

**Available
For Sale and Lease**



*Modern Design
Prime Location*

- **Amazing Investment Opportunity**
- **Class A Building**
- **Buyers WILL be the land owners**
- **Turn Key Ready Space**
- **Tax benefits for owners**
- **Prime Location in Pearland**

**BROADWAY OFFICE
CONDOMINIUMS**

**12280 BROADWAY ST,
PEARLAND, TX 77584**



Prime Visability on Broadway St.!

**3 Units Available
1,010 to 3,034 Sf**

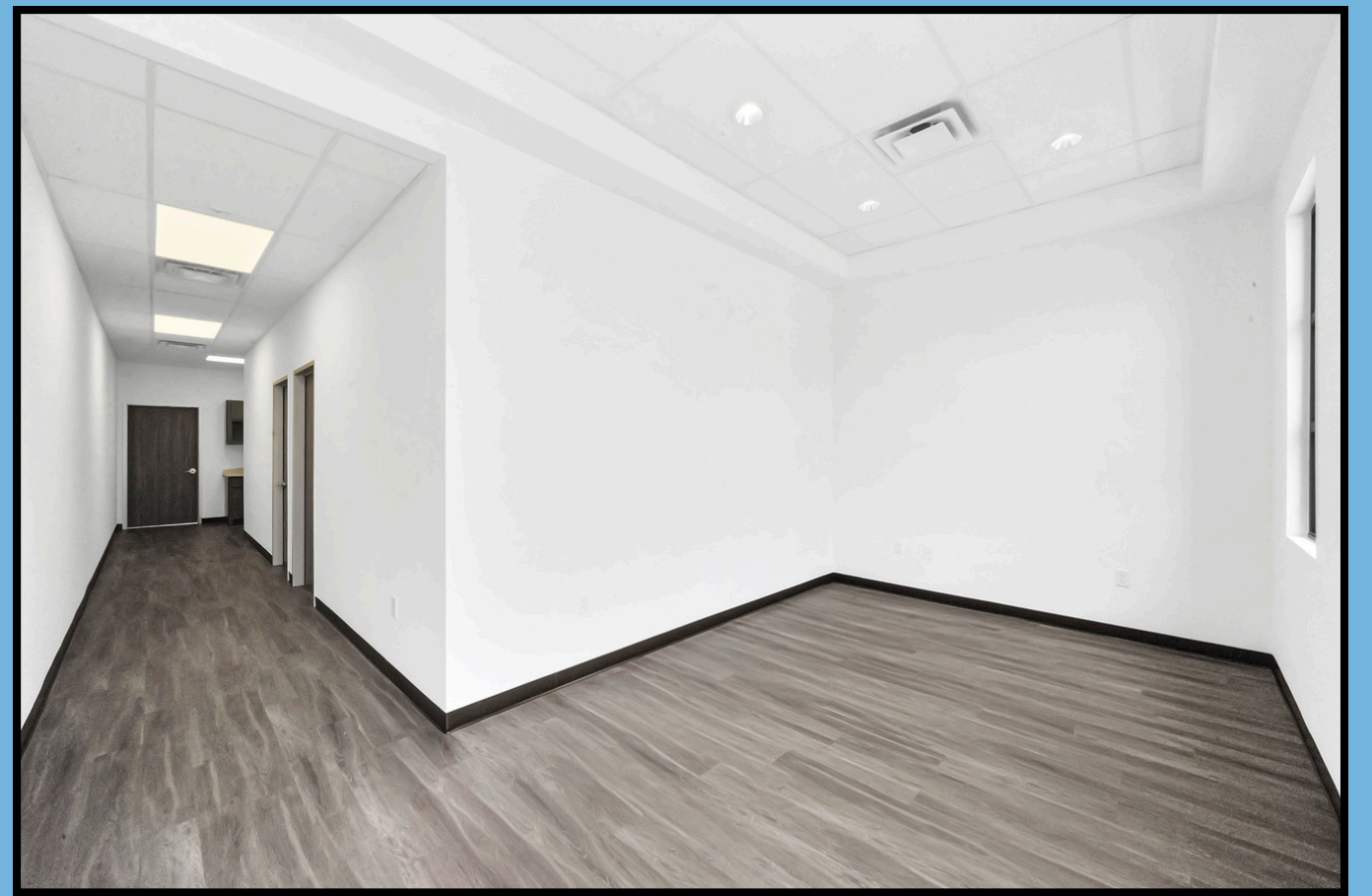
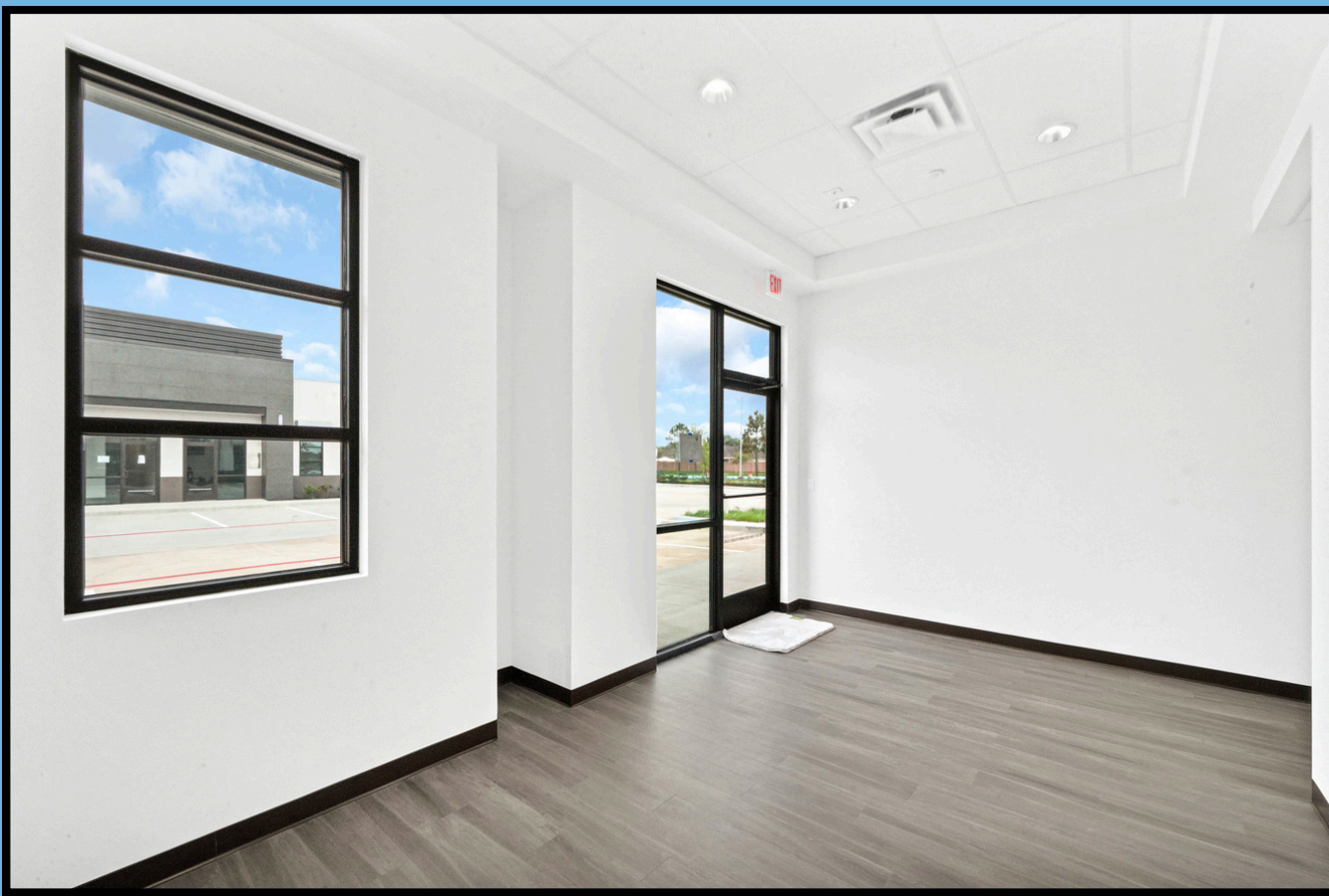
- Battery Backup
- 3 Offices
- Common Area
- ADA Compliant Restroom
- Sink/Kitchen Space
- Modern Finishes

Beautiful modern Office Condominiums located in the heart of Pearland. This high visability location is surrounded by 10,000+ Homes and Many Major businesses!

Michael Stavinoha

(979) 320-4303

MichaelS@ShapingRealEstate.com



1,010 Sf to 3,034 Sf

**2x - Inline Units: 1,010sf
1x - Corner Unit 1,014sf**



For More Information Contact:

Michael Stavinoha

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FOR SALE

1,101 Sf to 3,034 Sf

12280 Broadway St.

Unit: 2114

Unit: 2118

Unit: 2122

2x - Inline Units: 1,010sf

1x - Corner Unit 1,014sf

Central Location on Broadway St. in the Heart of Pearland Texas. Beautiful, modern and high visibility these units are perfect for office, medical, spa and more!



For more Information Contact:

Traffic Counts:

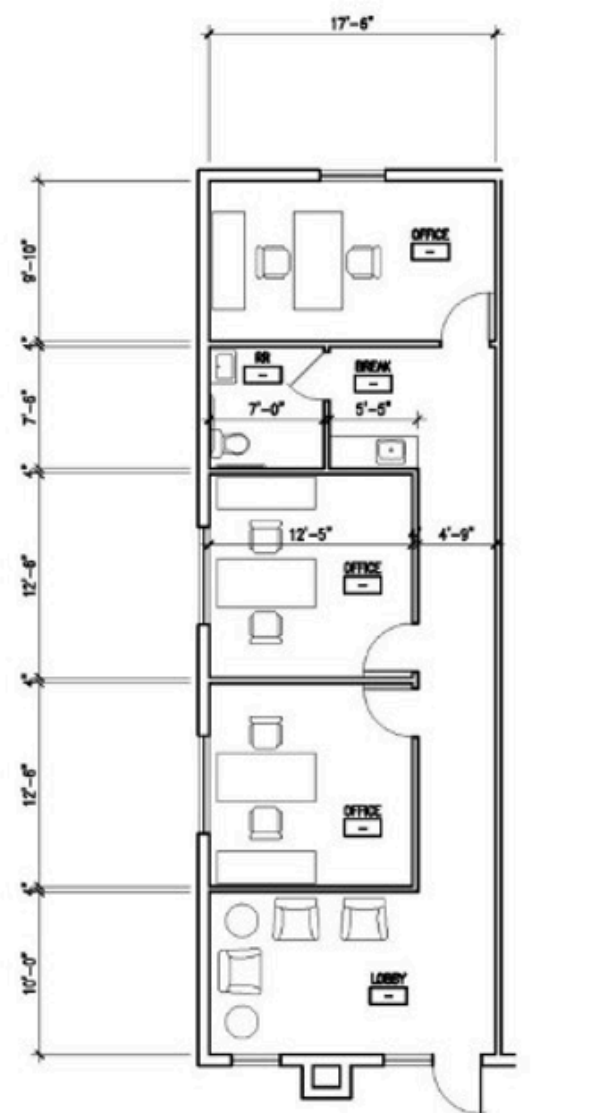
CR 59: 13,509 VPD (TXDOT 2016)

South Fwy: 96,632 VPD (TXDOT 2016)

Demographics:

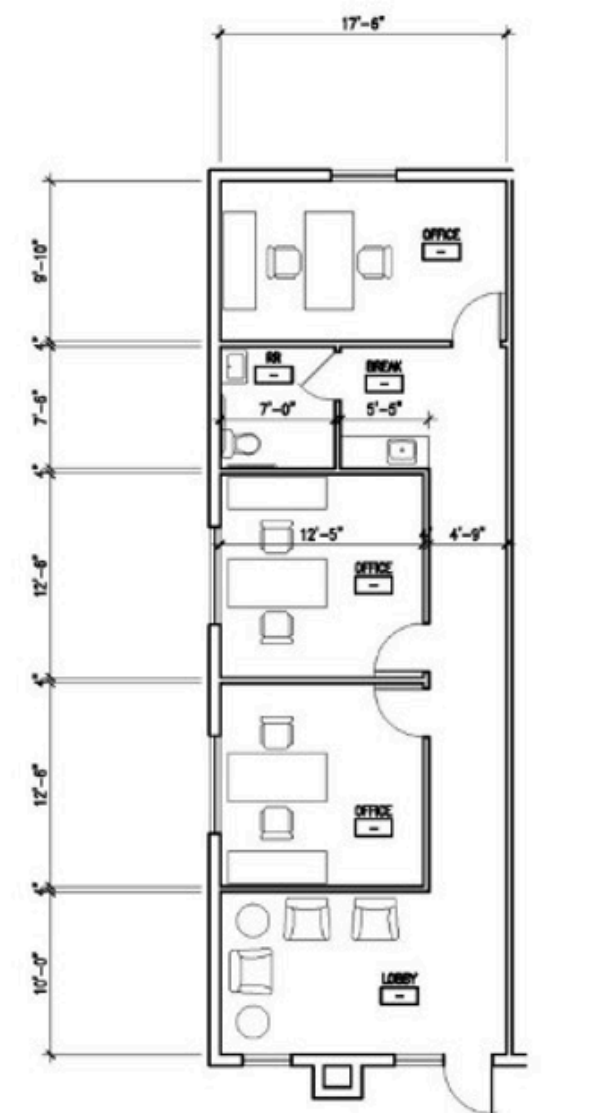
	1-Mile	3-Miles	5-Miles
2019 Population:	9,386	82,160	147,547
5 Yr. Proj. Growth:	14.3%	12.35%	12.45%
Avg HH Income:	\$132,544	\$140,935	\$119,498

Corner Unit



FLOOR PLAN - SUITE A
SCALE: 1/4" = 1'-0"

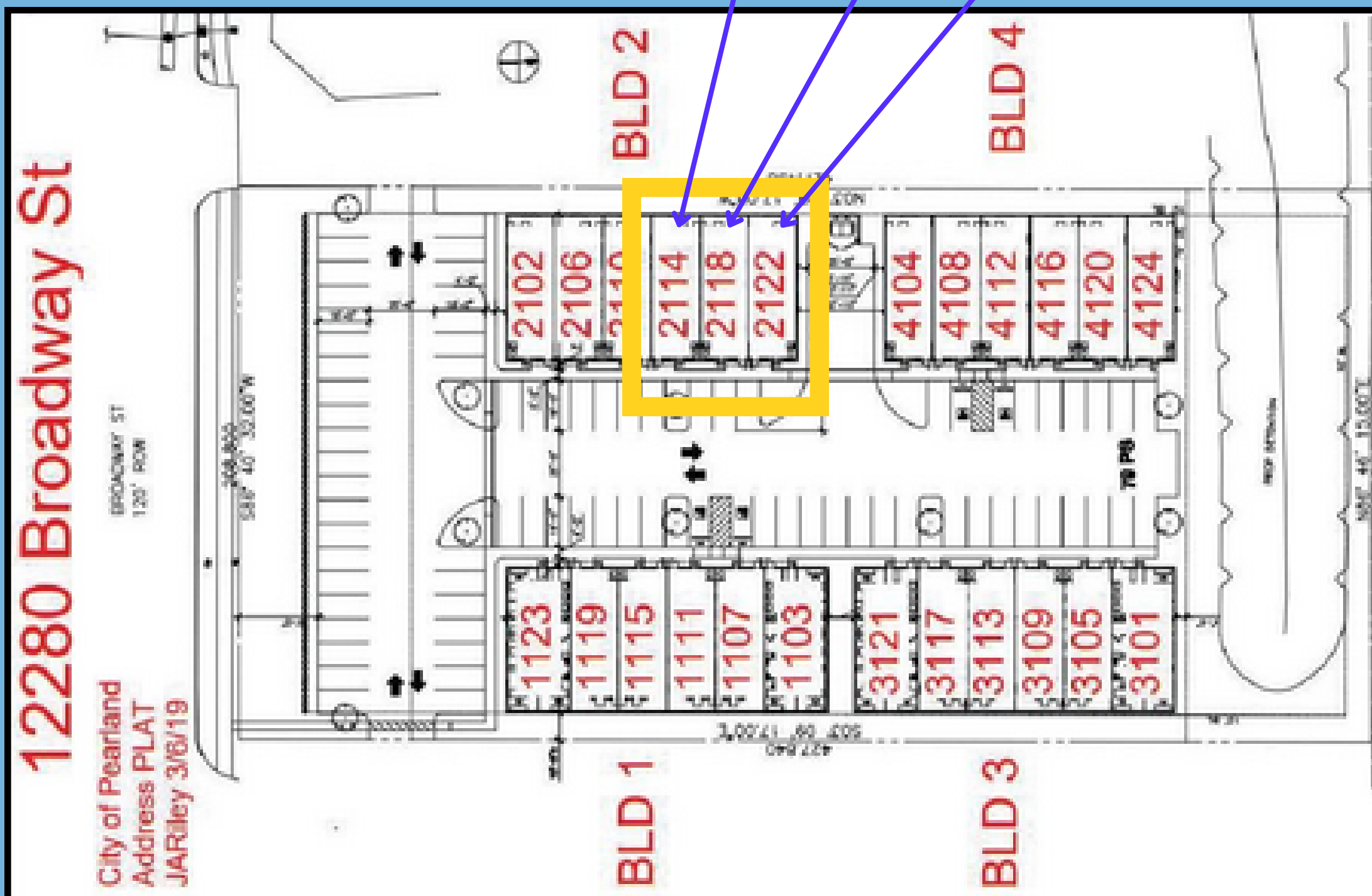
Inline Unit



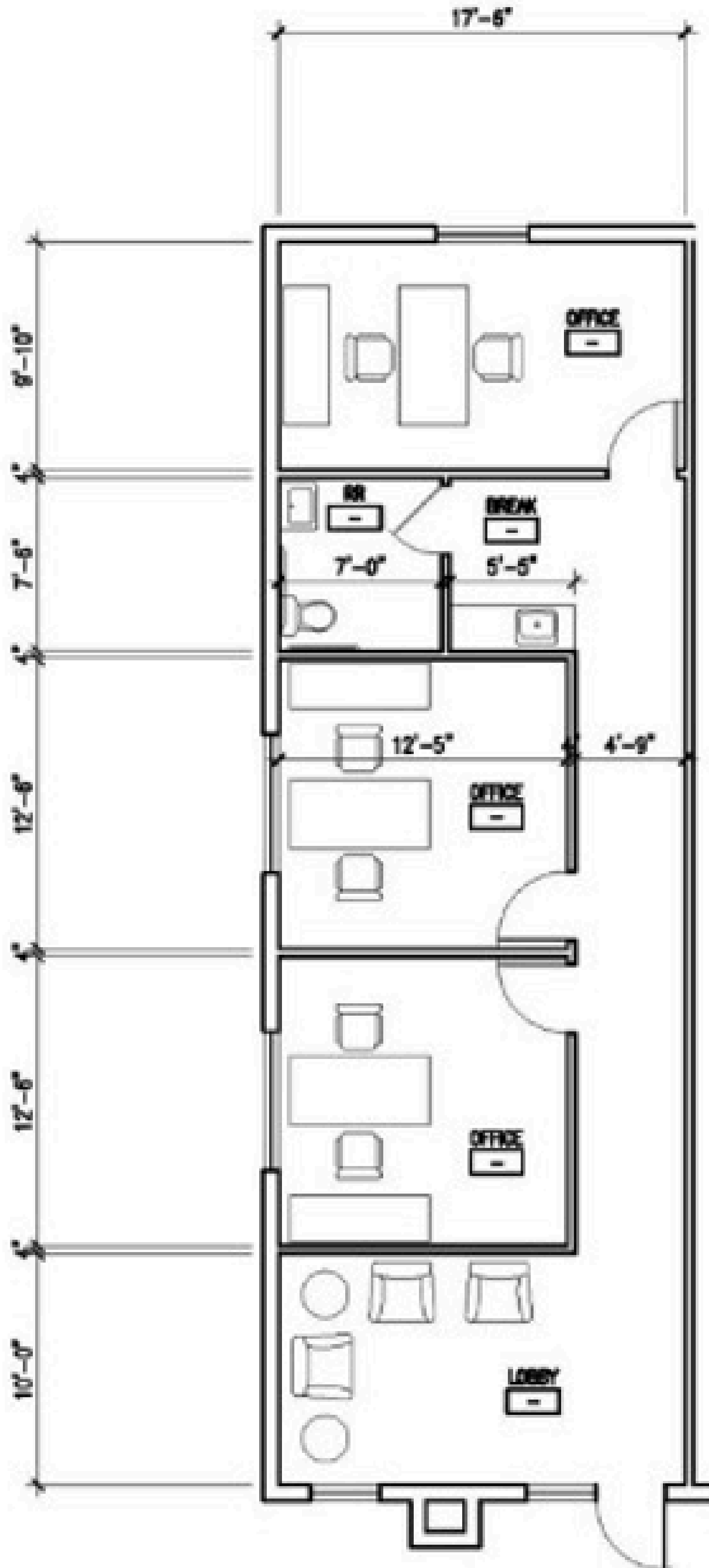
FLOOR PLAN - SUITE A
SCALE: 1/4" = 1'-0"

Broadway Office Condominiums

12280 Broadway St. Pearland Tx 77584



2x - Inline Units: 1,010 sf | 1x - Corner Unit 1,014 sf



FLOOR PLAN - SUITE A
SCALE: 1/8" = 1'-0"
1/8/2018

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Memorial and it should not be made available to any other person or entity without the written consent of Keller Williams Memorial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Keller Williams Memorial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Memorial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Keller Williams Memorial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Memorial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PLEASE CONTACT THE Keller Williams Memorial ADVISOR FOR MORE DETAILS.



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:
 - 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	713-461-9393
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	713-461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@kwMemorial.com	713-470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Stavinoha	675302	mstavi@kw.com	9793204303
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials
Date