



FOR LEASE

1331 BROADWAY ST

PEARLAND, TX 77581

OFFERING SUMMARY

Available SF:	905 - 6,888 SF
Lease Rate:	\$11.74 - 20.00 SF/yr
Lease Type:	NNN (Est. \$5.88 SF/yr)
Building Size:	32,800 SF

PROPERTY DESCRIPTION

1331 East Broadway is a recently renovated and modernized flex project located near the Pearland/Friendswood border. Excellent visibility from the area's most heavily traveled roadways, easy access to the Gulf Freeway, Highway 35 and Beltway 8, and an opportunity to pull from the surrounding markets of Pearland, Friendswood, Alvin, Webster, and Clear Lake, the site is able to accommodate a variety of uses including retail, office, light industrial and storage. Please contact listing brokers for more information or to schedule a tour. Quoted Base Rents are starting rates only (slight increase annually).

For More Info:

MICHAEL GAGE
Direct: 832.915.1000
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mgage@zann.com

Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

zann.com

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	402	1,122	3,747
Total Population	1,131	3,168	10,559
Average HH Income	\$154,668	\$150,688	\$141,924

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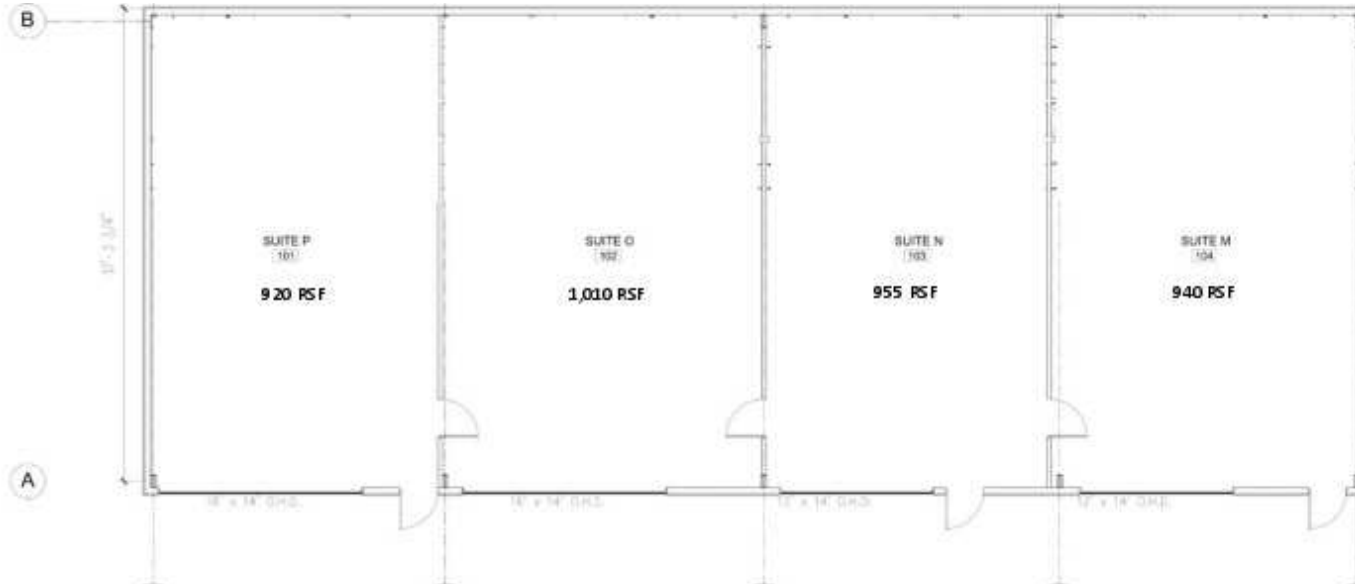
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite GH	Available	6,888 SF	NNN	\$12.00 SF/yr	Approximately 6,888 SF in total with roughly 2,834 Sf in retail/office/showroom space with AC. The Warehouse area is not climate controlled. The space has a large 18x18 roll up door and one small garage door in rear. The warehouse portion at 20 Ft clear heights and roof is 24 ft. NNN Rate estimated at \$5.88/SF/YR
Suite E	Available	905 SF	NNN	\$20.00 SF/yr	General Retail Frontage
Suite P	Available	920 SF	Modified Gross	\$900 per month	Large Hot Storage Warehouse



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.

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 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.

Zann Commercial Brokerage, Inc.	433521	jkieschnick@zann.com	281.280.8088
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date