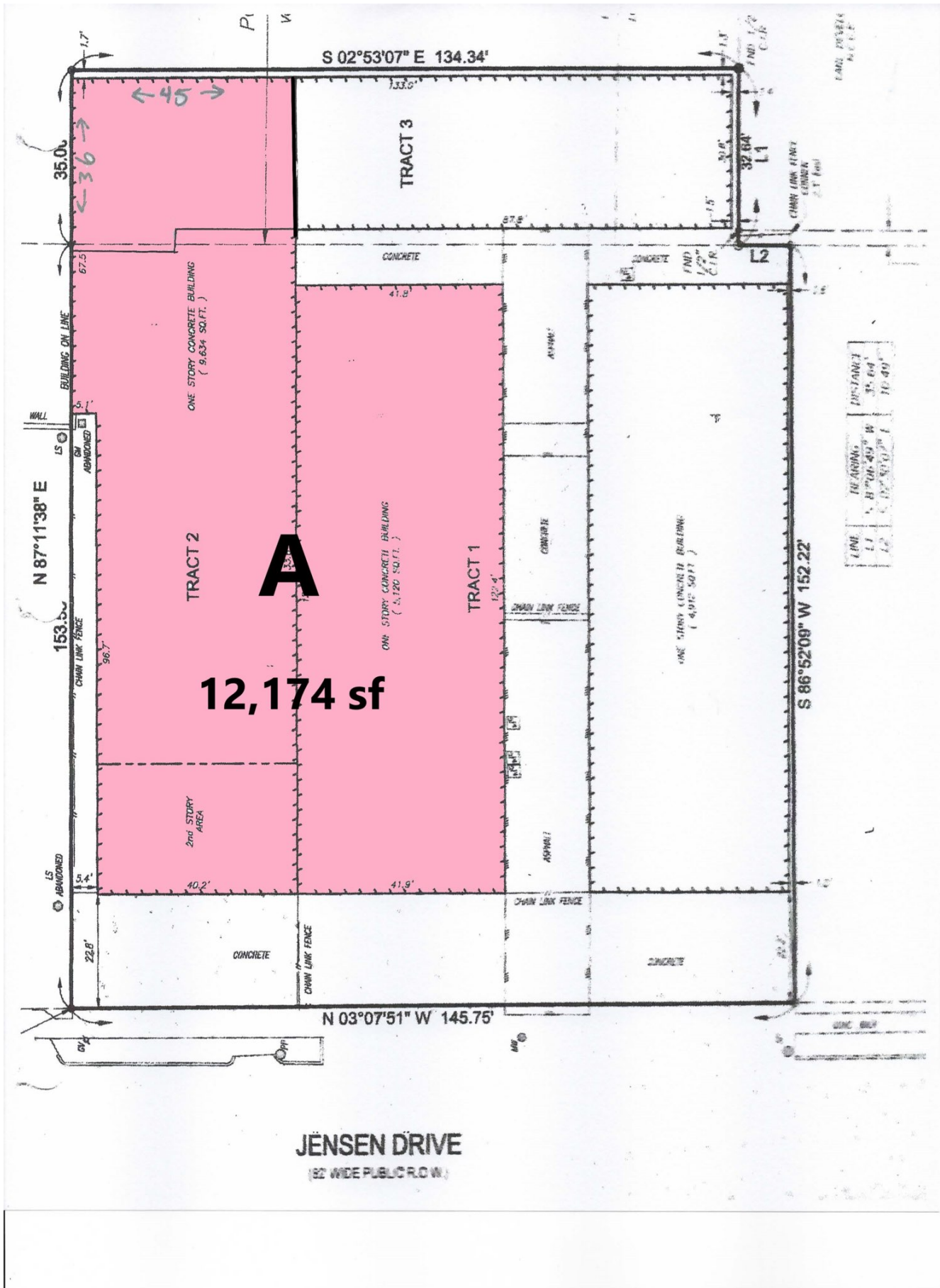
CITY OF HOUSTON

Inspector	City of Houston	
Fire Marshall	City of Houston	
Tax Record	422010000245	422010000260

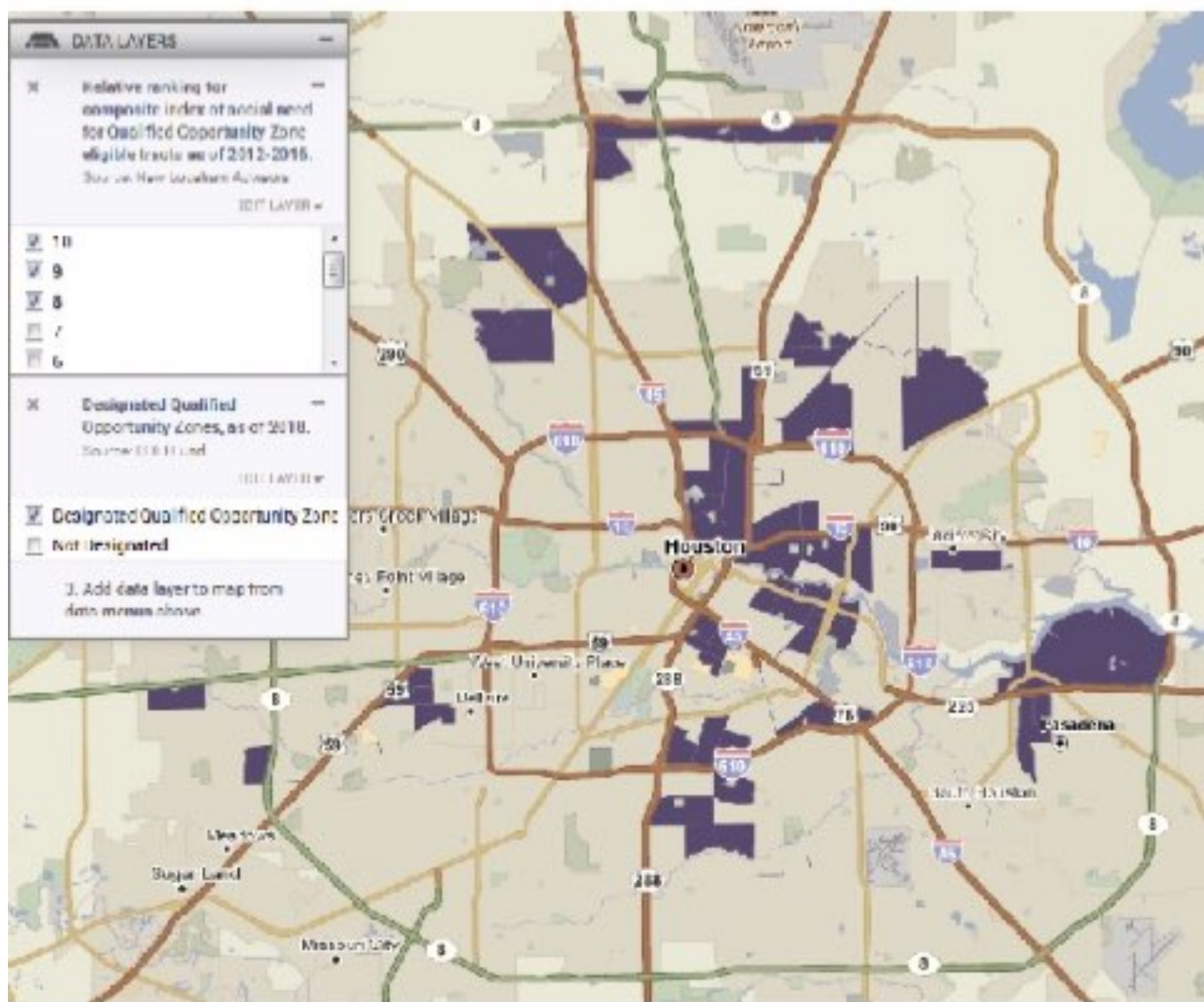
LEGAL DESCRIPTION

TR 59 ABST 327 S M HARRIS
TR 55 ABST 327 S M HARRIS
TR 29D BLK 29 PORTER & BAKER
LT 1 BLK 1 EVELLA PLACE
LT 2 & TR 3 BLK 1 EVELLA PLACE

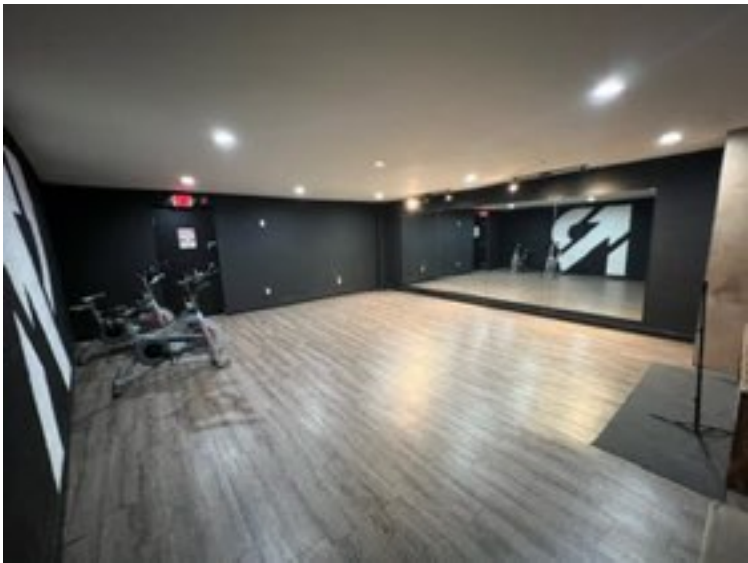
Site Plan



Opportunity Zone



Pictures of Previous Gym





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.

11-2-2015



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	436423	doug@availableforlease.net	832-876-2541
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas Byerly	436423	doug@availableforlease.net	832-876-2541
Designated Broker of Firm	License No.	Email	Phone
Douglas Byerly	436423	doug@availableforlease.net	832-876-2541
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jesse Hernandez	660439	northeast@availableforlease.net	832-490-5479
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date