

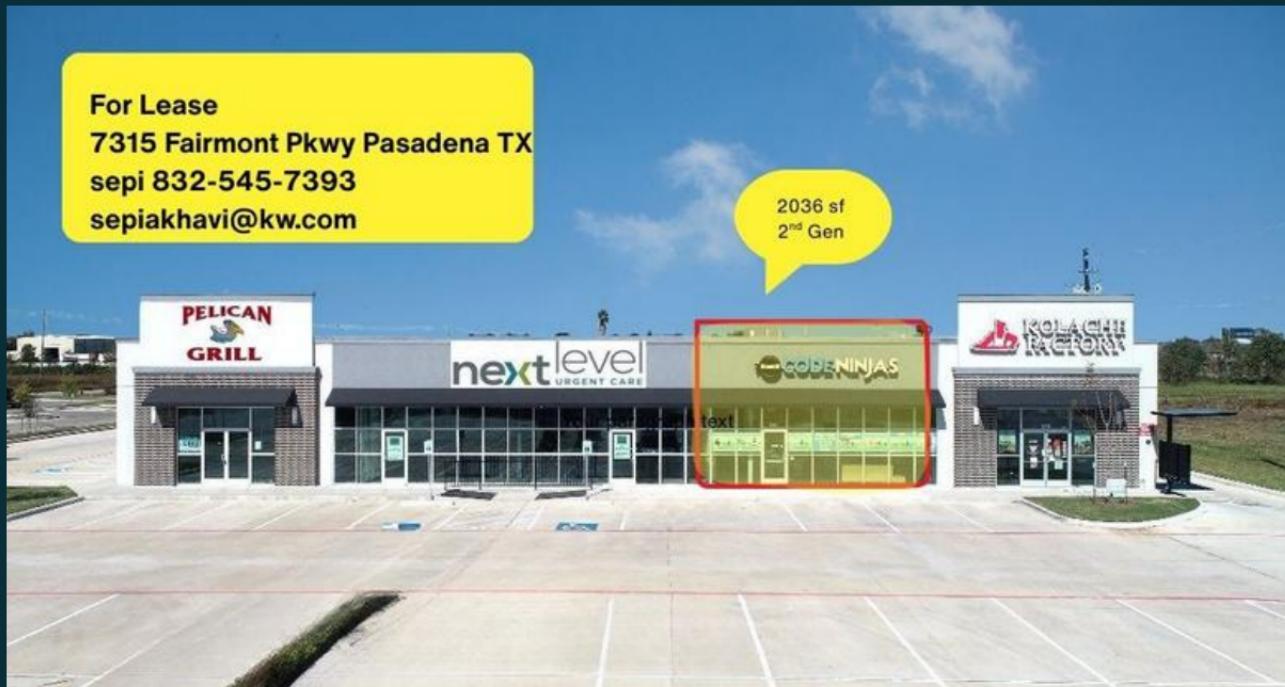
7315 FAIRMONT PKWY,
PASADENA, TX 77505

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

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KELLERWILLIAMS. 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

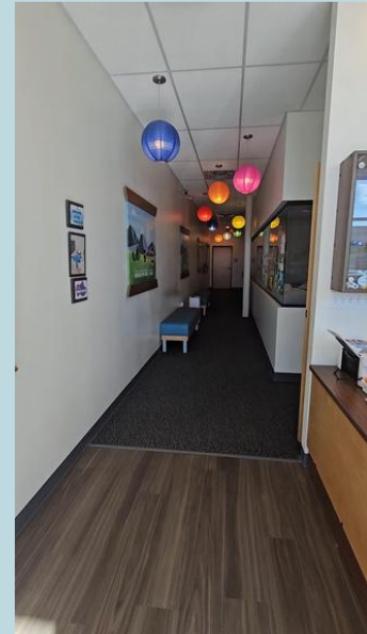
Hallway

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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Confidentiality & Disclaimer
Sepi Akhavi Agent
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All reports and data should be made by a party including by obtaining and reading applicable documents. All reports and data concerning appropriate independent professionals, KVA Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or reliance of any financial data or assumptions. KVA Memorial, Sepi Akhavi, does not serve as a financial advisor or consultant. The information and data provided by KVA Memorial and Sepi Akhavi, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean those rents can be obtained. Actual rents may be lower or higher than estimated rents due to market conditions, lease term limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with their attorney. Tax questions should be discussed by the party with their tax advisor. All other questions should be discussed by the party with the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate governmental agencies. All information concerning the property is believed to be accurate and reliable as of the date marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no representations or warranties as to its accuracy. We do not guarantee the accuracy of any information, including change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance. You and your tax and legal advisor should conduct your own investigation of the property and transaction.



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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 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.

Keller Williams REALTY Memorial Licensed Broker /Broker Firm Name or Designated Broker /Business Name	9009862 License No.	klrw10@kwm.com Email	(713)461-9393 Phone
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Regulated by the Texas Real Estate Commission

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

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