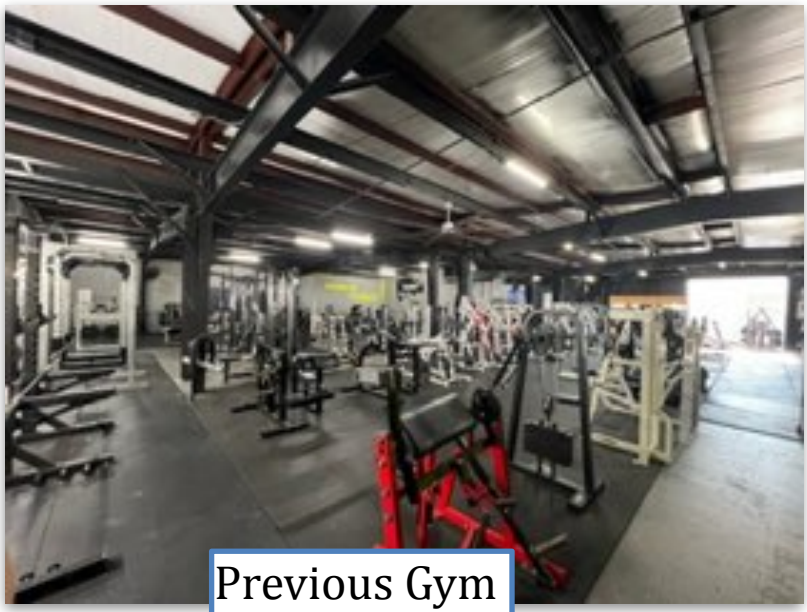
AFL | AVAILABLE FOR LEASE

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

Kevin Keane

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 10089010021023002 5100**	**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

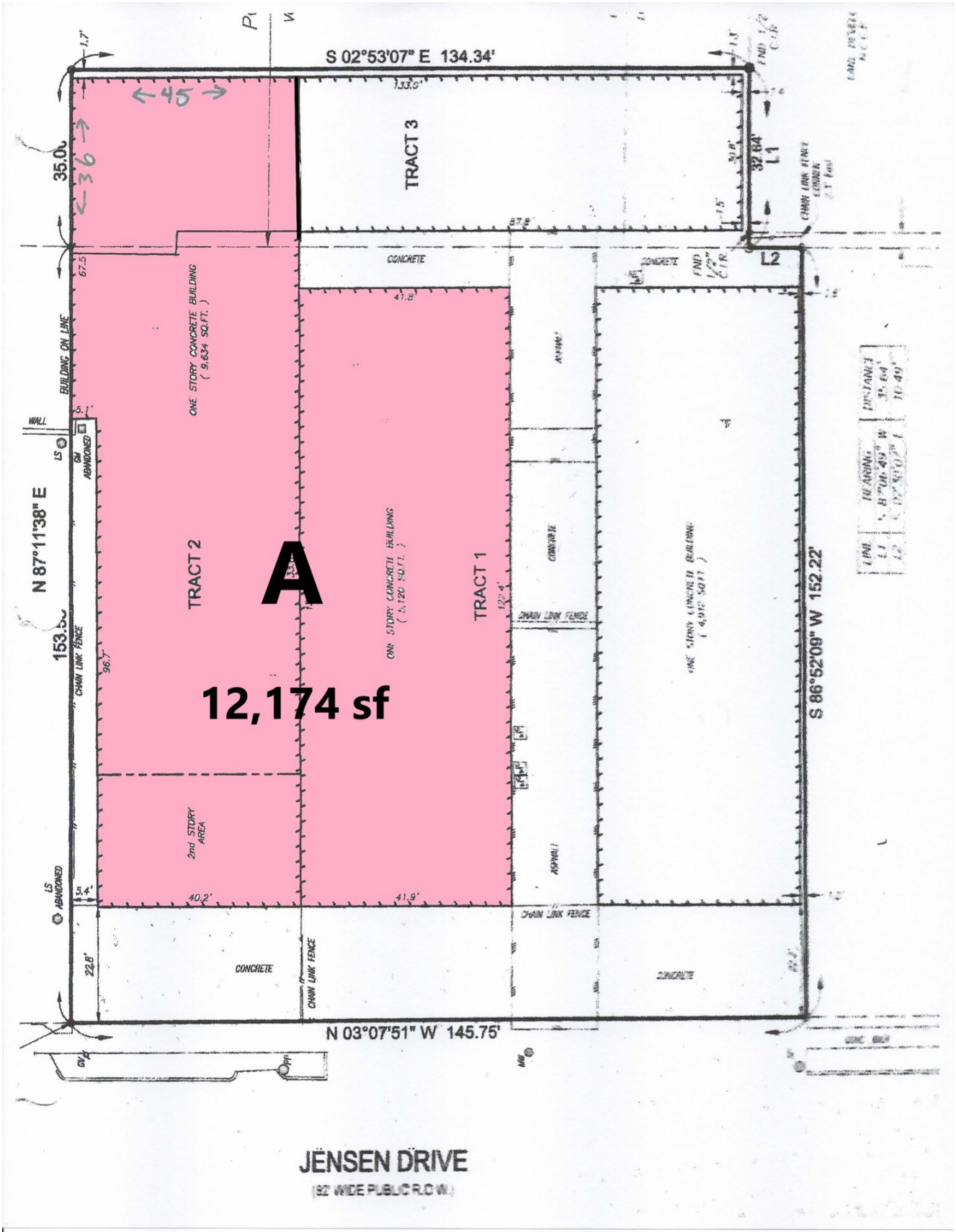
CITY OF HOUSTON

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

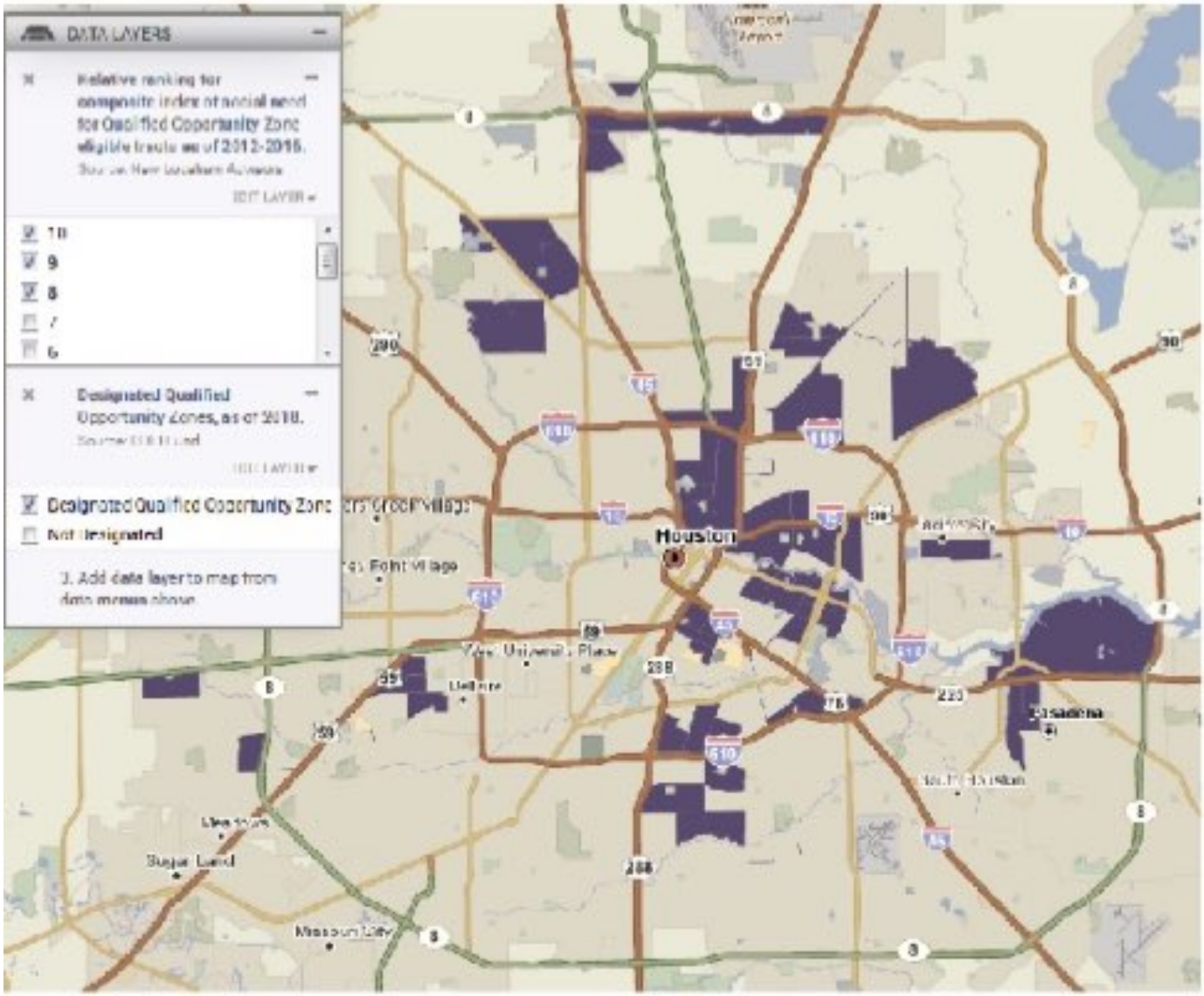
LEGAL DESCRIPTION

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


S 02°53'07" E 134.34'
TRACT 3
TRACT 2
TRACT 1
A
12,174 sf
ONE STORY CONCRETE BUILDING
(9,634 SQ.FT.)
ONE STORY CONCRETE BUILDING
(3,120 SQ.FT.)
2nd STORY AREA
BUILDING ON LINE
CHAIN LINK FENCE
CONCRETE
ASPHALT
WALL
GM ABANDONED
LS ABANDONED
N 87°11'38" E
153.3'
S 86°52'09" W 152.22'
N 03°07'51" W 145.75'
35.0'
L1
L2
JENSEN DRIVE
(82' WIDE PUBLIC R.O.W.)

Opportunity Zone

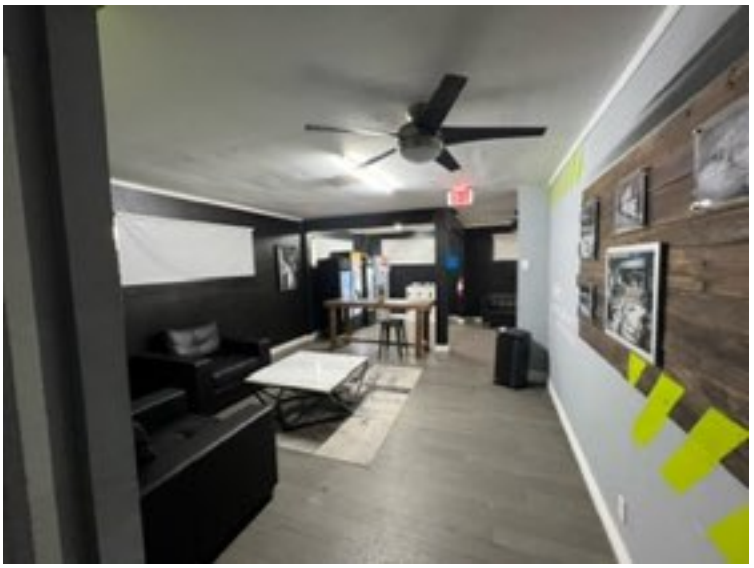


Pictures of Previous Gym













11-03-2025

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 _____