4501 OsborneOffice Space for Lease



For Information, please contact:



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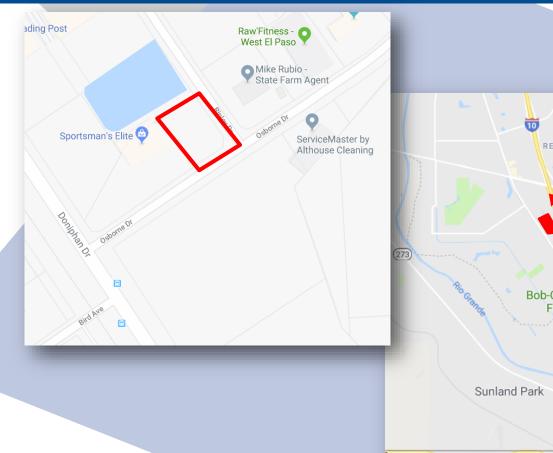


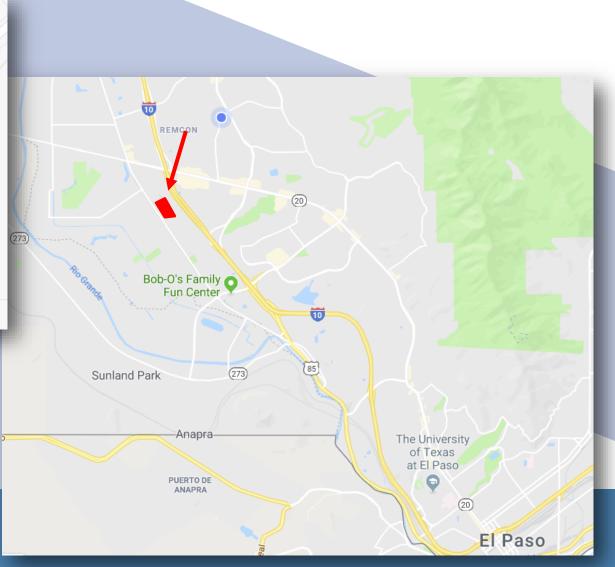
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Area Map







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Property Description

Overview:

- 8,000 + square foot building
- +/- 2,000 square feet available
- Ideal for professional office user including attorneys office, insurance, real estate, financial services
- Distinct entrance
- 100% ADA compliant building
- New construction
- Moments from I-10 and Doniphan

Space Features:

- · All new restrooms with fresh contemporary finishes
- Modern office feel
- Abundant windows
- · Tenant has the opportunity to work on layout of office space

Lease Information:

- 3 year lease term
- \$17 psf
- Rate includes electric, gas and water
- Available Immediately





The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are





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):

- 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:

above and must inform the owner of any material information about the property or transaction known by the agent, including AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, information disclosed to the agent or subagent by the buyer or buyer's agent. usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties

material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written 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;
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 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 coincidental information disclose, unless required to do so by law or any other information that a party specifically instructs the broker in writing not ಕ

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

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

Buyer/Te	Michael McBroom Sales Agent/Associate's Name	Licensed Supervisor of Sales Agent/	Designated Broker of Firm	Sonny Brown Associates, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name
Buyer/Tenant/Seller/Landlord Initials	648650 License No.	License No.	License No.	346104 License No.
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov