

For Lease – 7,050 Flex Space

6745 Patillo Road, Beaumont, TX, 77705

New Construction - Build to Suit



Build-to-Suit Available | Flexible Layout | Prime Location
7,050 SF COMMERCIAL/INDUSTRIAL BUILDING

- 6 - 1,175 sf Bays that can be combined for custom space
- Full sheet metal exterior / Red Iron Construction
- 25' rear Eave Height / 28' front Eave Height
- 16' x 16' Overhead doors
- Rear Entry/Exit Door
- Overhead signage opportunities for increased visibility
- Ideal for showrooms, construction businesses, and tech companies
- Prime location on Patillo Rd. and Highway 69/96/287
- Near thousands of rooftops and expanding amenities
- Serving Beaumont, Nederland, Port Arthur and surrounding areas

BUILDING SERVICES BY TENANT

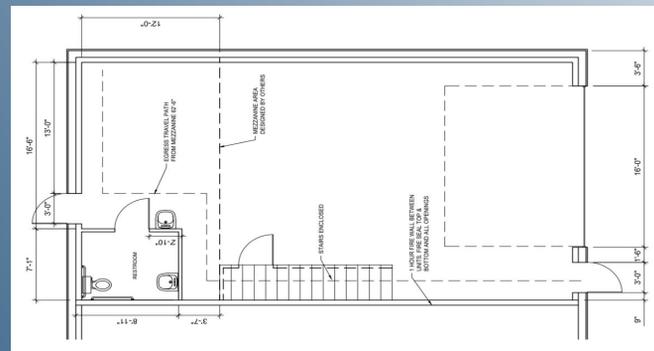
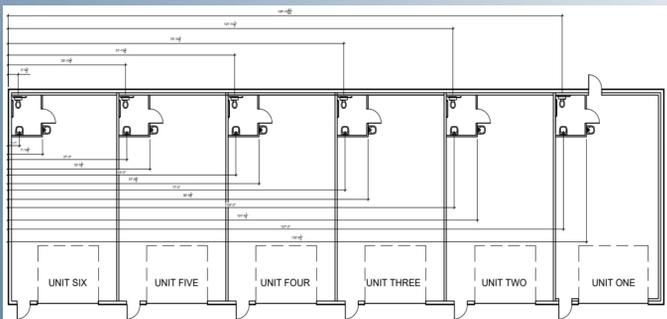
- Interior Electric (Entergy - 100 Amp)
- Water (Monthly Share \$35.00)
- Communications (Spectrum / AT&T)
- Contents & Liability Insurance
- Trash (Can)

BY LANDLORD / CAM

- Exterior Electric
- Landscape Maintenance
- Property Taxes
- Property Insurance



Conceptual Interior Buildout



SUITE	SIZE	RATE/MO	USE	STATUS
6745 Patillo	7,050 SF		Flex / Office Suite / Warehouse / Showroom	Available
6745 Patillo Suite A	1,175 SF		Flex / Office Suite / Warehouse / Showroom	Available
6745 Patillo Suite B	1,175 SF		Flex / Office Suite / Warehouse / Showroom	Available
6745 Patillo Suite C	1,175 SF		Flex / Office Suite / Warehouse / Showroom	Available
6745 Patillo Suite D	1,175 SF		Flex / Office Suite / Warehouse / Showroom	Available
6745 Patillo Suite E	1,175 SF		Flex / Office Suite / Warehouse / Showroom	Available
6745 Patillo Suite F	1,175 SF		Flex / Office Suite / Warehouse / Showroom	Available

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):

- In the interest of the client above all others, including the broker's own interests.
- Inform the client of any material information about the property or transaction known 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 or sale 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 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 text 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 licensee 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 licensee holder acts as a subagent when acting as 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 before and retain a copy for your records.

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 Sales Agent/Associate's Name | Email | Phone

Buyer/Tenant/Seller/Landlord Initials | Date

Information available at www.tres.texas.gov

Registered by the Texas Real Estate Commission | TREC 2001 | IABSLINK



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