

Custom Office Condos
SALE OR LEASE:

200-260 East Medical Center Blvd.
Webster, Texas 77598



New Professional Office Space - easy access to Clear Lake Medical Center

- Within virtual walking distance to the fast-growing medical complex of Clear Lake Regional Medical Center, Bay Area Regional Medical Center, Bay Area Surgicare Center, Woman's Hospital of Texas, Kindred Rehabilitation Hospital Clear Lake, Kindred Hospital Clear Lake
- Spaces from 2,500 SF to 5,159 SF with customized interior layouts and finishes available
- High quality, energy efficient construction, barrel tiled roofs, forged iron doors
- Monument and on-building signs for high visibility
- Ample surface parking at no charge
- Well maintained landscaped, irrigated grounds
- In close proximity to restaurants, retail, professional services, and affluent neighborhoods

Sales Price: Starting at \$225.00 PSF for shell building

FOR FURTHER INFORMATION, PLEASE CONTACT:



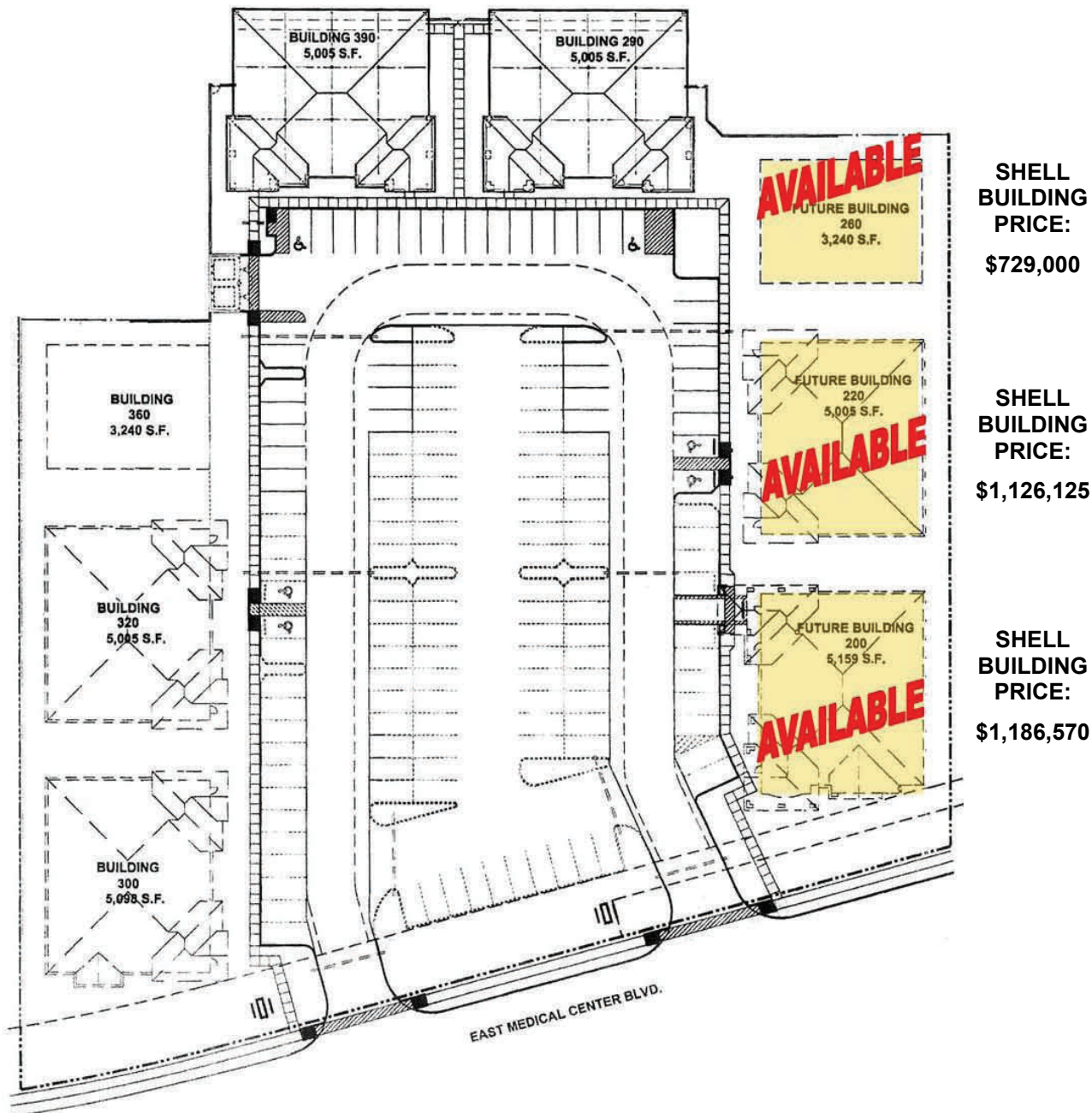
Pollan Hausman
Real Estate Services, LLC

Main Office: 602 Sawyer, Suite 100, Houston, TX 77007
www.pollanhausman.com

Pat Pollan, CPM®
832-487-9814 x104
ppollan@pollanhausman.com

Russell Rau
832-487-9814 x108
rrau@pollanhausman.com

Custom Office Condos
SALE OR LEASE: 200-260 East Medical Center Blvd.
Webster, Texas 77598



FOR FURTHER INFORMATION, PLEASE CONTACT:



Main Office: 602 Sawyer, Suite 100, Houston, TX 77007
www.pollanhausman.com

Pat Pollan, CPM®
832-487-9814 x104
ppollan@pollanhausman.com

Russell Rau
832-487-9814 x108
rrau@pollanhausman.com

Custom Office Condos
SALE OR LEASE: 200-260 East Medical Center Blvd.
 Webster, Texas 77598



FOR FURTHER INFORMATION, PLEASE CONTACT:



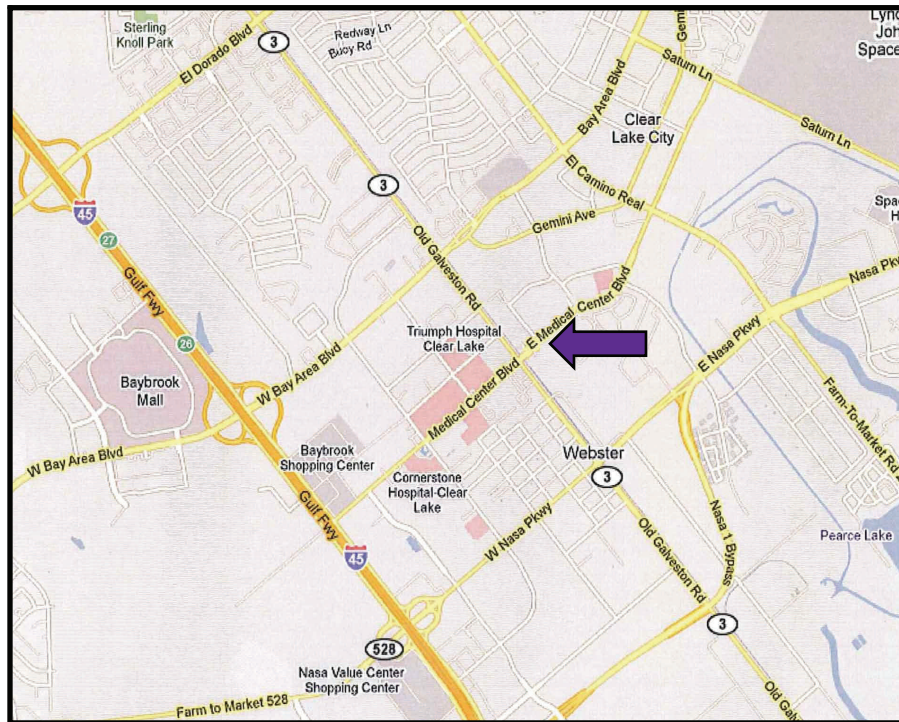
Main Office: 602 Sawyer, Suite 100, Houston, TX 77007
www.pollanhausman.com

Pat Pollan, CPM®
 832-487-9814 x104
ppollan@pollanhausman.com

Russell Rau
 832-487-9814 x108
rrau@pollanhausman.com

Custom Office Condos **SALE OR LEASE:**

**200-260 East Medical Center Blvd.
Webster, Texas 77598**



Population	1 Mile	3 Mile	5 Mile
2014 Total Population:	10,930	72,931	187,898
2019 Population Est:	11,908	78,406	202,016
Pop Growth 2014-2019:	8.95%	7.51%	7.51%
Average Age:	33.70	36.80	37.10
Households			
2014 Total Households:	4,808	31,301	73,458
HH Growth 2014-2019:	8.86%	7.37%	7.58%
Median Household Inc:	\$45,320	\$58,121	\$77,302
Avg Household Size:	2.20	2.30	2.50
Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Housing Value:	\$130,326	\$157,116	\$176,845
Median Year Built:	1988	1983	1987

FOR FURTHER INFORMATION, PLEASE CONTACT:



Main Office: 602 Sawyer, Suite 100, Houston, TX 77007
www.pollanhausman.com

Pat Pollan, CPM®
832-487-9814 x104
ppollan@pollanhausman.com

Russell Rau
832-487-9814 x108
rrau@pollanhausman.com

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Pollan Hausman Real Estate Services, LLC	0606866		832-487-9814
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pat Pollan	0385570	ppollan@pollanhausman.com	832-487-9814 x104
Designated Broker of Firm	License No.	Email	Phone
Pat Pollan	0385570	ppollan@pollanhausman.com	832-487-9814 x104
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Russell Rau	0664285	ppollan@pollanhausman.com	832-487-9814 x108
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date