



## OFFICE SPACE | NEAR BELTWAY 8 IN PASADENA, TEXAS

### MAP LOCATION



### PROPERTY FEATURES

- +/- 1,500 SF Office
- 3 Private Offices
- Plug & Play Space
- Available Immediately
- Great Access to Red Bluff, Pasadena Blvd & Beltway 8
- 4 per 1,000 Parking
- Additional Warehouse Space Available (Call Broker)
- 2 Private Restrooms
- No Zoning
- **Rate: \$2,400 per Month Gross**



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

[www.joelghill.com](http://www.joelghill.com)

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LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

COMMERCIAL  
Real Estate



REALTOR

PRESENTED BY:

COLE BEDFORD

ASSOCIATE

[COLE@JOELGHILL.COM](mailto:COLE@JOELGHILL.COM)

(713) 540-5457



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### SPACE PROFILE

LOCATION	Magnolia Street near Pasadena Boulevard, Red Bluff and Beltway 8
SPACE BREAKDOWN	1,500 SF 100% Office Space Additional 6,800 SF of Warehouse Available (Call Broker for Pricing)
OFFICE	1,500 SF
PRIVATE OFFICES	3 PRIVATE OFFICES
BREAKROOM	BREAK AREA WITH KITCHENETTE
PARKING	4:1,000
RESTROOM	2 PRIVATE RESTROOMS

### LEASE ECONOMICS & AVAILABILITIES

AVAILABILITY FROM	+/- 1,500 SF
TERM	3-5 Years
OCCUPANCY	Move in Ready
RENTAL RATE	\$2,400 Per Month Gross
TI ALLOWANCE	Negotiable



Front of Main Building



Access



Overhead Property View



Property Access to BW8



Entry



Break area



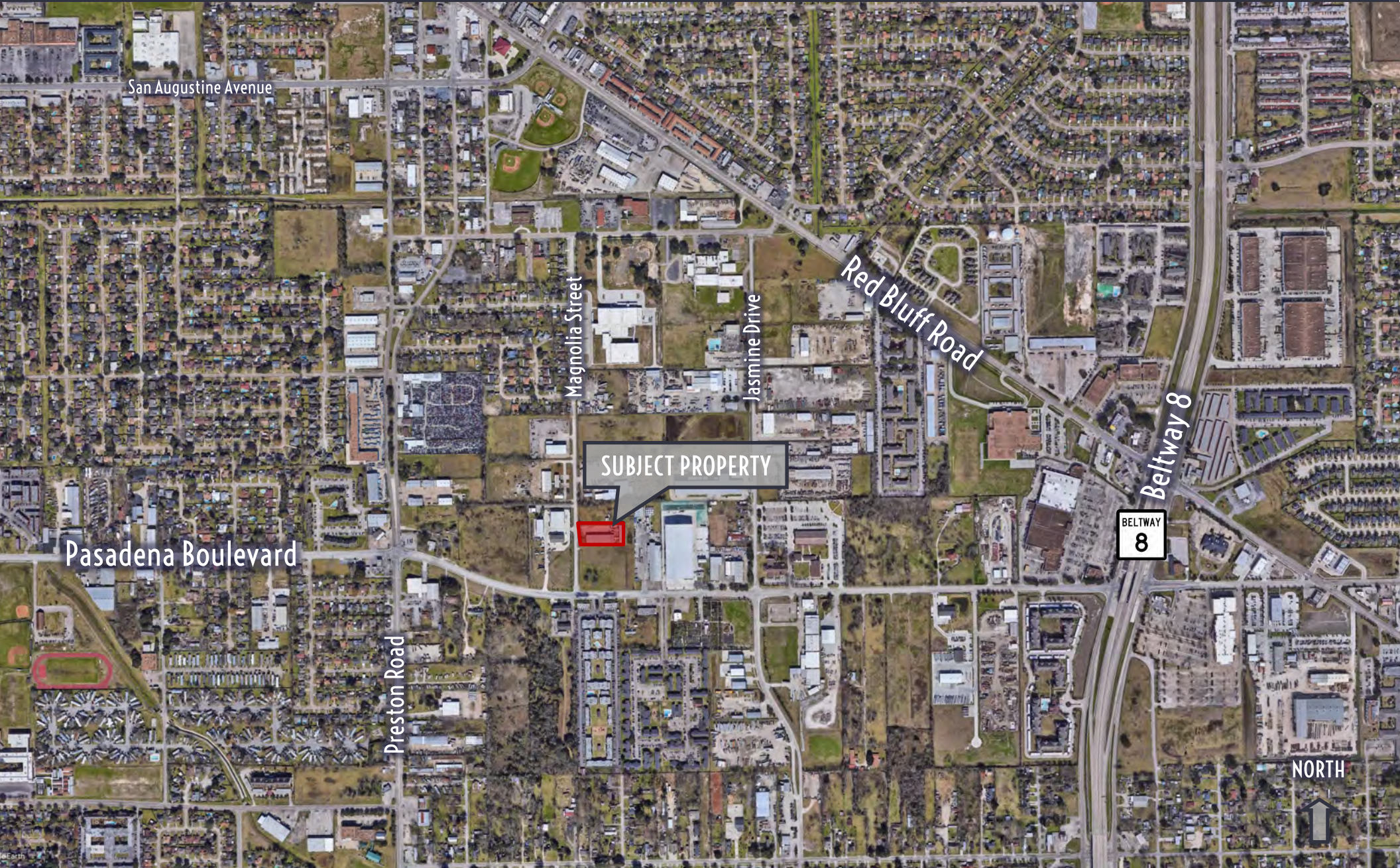
# FOR LEASE

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SUBJECT PROPERTY

BELTWAY  
8

NORTH



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### PASADENA, TEXAS

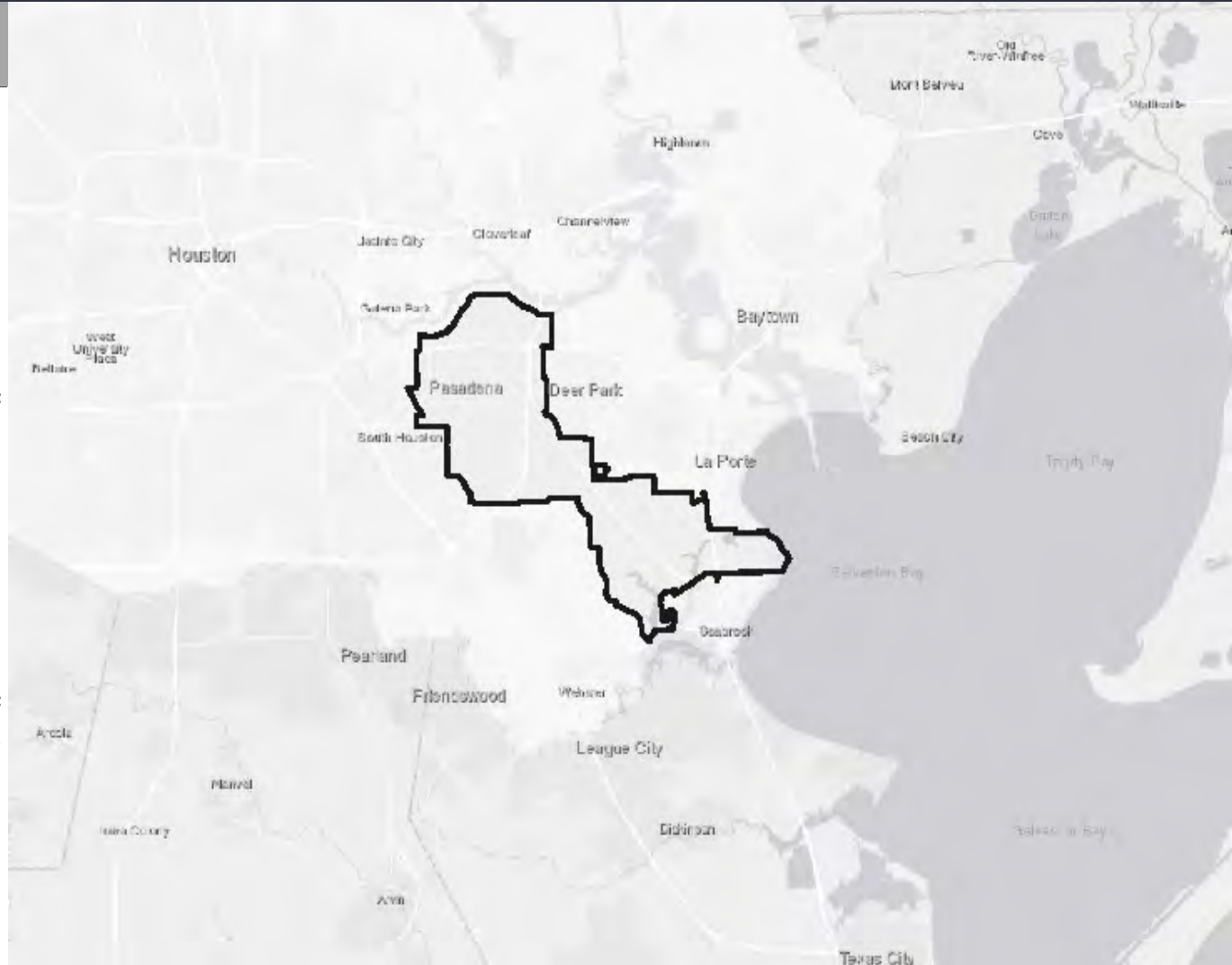
### Economic Drivers

Location matters! Next to Houston with oil production, gas and oil services (280,000 jobs) Pasadena has a large petroleum refining capacity. The State of Texas does not levy a corporate income tax; but, at the same time the State offers various incentives which compliments those negotiable incentives offered by the City of Pasadena.

Pasadena has one of the lowest per capita property tax rates in the State.

Being near two major airports, having a strong available workforce, having a long term water supply, a transportation network of major highways which includes the largest exporting container port in the Port Houston, and a strong sense of community pride (e.g. one of the highest per capita volunteer cities in Texas).

Source: The Pasadena EDC website



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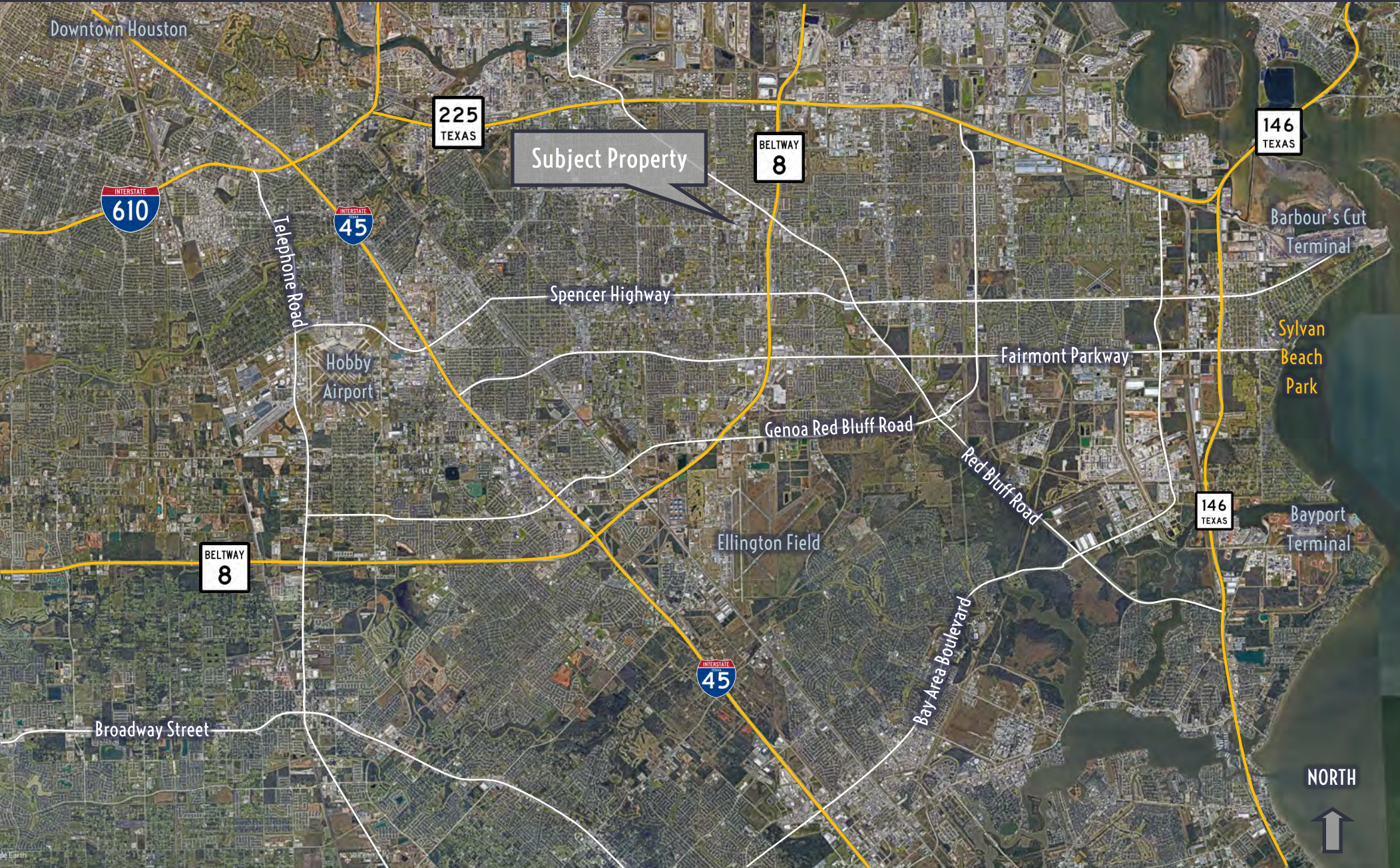
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## INFORMATION ABOUT BROKERAGE SERVICES



### Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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 broker'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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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](http://www.trec.texas.gov)

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