

There's Renewed Energy

IN DOWNTOWN BEAUMONT

Be Part of It!



COLDWELL BANKER
COMMERCIAL
ARNOLD AND
ASSOCIATES

For Lease / Sale – Office & Warehouse
450 Bowie St. Beaumont, TX. 77701



**COLDWELL BANKER
COMMERCIAL**
**ARNOLD AND
ASSOCIATES**

One Acadiana Ct. Beaumont, TX 77706

409-833-5055

Now offering for Sale or Lease the newly renovated office building



- Located directly across from recently opened Hearsay Restaurant
- Extensive exterior and interior renovation
- Boasting a modern industrial vibe with black/ white accents
brick walls exposed ceiling * central focal point conference room
brick inlaid floor * modesty windows allowing natural light with privacy
- Currently has (5) privacy offices and shared open work space
(plans available to convert into more privacy space)
- Zoned Central Business District
- Main office - 6040 sf Warehouse – 2170 sf
- Private gated parking lot

RENTAL RATE: \$8000 /month plus taxes / insurance
Call for Sales Pricing Details

Click here
for full video

FOR MORE DETAILS CONTACT:

debcowartcre.com

Debbie Cowart 409-651-3559

debcowart123@gmail.com

Tisha Stone 409-658-0330

tishacre123@gmail.com

"Always Open...Always Closing"



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Main Office: 6040 sf

Foyer * Reception Area * Conference Room * Customer Coffee Bar * Front Area
Restroom * (5) Privacy Offices * Open Work Area * (2) Rear Area Restrooms
Storeroom * Operable Walk In Vault

- Concrete Foundation
- Metal Roof with gutter system
- Fire Sprinkler System
- Security System Equipped with Cameras and Monitoring System
- Covered Area in Rear for Parking and Protected Entry
- Decorative Brick and Black Metal Fencing surrounding the Property with Keypad Electronic Entry Gate
- Wall mount flood lights

New Warehouse in Rear: 2170 sf

- Professional Bronze Exterior
- (4) 10' high x 12' wide OH Doors
- 16' Crest/ 12' Clear Height
- Electrical Duplex Outlets around perimeter including a 220v outlet
- Electrical Power served from the Main Building
- (2) Exterior Water Hose Bibs

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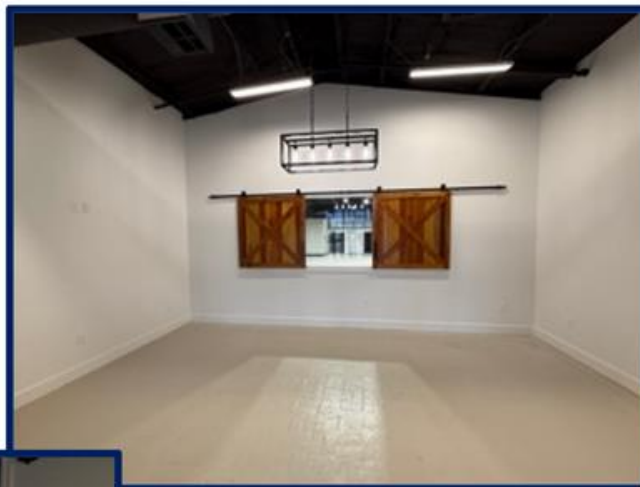


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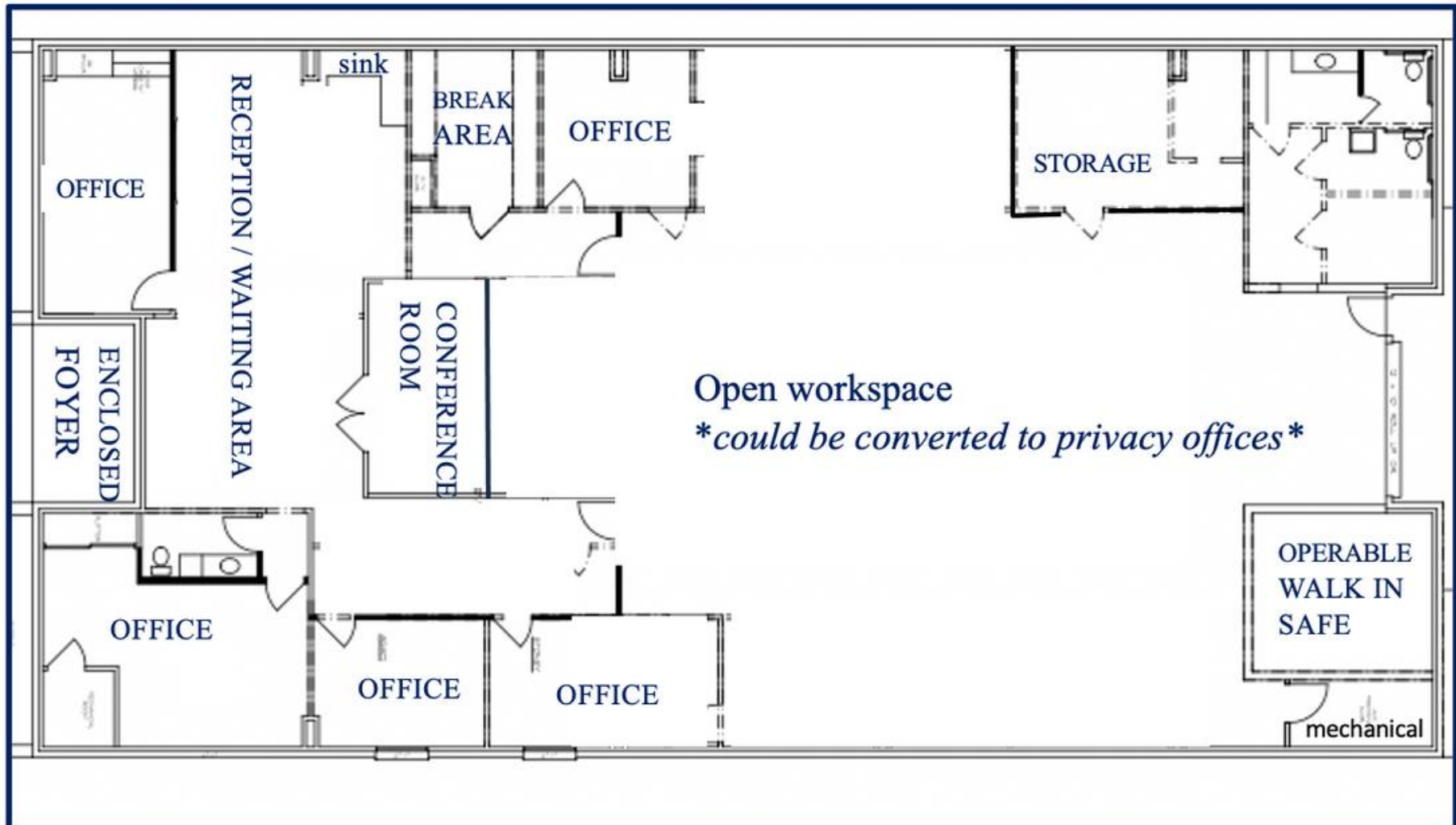


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Floor plan is not exact and should be used for conceptual planning only
Owner can provide more detailed plans upon request

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<small>S.C.A.E. Inc. Coldwell Banker Commercial Arnold and Associates</small>	518763	sheri@cbcaaa.com	409-833-5055
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sheri Arnold	418241	sheri@cbcaaa.com	409-659-7977
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Deb Cowart Associate Broker	503902	debcowart123@gmail.com	409-651-3559
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

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