

FOR LEASE



12455 BEECHNUT CENTER

12455 Beechnut Street Houston Texas 77072





Space for lease **11,954 SF**

Base Rate **\$12.00 PSF**

NNN **\$4.00 PSF**

Property Highlights

- Fully Built-OutasStandard Office
- Fits 3 - 96 People
- Space is in Excellent Condition
- 11,954 SF Vacant Building
- Conference Room
- Open Floor Plan Layout
- 1 Conference Room
- Kitchen
- Furniture in place
- 2.25 acres of land



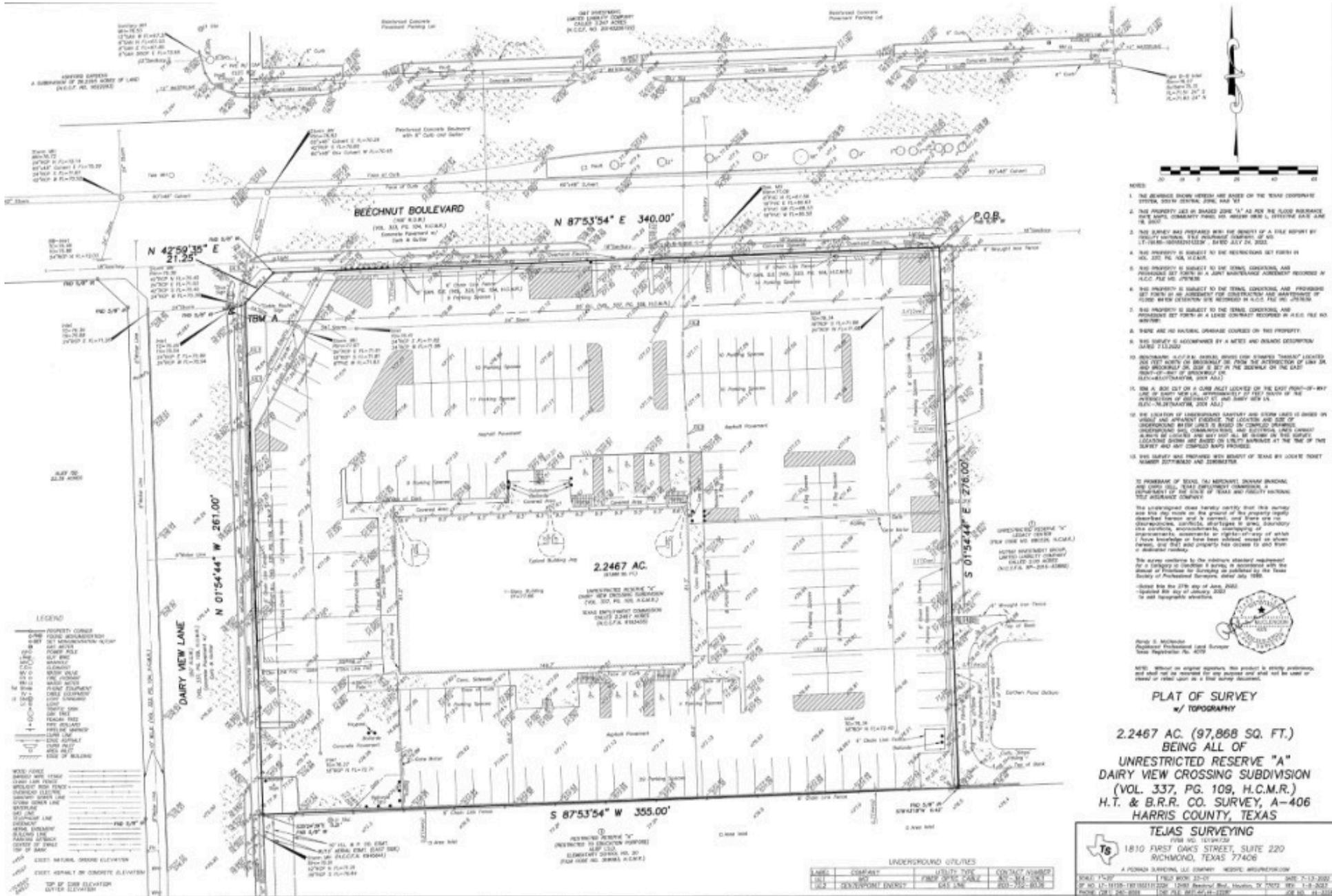












- NOTES:
1. THIS SURVEY WAS MADE ON THE BASIS OF THE TEXAS COGNITIVE SYSTEM, 2014 EDITION, 2014, HAS 11
 2. THIS PROPERTY LIES IN RANGE ZONE "A" AS PER THE FLOOD INSURANCE RATE MAP, COUNTY FLOOD, 10, 10000 100 L, SYSTEM DATE JAN 18, 2007
 3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A FILE REPORT BY COUNTY ENGINEER, FILE NUMBER 10000000000, DATED JULY 24, 2013
 4. THIS SURVEY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN SEC. 502, TITLE 10, H.C.M.R.
 5. THIS PROPERTY IS SUBJECT TO THE TEXAS CONVEYING AND PROMISING ACT FORTH IN A JOINT WAIVER AGREEMENT RECORDED IN A.C.C. FILE NO. 10000000000
 6. THIS PROPERTY IS SUBJECT TO THE TEXAS CONVEYING AND PROMISING ACT FORTH IN A LEASE CONTRACT RECORDED IN A.C.C. FILE NO. 10000000000
 7. THIS SURVEY IS ACCOMPANIED BY A METEOROLOGICAL AND GEODETIC SURVEY DATED 11/15/2013
 8. METEOROLOGICAL SURVEY: METEOROLOGICAL SURVEY LOCATED 100 FEET NORTH ON BEECHNUT BL. FROM THE INTERSECTION OF LANE 24, AND APPROXIMATELY 200 FEET EAST OF THE CORNER OF THE EAST 1/2-SECTION 36, T10N, R10E, S10E, 10000000000, 2008, 10000000000
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PLAT OF SURVEY
w/ TOPOGRAPHY

2.2467 AC. (97,868 SQ. FT.)
BEING ALL OF
UNRESTRICTED RESERVE "A"
DAIRY VIEW CROSSING SUBDIVISION
(VOL. 337, PG. 109, H.C.M.R.)
H.T. & B.R.R. CO. SURVEY, A-406
HARRIS COUNTY, TEXAS

TEJAS SURVEYING
1810 FIRST OAKS STREET, SUITE 220
RICHMOND, TEXAS 77406

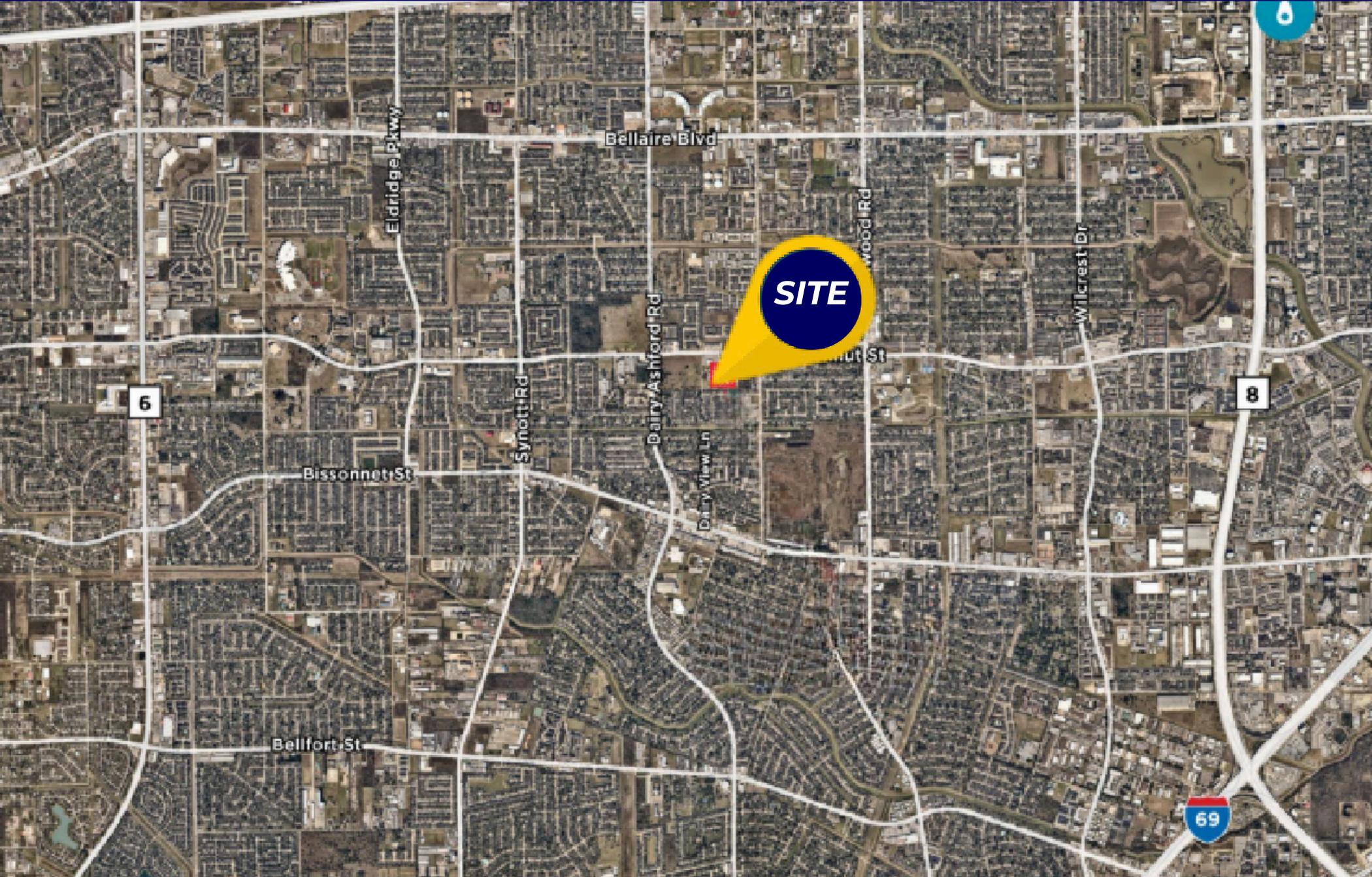
A TEXAS SURVEYING LLC COMPANY - MEMBER SURVEYORS.COM

TEJAS SURVEYING
1810 FIRST OAKS STREET, SUITE 220
RICHMOND, TEXAS 77406
TEL: 281-281-1111
FAX: 281-281-1112
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Survey



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Aerial View



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 our counter-offer from the client;
- 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 awritten 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 teh buyer and must place the intrests 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____			
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commission

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

