

FOR LEASE

SOUTHTREE OFFICE PARK 5809 S. WESTERN EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
CCIM SIOR



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (MG)
Building Size:	36,170 SF
Year Built:	1985
Lot Size:	3.36 Acres
Zoning:	Light Commercial - LC
Available SF:	628 - 2,473 SF

PROPERTY OVERVIEW

Discover the perfect space for your business in this multi-tenant office building, offering convenience, accessibility, and the opportunity for prominent signage.

Property Highlights:

Prime Location: Situated in a highly accessible location, this office building offers easy access to I-27, a key transportation artery in the area.

Ample Parking: Parking is never a concern with abundant parking space available.

Signage Opportunities: Promote your business effectively with signage options available. Make a lasting impression and increase your visibility to passersby.

Multi-Tenant Flexibility: The building's multi-tenant nature offers flexibility, accommodating a variety of businesses.

This multi-tenant office building combines practicality with opportunity, making it an attractive leasing option for businesses of all sizes. Its convenient location, ample parking, and signage possibilities are sure to meet your operational needs and enhance your business's visibility.

LOCATION OVERVIEW

This multi-tenant office building boasts a prime location on t Western Street, situated just south of the I-27 interchange and adjacent to the popular Market 33 grocery store. Its strategic positioning offers a range of advantages for businesses and visitors alike.

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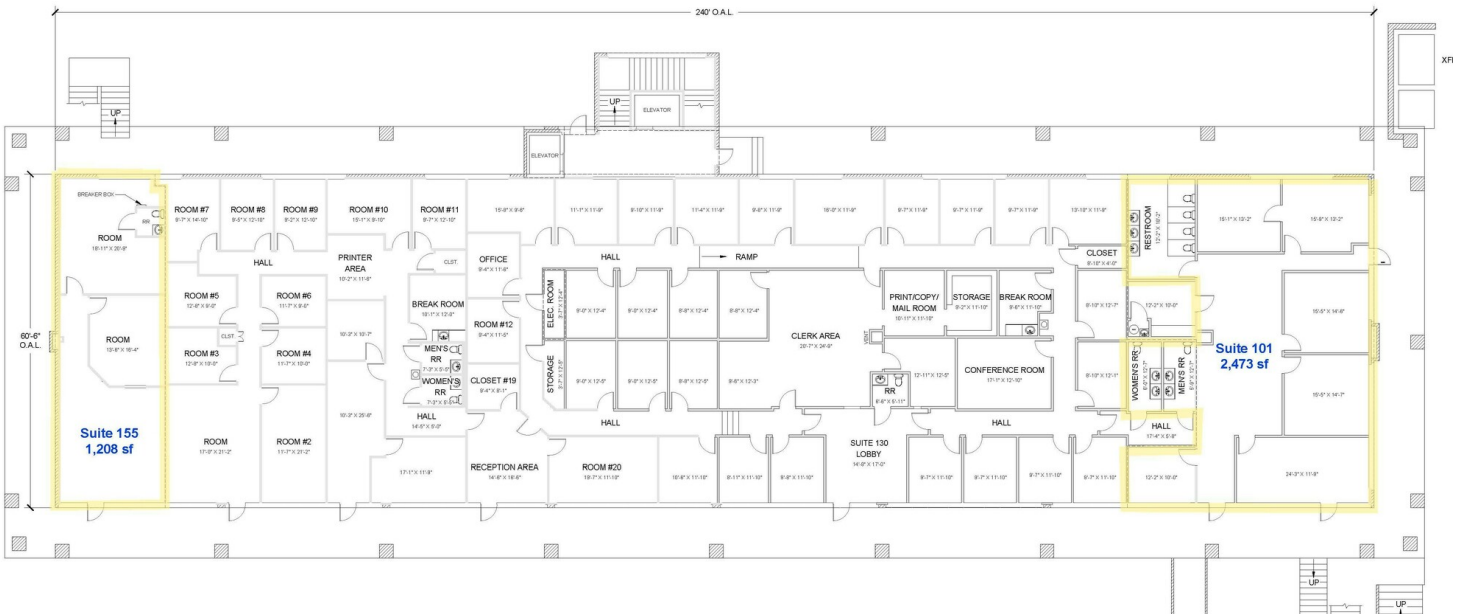
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SOUTHTREE OFFICE PARK - 5809 S. WESTERN

FIRST FLOOR AVAILABLE SUITES

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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SOUTHTREE OFFICE PARK - 5809 S. WESTERN RETAILER MAP

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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 coincidental 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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