

FOR LEASE



Clear Lake Business Park

15502 Highway 3
Webster, TX 77598

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

Clear Lake Business Park consists of warehouse, storage, and office spaces with flexible leases perfect for your small business. The property features move-in-ready suites, ample parking, security patrol, on-site management, and controlled 24-hour access/fully fenced property.

624-1,248 Sq. Ft office/warehouse with 10 x 12 Roll up door.

Prime Location close to I-45 & Hwy 3. Centrally located near Pasadena, Friendswood & League City. High traffic & visibility, close to Highway 3. Immediate access to I-45 and minutes away from Bay Brook Mall & NASA Park.

This prime location offers easy access to major highways and intersections making it the ideal location for any business. With high traffic volume, there is never a dull moment in this part of town. This property is available for lease, giving you the opportunity to customize the space and make it your own. The building features ample parking space for and excellent visibility for your business. Don't miss the chance to make your business a part of this bustling community - schedule a tour today!

For More Information

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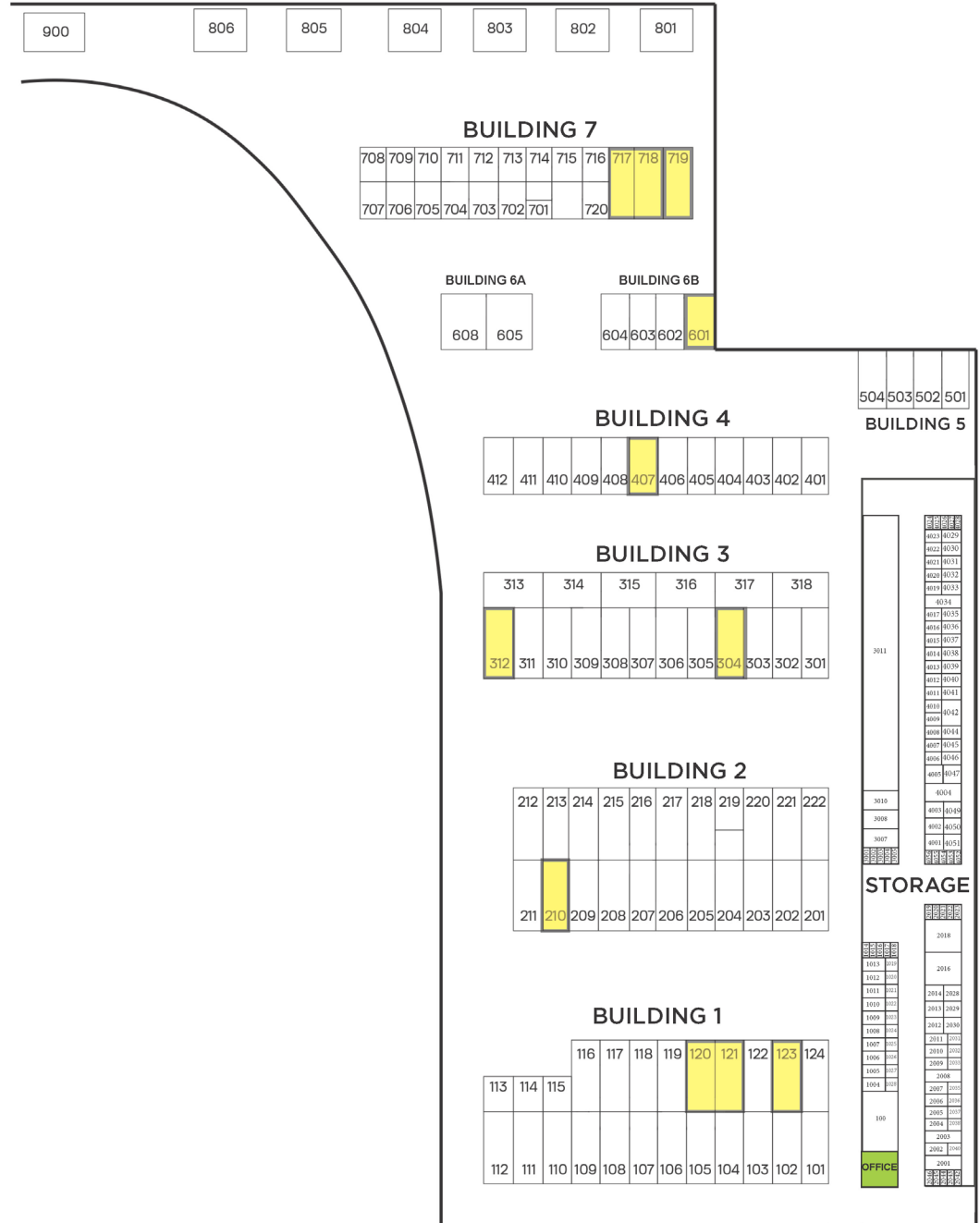
PROPERTY HIGHLIGHTS

- Mixed Use Facility
- Free Surface Parking
- 24/7 Access
- 16' to 18' clear height
- Units with Fenced Yard
- Fiber Internet Coverage
- Onsite Property Manager
- Gated Business Park with 24 Hour Access
- Private Restrooms
- Private Fenced In Parking Area

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
120-121	2,496 SF	\$11.50 NNN
123	1,248 SF	\$11.50 NNN
210	1,248 SF	\$11.50 NNN
304	1,248 SF	\$11.50 NNN
312	1,248 SF	\$11.50 NNN
403	1,008 SF	\$12.00 NNN
407	1,008 SF	\$12.00 NNN
601	1,008 SF	\$12.00 NNN
717	2,496 SF	\$11.50 NNN
719	1,248 SF	\$11.50 NNN



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Photos

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CLEAR LAKE BUSINESS CENTER
15502 HIGHWAY 3 - WEBSTER TX 77598



HIGHWAY 3

Aerial Map





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

Information About Brokerage Services

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____