3502 BISSONNET ST, HOUSTON, TX 77005

• 44,532 SF - FOR LEASE





PROXIMITY
COMMERCIAL ADVISORS

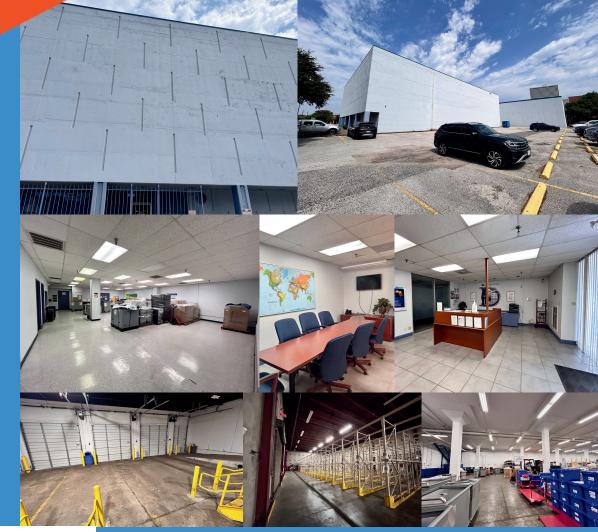
PROXCOMM.NET FOCUSED ON DELIVERING SOLUTIONS

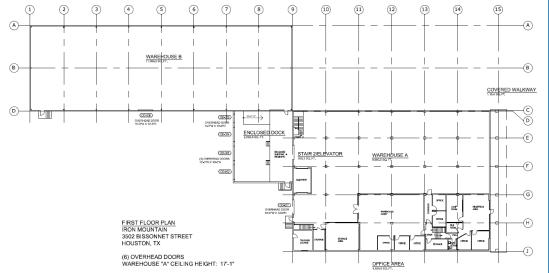
THE PROPERTY'S CENTRAL, URBAN INFILL LOCATION IN THE HOUSTON MSA PROVIDES UNMATCHED REGIONAL CONNECTIVITY TO THE CITY'S PRIMARY THOROUGHFARES WITH FOUR MAJOR HIGHWAYS LOCATED LESS THAN 10 MILES FROM THE FACILITY.



HIGHLIGHTS

- BUILT IN 1959
- SITE SIZE 1.61 ACRES
- 6 OVERHEAD ROLL-UP DOORS
- 3 DRIVE-IN BAYS
- 75% CLIMATE CONTROLLED
- WET-PIPE FIRE PROTECTION SPRINKLER SYSTEM
- POWER: 1200 AMP, 208Y/120-VOLT
- 2 PERSONAL OFFICES/CONFERENCE ROOM/LARGE 1ST FLOOR ANNEX
- ROOF: STEELDECKING COVERED WITH TPO MEMBRANE (REPLACED 2011)
- 2 ROOFTOP HVAC UNITS/8 HVAC SPLIT SYSTEMS
- FOUNDATION: SLAB ON GRADE SUPPORTED BY CONCRETE FOOTINGS
- CONCRETE LOADBEARING WALLS AND CONCRETE STRUCTURAL COLUMNS



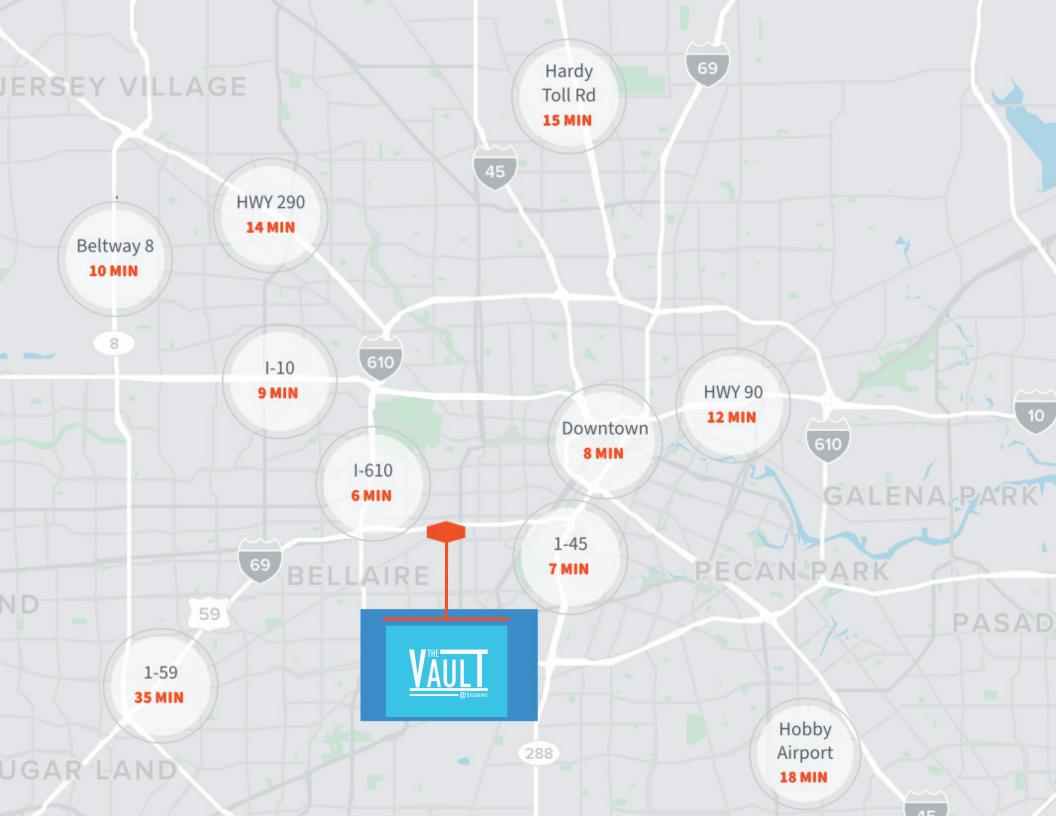


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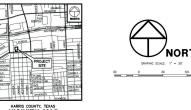
ROBIN A. MOORE
PRINCIPAL
281.955.7449
RMOORE@PROXCOMM.NET

TIFFANY VELEZ
ASSISTANT DIRECTOR
281.955.7444
TVELEZ@PROXCOMM.NET



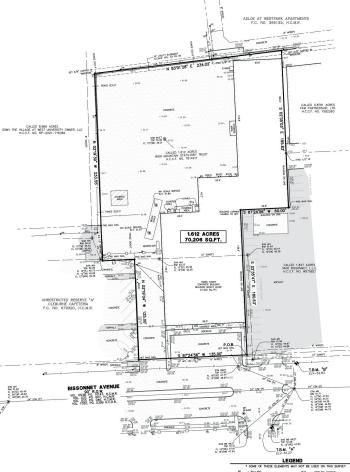
HARRIS COUNTY, TEXAS VICINITY MAP SCALE: 1' = 2,000' UNE TABLE LINE BEARING DISTANCE LI S 87'24'56" W 40.00"

@ bissonnet





PUBLISHED ELEVATION - 49.55



FLOOD INFORMATION



REVISIONS

DESCRIPTION

THENCE, SOUTH 02 DEG. 35 MIN. 47 SEC. EAST, ALONG THE COMMON LINE OF SAI 1.847 ACRES AND SAID 1.612 ACRES, A DISTANCE OF 180.63 FEET TO THE POINT O BEGINNING AND CONTAINING 1.612 ACRES OR 70.206 SQUARE FEET OF LINE

- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY A
 PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTIE EXPRESSION OR INVESTIGATION.
- D. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLIC SURFACE SHAPE DEPARTMENT OF THE NEAREST HUNDREDTH ARE SOLIC
- CAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACCURATED FROM ONTY OF HOUSTON GMS, AND ATT AND WERE FELD WEIGHE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT HOS COMPANY.

- I. WITH REGARD TO ITEM 2 OF THE ALTA TABLE 'A OPTIONAL SURVEY RESPONSIBILITIE AND SPECIFICATIONS, ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, TH ACCRESS OF THE SUBJECT TRACT (TAX ID NO. 04/01/20050569) IS 3502 BISSONNE ST, HOUSTON, TX 770050.
- THERE WERE NO DESERVED CLEARLY IDENTIFIABLE PARKING SPACES, F OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- 7. WITH PEGARDO TO ITEM 16 OF THE ALTA TABLE "A"OPTIONAL SURVEY PESPONSBLITE AND SPECIFICATIONS, THERE WAS NO OBSERVED EXEDUCE OF EARTH MOVING WIDE BALDANC CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT BRACT AT THE THAT OF SURVEY.
- B. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED ENGINEED OF RECENT STREET STEEMALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE THANK OF

SCHEDULE 'B' NOTES

- THE FOLLOWING MATTERS AND ALL TERMS OF THE OFFERING EVIDENCE OF THE MATTERS:
- SUBJECT TO RESTRICTIVE COVENANTS AS DESCRIBED IN VOLUME 1552, PAGE 3 AND VOLUME 2041, PAGE 423, OF THE DEED RECORDS OF HARRS, TEXAS. Op. EASEMENT AS SHOWN ON THE RECORDED PLAT BY VOLUME, 31, PAGE 7 AND VOLUME UP AND VOLUME AND VOLUM
- EASEMENT TO CITY OF HOUSTON RECORDED DECEMBER 20, 1948 IN VOLUME 185. PAGE 170, OF THE DIED RECORDS, OF HARRIS COUNTY, TEXAS, PURPOSE SANITAR SEMER EASEMENT, (UNRABLE TO DEPICT (ILLEGIBLE))

SURVEYOR'S CERTIFICATION







ALTA/NSPS LAND TITLE SURVEY OF ALIA/NOPS LAND TITLE SURVEY C 1.612 AC. / 70,206 ST./FT. SITUATED IN THE ALLEN C. REYNOLDS LEAGUE ABSTRACT NO. 61 HARRIS COUNTY, TEXAS

FIELDED BY: RD CHECKED BY: LGD JOB NO. 5780

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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:

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.

| Proximity Commercial Advisors, I | LC. 9007082 | lahr@proximityre.com | (281)955-8765 |
|--------------------------------------|---------------------------------------|----------------------|---------------|
| Licensed Broker /Broker Firm Name or | License No. | Email | Phone |
| Primary Assumed Business Name | | | |
| Leigh Anne Ahr | 431858 | lahr@proximityre.com | (281)955-8765 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ | License No. | Email | Phone |
| Associate | | | |
| Robin A. Moore | 598040 | RMOORE@PROXCOMM.NET | (281)955-7449 |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| | Buyer/Tenant/Seller/Landlord Initials | Date | |

Information available at www.trec.texas.gov

IABS 1-0 Date

IABS - Robin