

# For Lease / 625sf – 10,000sf Office & Retail

5550 Eastex Fwy, Beaumont, TX 77706



COLDWELL BANKER  
**COMMERCIAL**  
ARNOLD AND  
ASSOCIATES

Expansive Multi-Tenant Flex Property Offers  
Various Suites and Retail Space



Great Location – West Beaumont – Dowlen Road Exit  
Quiet Setting, 109 Parking Spaces



Coldwell Banker Commercial  
Arnold and Associates  
1 Acadiana Court  
Beaumont, TX 77706



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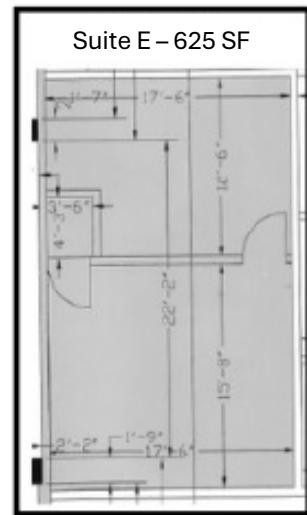
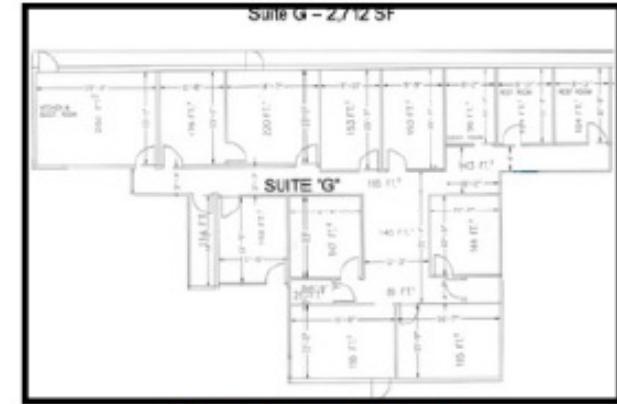
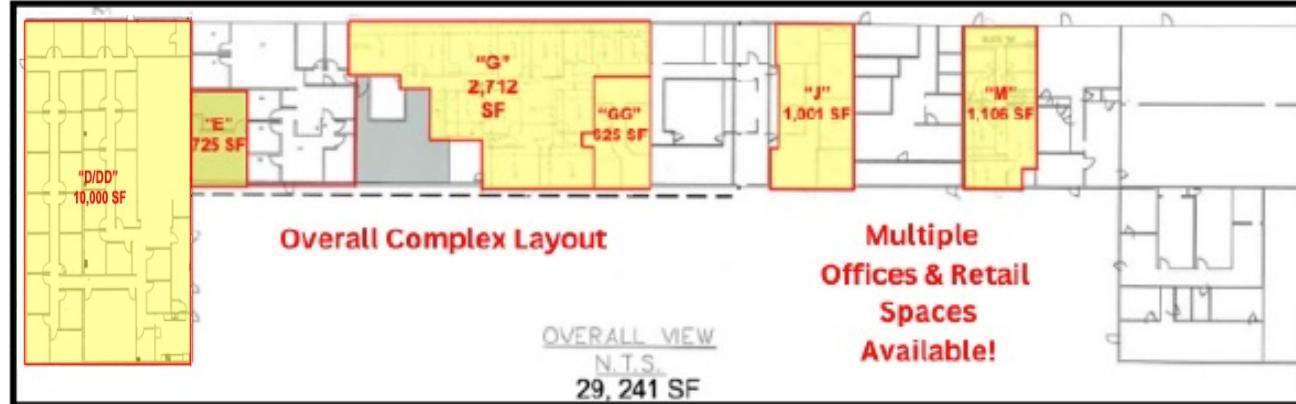
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# For Lease - 29,241 SF Retail/Office Space

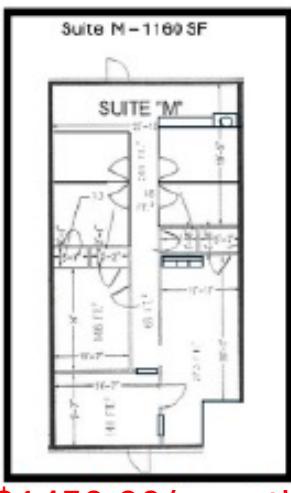
5550 Eastex Frwy. Beaumont, TX 77706



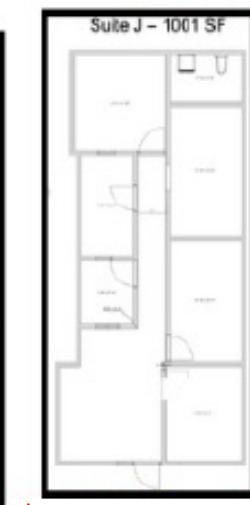
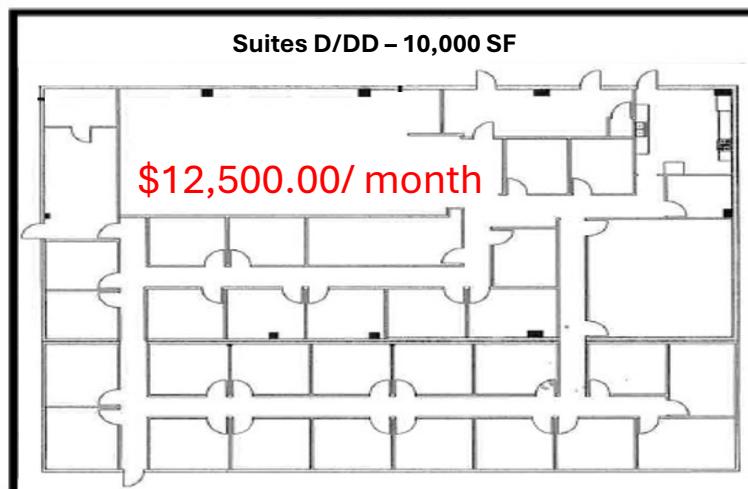
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\$781.25/ month



\$1450.00/ month



\$1,251.25/ mo



\$906.25/ mo

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# For Lease - 29,241 SF Office/Retail Space

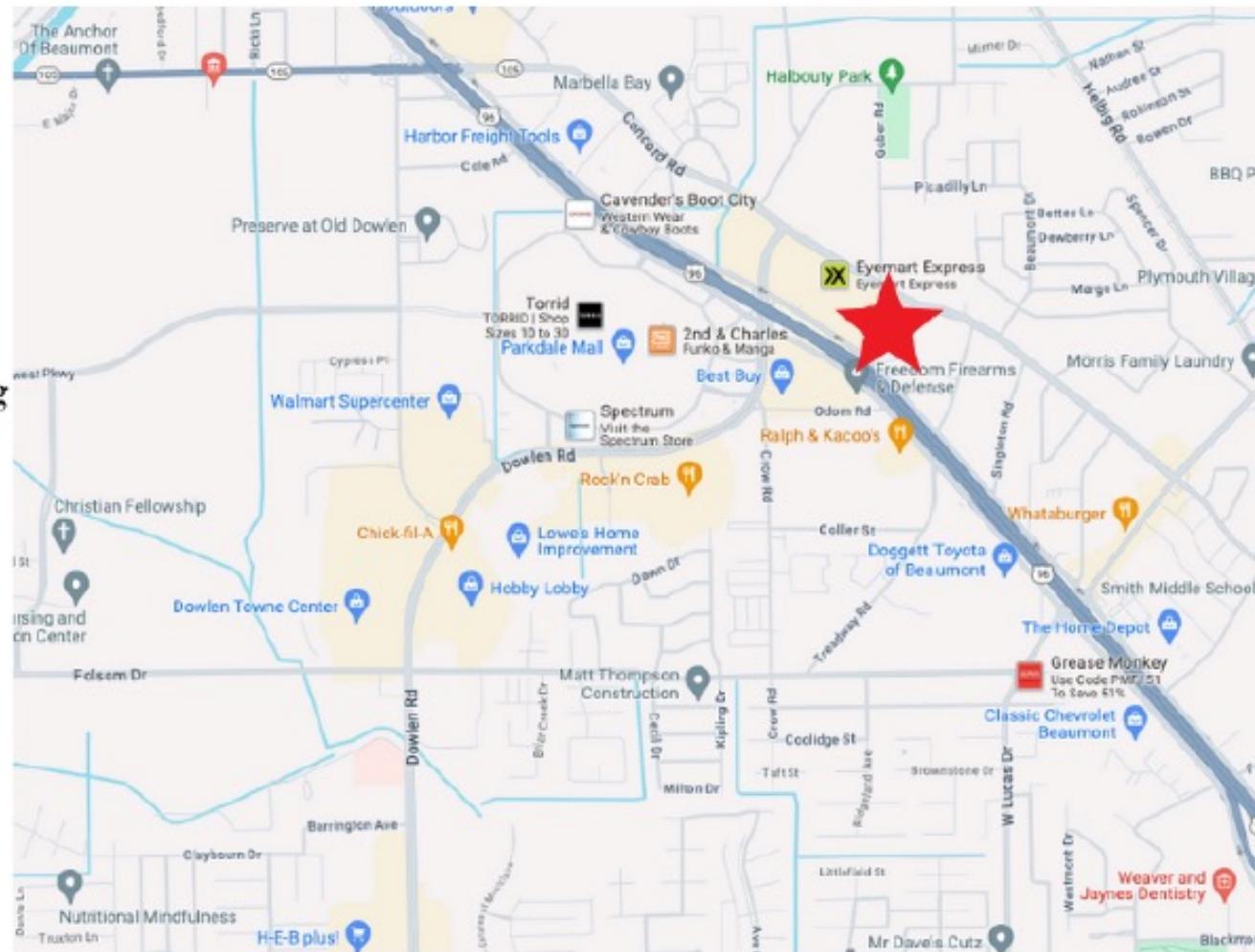
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COMMERCIAL  
ARNOLD AND  
ASSOCIATES

## Features:

- Multiple Tenant - 1 Story Spaces
- 3.73 parking spaces per 1,000 sf leased
- Built in 1982 with renovations over the years
- Located on 3 acres just off Hwy. 96 North/ Eastex Fwy - 2 miles from IH 10 - Signage on Monument and building Available
- Stucco Front Building
- Easy Access - Two entrances
- Undergoing Renovations!
- Near local retail (Target, Best Buy, Parkdale Mall), restaurants, grocery stores, hotels and 20 minutes from Jefferson County Airport. Close to local industry and refineries.
- New Ownership/ New Management



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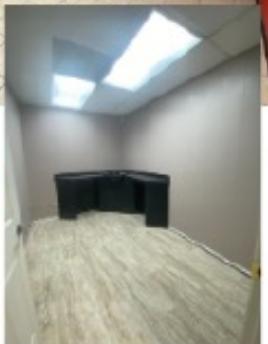
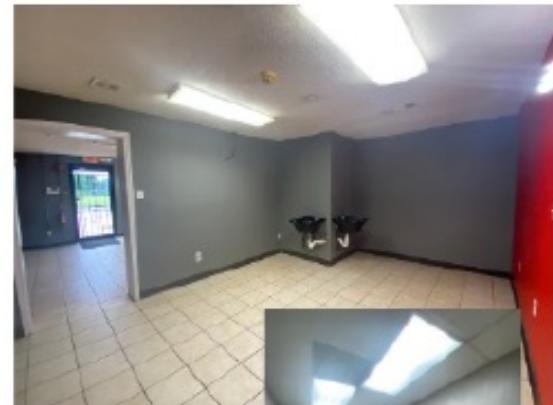
# For Lease / 625sf - 5,406sf Office & Retail

5550 Eastex Frwy. Beaumont, TX 77706



COLDWELL BANKER  
COMMERCIAL  
ARNOLD AND  
ASSOCIATES

11/2016



Various Sizes  
Of Space  
Available

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## 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 (PLAINLY STATED IN THE PERSON'S OR PARTY'S TITLE 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;
- May 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 adding a larger lot in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must disclose 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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Sales Agent/Associate Name	License No.		

Buyer/tenant/lien/landlord info

Registered by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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