

RENTAL INFORMATION: 14102 Pine Meadow Ln

4,000 office / shop space plus 313+ sq ft conditioned storage space = 4,313 Sq Ft Rental Space

\$17.00/ Sq Ft Annual Rents plus NNN

\$6,110 / Month Rent + Taxes Insurance + Maintenance/Repairs (see details below)

3-5 Year Lease

3% annual increase on rent

Owner reserves option to sell and shall provide leasee 1st option.

Lessee agrees to 24 hour notice to show property

2025 Annual Taxes (\$664.45/mo. 2026 is not out yet and shall be adjusted accordingly):

\$4,351.75 / TISD Tax

\$3,621.70 / Harris Count Tax

2026 Insurance (does not include Renters Insurance as of yet and will be adjusted accordingly):

\$ 401.29/mo

2025 regular monthly expenses (\$861/mo):

Electric \$344.00

Water/Sewer \$58.00

Trash \$66.00

Pest Control \$65.00

WiFi \$129.00

Phone \$104.00

Alarm \$95.00