



2119 Guadalupe

LAREDO, TEXAS 78049

TENANT 1

TENANT 2

TENANT 3



For Lease

Scott Cumming

Cell: 210-838-6545
Office: 366-1400 ext. 115
Scummings@rohderealty.com

Wayo Canales

Cell: 210-254-2696

Property Overview

APPROX. 4,200 SF AVAILABLE



- **Lease Rate:** \$30 PSF/ YEAR
- **Expenses:** Est. NNN's \$5.00 PSF/YEAR
- **Lease Term:** 3-10 years

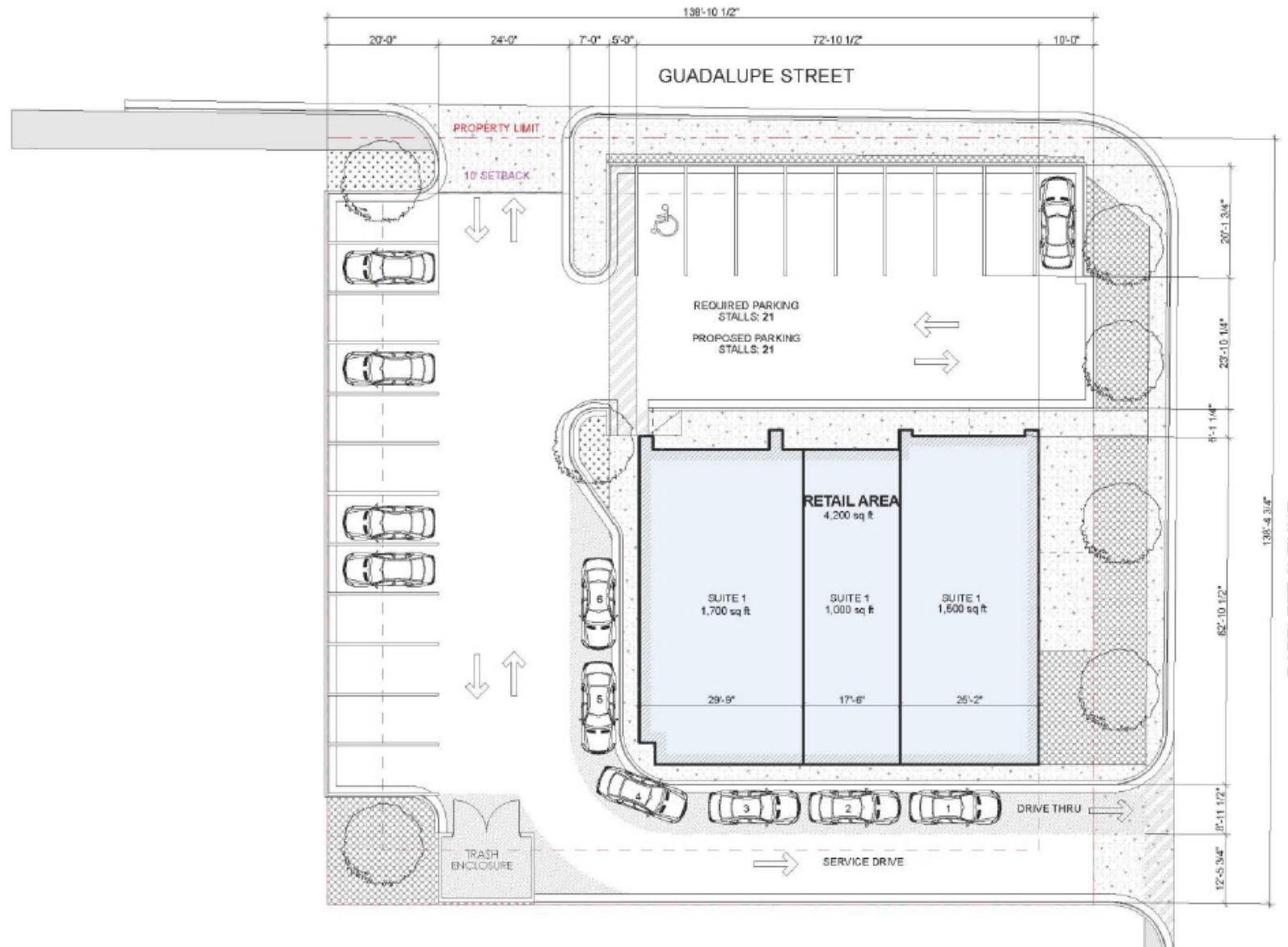
Demographics	1mile	3miles	5miles
2022 Population:	19,571	122,092	190,652
2022 Average HH Income:	\$59,986	\$61,226	\$69,695
2022 Households:	6,164	37,396	57,155

Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.

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Site Plan



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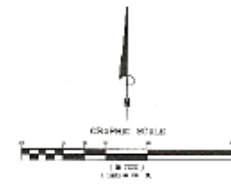
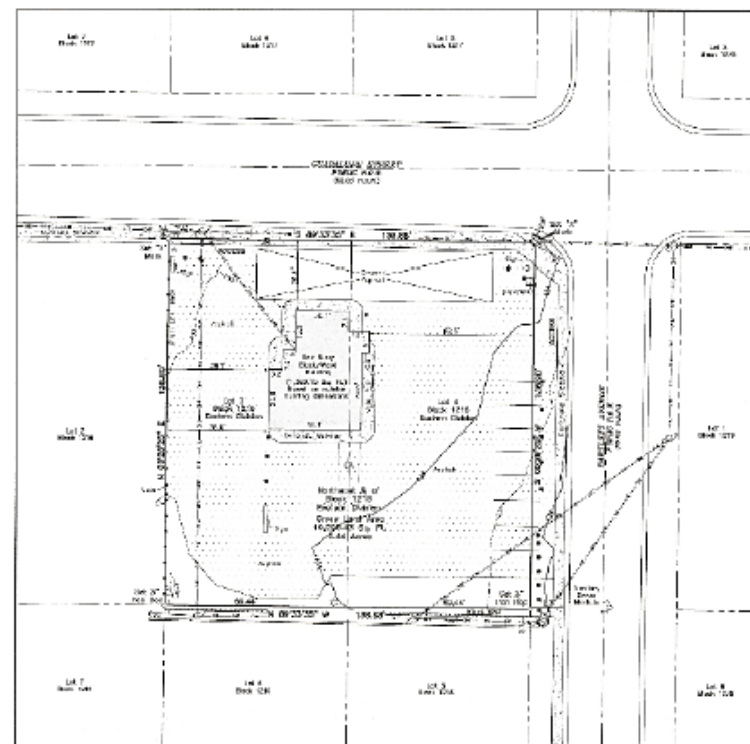


LEGAL DESCRIPTIONS
 The Parcel and Tract Plats (OT 50) at Block One
 Wayo Canales (Public Right of Way) are shown in the
 Public Right of Way of the City of Los Angeles, California.

PLANNED NOTES
 1. ALL PLANNED NOTES ARE SUBJECT TO THE CITY OF LOS ANGELES
 PLANNING DEPARTMENT AND THE CITY ENGINEER'S REVIEW AND
 APPROVAL. ANY CHANGES TO THE PLANNED NOTES MUST BE
 APPROVED BY THE CITY ENGINEER AND THE CITY PLANNING
 DEPARTMENT.

SCHEDULE B ITEMS
 1. All items are subject to the City of Los Angeles Planning
 Department and the City Engineer's review and approval.
 2. Any items that require a permit or other action from the
 City of Los Angeles are subject to the City Engineer's
 review and approval.

NOTES
 1. THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS FOR
 INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE
 AN OFFER OF ANY INVESTMENT OR FINANCIAL PRODUCT.
 2. THE CITY OF LOS ANGELES IS NOT PROVIDING ANY
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BASE OF SCALING
 UTM - Zone 18Q UTM System, True North Zone, 1100 18Q

GENERAL INFORMATION
 PROJECT NAME: WAYO CANALES BUSINESS CENTER
 PROJECT LOCATION: 2110 GARDEN STREET, LOS ANGELES, CA 90015
 PROJECT AREA: 1.2 ACRES
 PROJECT OWNER: SCOTT CUMMING
 PROJECT ARCHITECT: WAYO CANALES ARCHITECTS
 PROJECT ENGINEER: SCOTT CUMMING
 PROJECT DATE: 10/20/18



ALTA/NPS'S LAND TITLE SURVEY
 OF
 THE PARCEL AND TRACT PLATS (OT 50) AT BLOCK ONE
 WAYO CANALES (PUBLIC RIGHT OF WAY) IN THE CITY OF LOS ANGELES,
 CALIFORNIA.

LEGEND
 - Blue line: Easement
 - Red line: Easement
 - Green line: Easement
 - Yellow line: Easement
 - Black line: Easement

ENGINEER'S CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that I am a duly Licensed Professional Engineer in the State of California, and I am the Engineer of Record for the above described project. I have prepared this plan in accordance with the requirements of the California Engineering Board and the California Board of Registration for Professional Engineers and Surveyors. I have also prepared this plan in accordance with the requirements of the California Board of Registration for Professional Engineers and Surveyors. I have also prepared this plan in accordance with the requirements of the California Board of Registration for Professional Engineers and Surveyors.

BLUM TOP
 Land Surveying
 2110 Garden Street, Los Angeles, CA 90015
 Phone: 213-412-1234
 Fax: 213-412-1234
 Email: info@blumtop.com
 Website: www.blumtop.com

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Location Aerial



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Map Aerial



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Information About Brokerage Service

Texas law requires all real estate license holders 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 an 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 that 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.

<u>Rohde Ottmers Siegel Realty</u>	<u>0486112</u>	<u>tomrohde@rohderealty.com</u>	<u>210-366-1400</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Rohde Ottmers Siegel Realty</u>	<u>0486112</u>	<u>tomrohde@rohderealty.com</u>	<u>210-366-1400</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

Regulate by the Texas Real Estate Commission
TAR 2501

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