

For Lease



**PORT ARTHUR OFFICE PARK
TWO PROFESSIONAL BUILDINGS
3800 HWY 365 8700 9TH AVE.
PORT ARTHUR, TX 77642**



- 1,900 to 10,000 SF available
- Two buildings comprise the Office Park
- Landlord will renovate suites to suit Tenant
- Near Hwy 365 and 9th Ave. intersection
- Private & common area door entrances
- Ample parking field
- Near restaurants and retail businesses
- Easy access to Hwy. 69/96 and FM 365
- Traffic counts in excess of 13,000 per day
- On-site property management

**Don't miss this opportunity to buildout
the perfect space for your business**



Watch Video

FOR MORE DETAILS or a
VIEWING APPOINTMENT CONTACT:

Sheri Arnold 409-833-5055 (O) or
409-659-7977 (C)
sheri@cbcaaa.com
cbcaaa.com



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES

PORT ARTHUR OFFICE PARK



Given its strategic location near major highways and economic hubs, this office space is ideal. The proximity to the petrochemical industry and associated infrastructure makes it a prime candidate for your business.

Call For Pricing and Additional Information

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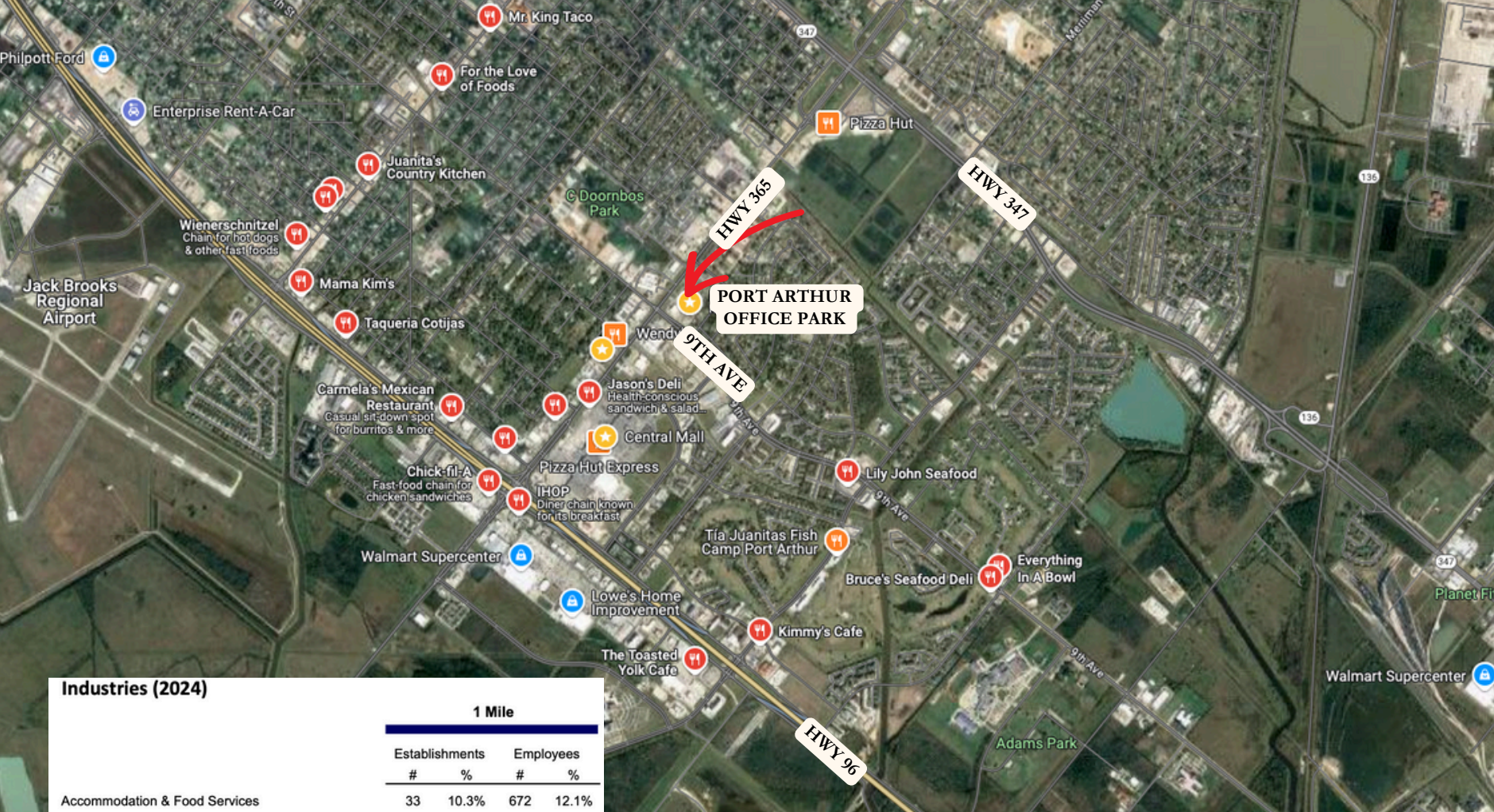
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Industries (2024)

1 Mile

	Establishments		Employees	
	#	%	#	%
Accommodation & Food Services	33	10.3%	672	12.1%
Administration & Support Services	6	1.9%	127	2.3%
Agriculture, Forestry, Fishing, Hunting	1	0.2%	2	0.0%
Arts, Entertainment, & Recreation	9	2.8%	220	4.0%
Construction	8	2.5%	211	3.8%
Educational Services	7	2.0%	147	2.7%
Finance & Insurance	36	11.0%	332	6.0%
Health Care & Social Assistance	88	27.2%	1,548	27.9%
Information	3	1.0%	62	1.1%
Management of Companies & Enterprises	1	0.2%	14	0.3%
Manufacturing	10	3.0%	285	5.1%
Mining	0	0.0%	0	0.0%
Professional, Scientific, & Technical Services	14	4.4%	205	3.7%
Real Estate, Rental, Leasing	17	5.3%	175	3.2%
Retail Trade	47	14.3%	1,045	18.8%
Transportation & Storage	2	0.6%	17	0.3%
Utilities	1	0.2%	43	0.8%
Wholesale Trade	1	0.2%	6	0.1%
Other Services	42	12.9%	431	7.8%
Total	325	100%	5,543	100%

FOR LEASE Port Arthur Office Park

Two Professional Buildings- Owner will buildout to suit tenant

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PORT ARTHUR, TX 77642

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Demographics around 3800 Highway 365, Port Arthur, Texas 77642, United States



Industries (# of Establishments), Ranked



Occupations (# of Employees), Ranked



Traffic Count on Hwy 365 over 13,000 daily - Signage available on Hwy 365 for your business

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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 (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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Coldwell Banker Commercial Arnold and Associates	518763	sheri@cbcaaa.com	(409)833-5055
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
SHERI ARNOLD	418241	sheri@cbcaaa.com	(409)659-7977
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sheri Arnold	418241	sheri@cbcaaa.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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