

SUBLEASE AVAILABLE

Industrial Warehouse + Office Space
5633 Old Clinton Road
Houston, Texas 77020

Click To View Video Tour

RATE: \$7.44/SF + EST. NNN \$2.25/SF

5633

OLD CLINTON ROAD

is an industrial warehouse with office space located in Houston, Texas just minutes from Downtown.

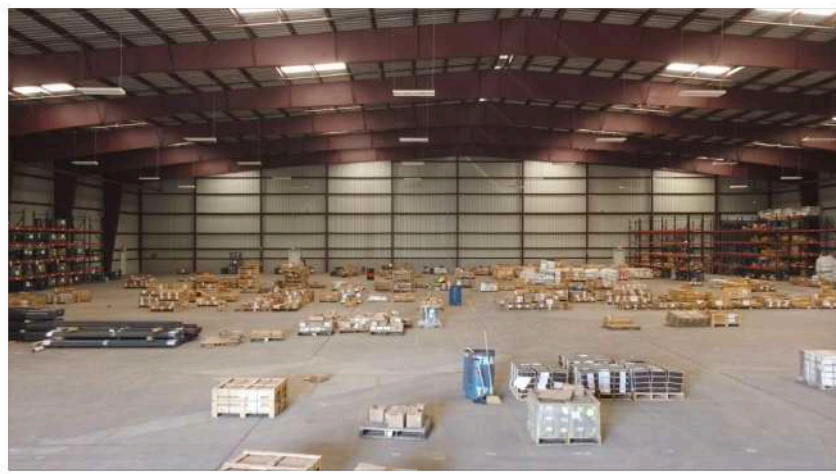
**SUBLEASE AVAILABLE:
Industrial Warehouse +
Office Space** Approximately
43,768 SF TOTAL

Warehouse: 42,624 SF
Office Space: 1,144 SF

(9) Large Overhead Doors Total -
Which Includes: (4) Dock Wells, (2)
Grade Level Doors with Paved Access
and (3) Additional Overhead Doors
(4) Private Offices
(2) Restrooms
IT Room
Waiting/Reception Area
Clear Height Approximately 33'-0"
Max Output is 225 Amps

Sprinkle Type: Wet
(Dimensions Not For Construction-Verify In Field)

**SUBLEASE AVAILABLE
THROUGH:
2036**



SCOTT E. COVINGTON

LEASING

Office: (713) 974-7600

Cell: (713) 858-1115

Email: scovington@secovington.com

COURTNEY L. WILLIAMS

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Office: (713) 974-7600

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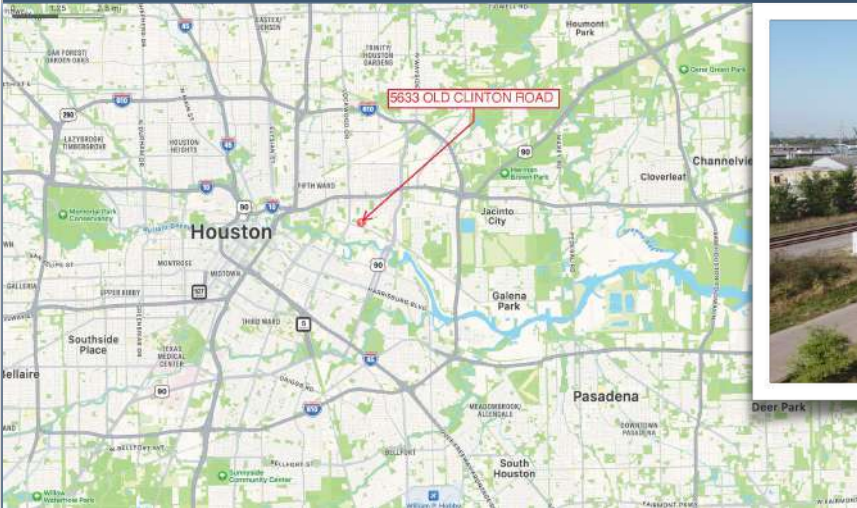
Email: cwilliams@secovington.com

S.E. Covington & Company, Inc.
4669 Southwest Fwy- Suite 800
Houston, Texas 77027



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INTERIOR OFFICE BUILDING PHOTOGRAPHS :



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S. E. COVINGTON AND COMPANY
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 713.974.7600 – OFFICE

11-2-2015



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.

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:
 - o that the owner 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 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.

S.E. Covington & Company, Inc.	395512	scovington@secovington.com	713-974-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Designated Broker of Firm	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Courtney Leigh Williams	724219	cwilliams@secovington.com	214-435-6704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CELEBRATING OUR 38TH YEAR IN CLIENT SERVICES
 WWW.SECOVINGTON.COM

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