

**7315 FAIRMONT PKWY,
PASADENA, TX 77505**

FOR LEASE

For Lease

7315 Fairmont Pkwy Pasadena TX

sepi 832-545-7393

sepiakhavi@kw.com

2036 sf
2nd Gen



Sepi Akhavi

(832) 545-7393
SepiAkhavi@kw.com

kw MEMORIAL
KELLER WILLIAMS. REALTY

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Highlights:

- currently set up for Code Ninja a after school program for young kids

Reception area

Main Hall class room

Two separate ADA bathrooms

Hallway

Two Closet /Storage

Office

Break room Area

- Available immediately
- ample parking
- Street Monument sign
- High traffic Count
- High visibility
- Easy access to major HWY 45 and Sam Houston
- Surrounded by households
- 2037 SF
- Price Call Sepi 832-545-7393



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DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Ave. Household Income	\$108,143	\$102,369	\$98,544
Population	7,367	72,252	189,213

Traffic Count	
Fairmont Pkwy Center St W	26,047 VPD
Center St Red Bluff Rd NE	13,521 VPD



[Click here for Virtual Tour](#)



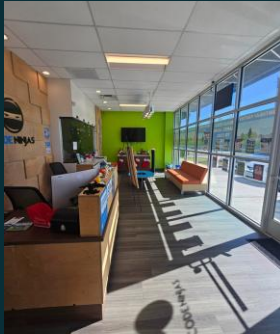
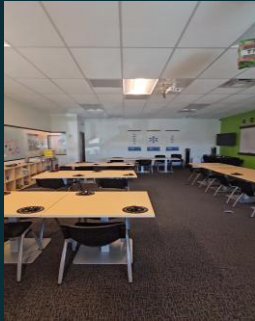
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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 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 broker 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 SURAGENT: A licensee 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.

Keller Williams Realty Memorial	9000862	klwr10@kw.com	(713)461-9393
Licensed Broker (Broker Firm Name or Email)	License No.		Phone
Primary Assumed Business Name	588215	Michael@kw.com	(713)461-9393
Designated Broker of Firm	License No.		Phone
Mich Rainey	601107	compliance@kw.com	(713)475-2176
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sepi Akhavi	6600771	sepiakhavi@kw.com	(832)545-7393
Sales Agent/Associate's Name	License No.		Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
 IABS 1-0 Date



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