



6302 WEST BROADWAY STREET

PEARLAND, TX 77581

OFFERING SUMMARY

Lease Type:	Modified Gross
Lease Rate:	\$26.00-\$27.00 SF/YR
Available SF:	1,168-3,782 SF
Building SF:	25,098 SF
Parking Ratio:	5/1,000 SF (126 Space)

PROPERTY DESCRIPTION

6302 Broadway is a two story professional, class A office building in the heart of Pearland with ample parking, elevator access and well managed common area amenities. This building has been a great business environment for many years offering suites of various sizes. The building is occupied by regional and national professional businesses including All state Insurance, Scott Brown Attorney's, and more. Suite 100 comes with top monument slot and building signage rights.

For More Info:

MICHAEL GAGE
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Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

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The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



ADDITIONAL PHOTOS

FOR LEASE

6302 W. BROADWAY ST. | PEARLAND, TEXAS 77581



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RETAILER MAP

FOR LEASE

6302 W. BROADWAY ST. | PEARLAND, TX 77581



Google

Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

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LEASE SPACES

FOR LEASE

6302 W. BROADWAY ST. | PEARLAND, TX 77581



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,168 - 3,782 SF	Lease Rate:	\$26.00 - \$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	3,782 SF	Modified Gross	\$26.00 SF/yr	Building Anchor Suite: Building Signage Rights: Former Bank and Pharmacy
220	Available	1,168 SF	Modified Gross	\$27.00 SF/yr	Smaller Professional Office option on the 2nd Floor. Consisting of 3 Private Offices and one printer/copy/coffee nook. 1 central meeting area and main entry.

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DEMOGRAPHICS MAP & REPORT

FOR LEASE

6302 W. BROADWAY ST. | PEARLAND, TX 77581

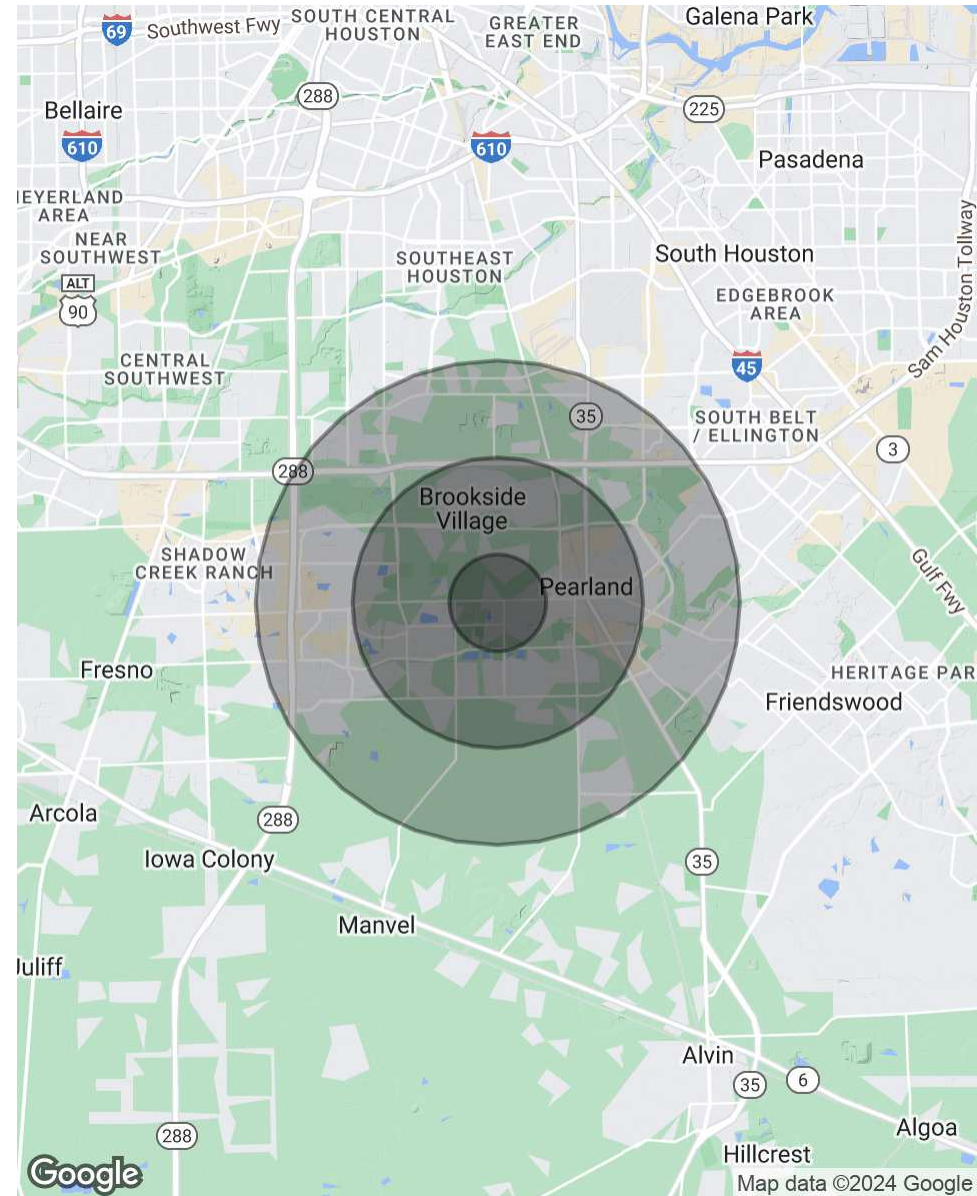
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,379	45,320	116,098
Average Age	34.2	33.5	33.3
Average Age (Male)	33.5	32.8	32.4
Average Age (Female)	35.2	34.2	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,210	15,379	39,317
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$84,795	\$94,183	\$89,667
Average House Value	\$153,902	\$163,926	\$159,458

TRAFFIC COUNTS

Broadway St.	30,000/day
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2020 American Community Survey (ACS)



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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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Michael Gage		mgage@zann.com	281.280.8088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date