



Newport Oaks

404 Newport Blvd, League City, TX 77573

Rebecca Blue

Newport Oaks, LLC

404 Newport Blvd, League City, TX 77573

Rebeccablue312@gmail.com

(281) 910-8667



Newport Oaks

\$15.00 /SF/YR

Commercial office/warehouse building on nicely landscaped lot. Recently remodeled with laminate flooring and paint. Finished office is @ 2,000 sq. ft. and includes receptionist area with storage closet/server room, 2 private offices, 1 office for multiple work stations, conference/break room with sink, hall restroom. ADA compliant. Warehouse area is @ 400 sq. ft. with overhead door and bathroom/shower. Exterior storage area is @ 400 sq. ft. with chain link fencing.

Tenant is responsible for maintenance, liability insurance, utilities and personal property taxes. Location: Off of FM 518, 1/4 mile from I-45...

- Quiet office building with mature oaks. Easy access from I-45 & FM 518.



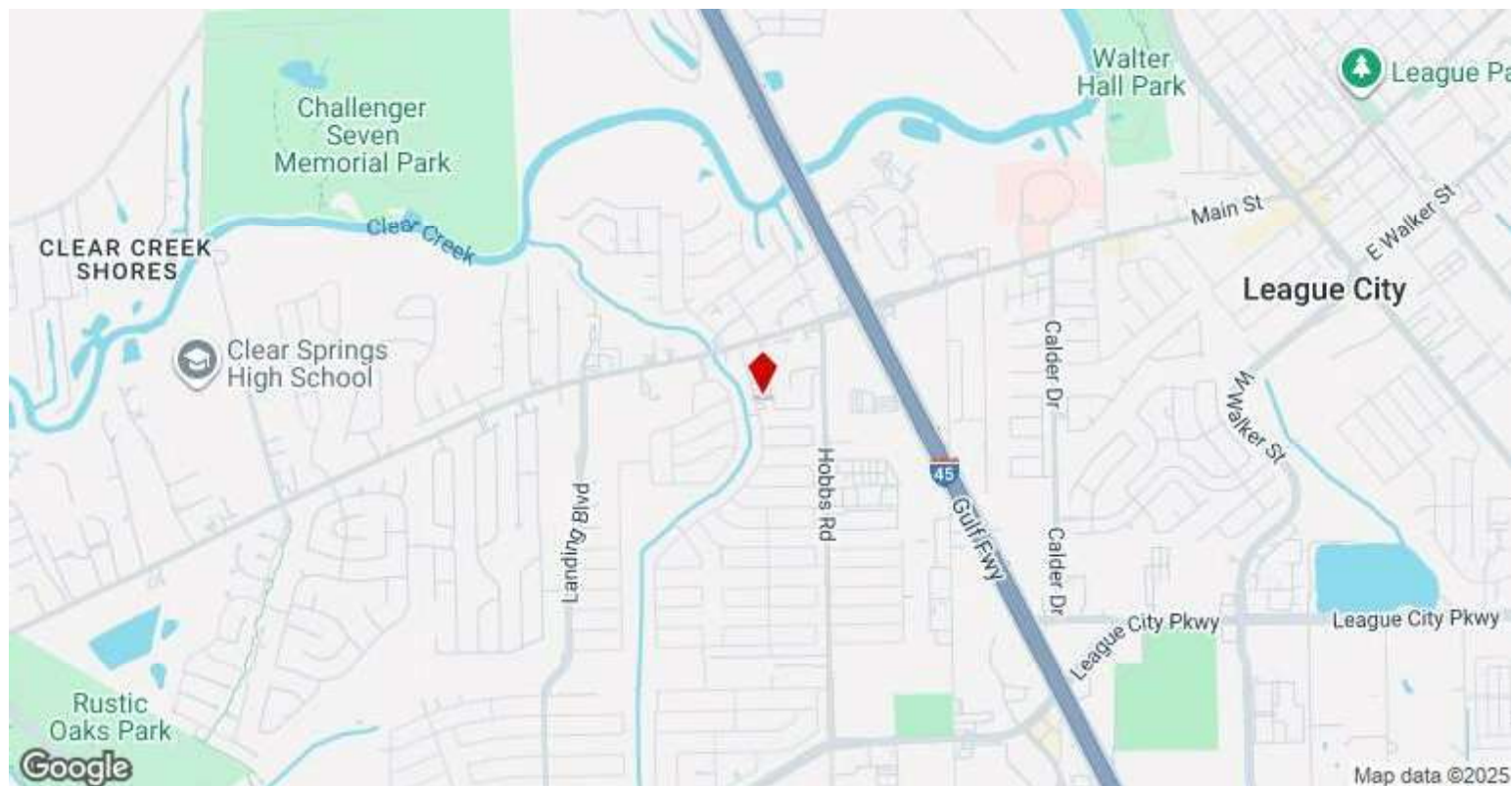
Rental Rate:	\$15.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	2,400 SF
Year Built:	2007
Walk Score ®:	58 (Somewhat Walkable)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.08 USD/SF/MO
Rental Rate Mo:	\$1.25 /SF/MO

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1st Floor

Space Available	2,400 SF
Rental Rate	\$15.00 /SF/YR
Date Available	January 01, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Building has been recently remodeled. Receptions area, electronics room, (1) large office to accommodate multiple workstations, (2) private offices (1) large conference room with wet bar, 20x30 warehouse with overhead door, covered and gated storage space. 11 parking spaces.All existing office furniture available for purchase.



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Property Photos



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Entry

Property Photos



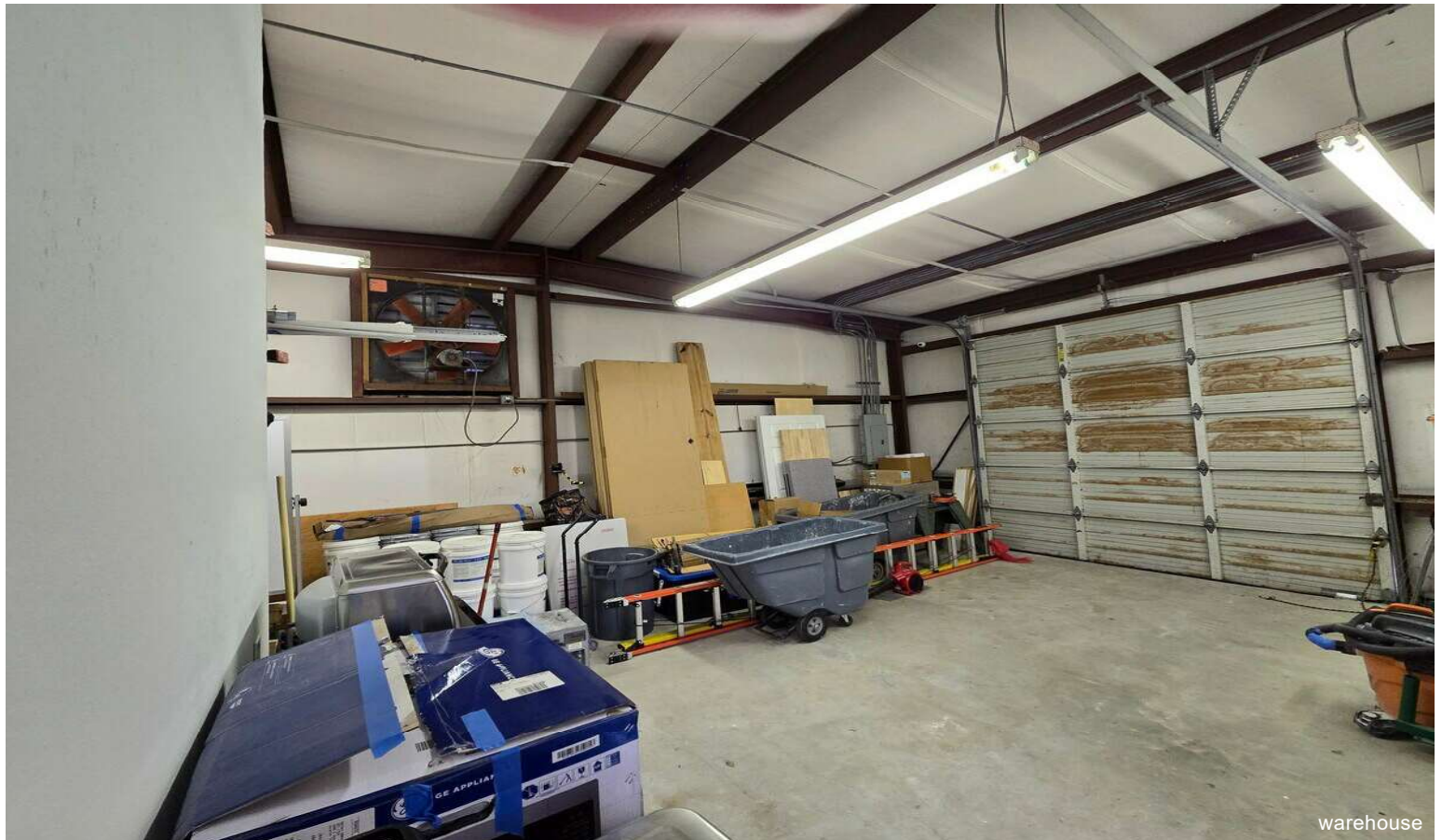
Property Photos



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