

FOR LEASE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

400 N 10TH STREET | WELL LOCATED FLEX OFFICE BUILDING IN LA PORTE, TEXAS

MAP LOCATION



PROPERTY FEATURES

- Spaces Available: up to +/- 6,000 SF (May Subdivide)
- Multiple spaces available
- Grade Level Loading
- Surface Parking
- Office and Warehouse Options available
- Close to Bayport Terminal
- Close to Barbour's Cut Terminal
- Tenant Improvement Allowance Available
- Great Access to Hwy I46 and Hwy 225

Rates: \$1.20 SF MG for Flex Space



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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COMMERCIAL
Real Estate



REALTOR®

PRESENTED BY:

COLE BEDFORD

SENIOR ASSOCIATE

COLE@JOELGHILL.COM

(713) 540-5457

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

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EXTERIOR PHOTOS



Front of Building



Entrance off 10th Street



Central Court



Rear of Building

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EXTERIOR PHOTOS



Rear of Building & Grade Level Loading



Personnel Rear Exit



Personnel Rear Exit



Rear of Building

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INTERIOR PHOTOS



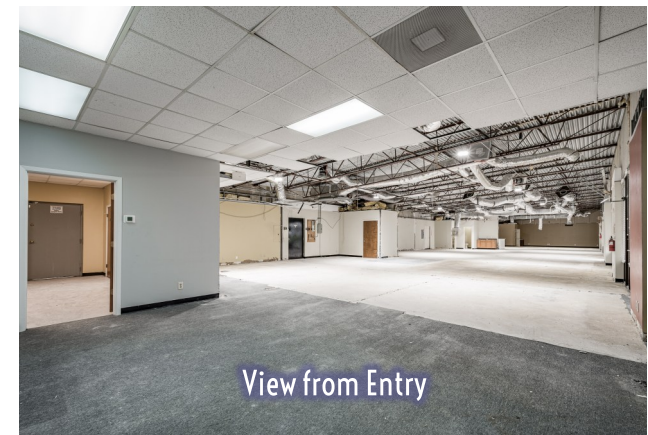
Flex Space — +/- 6,000 SF



Flex Space



Flex Space



View from Entry

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INTERIOR PHOTOS



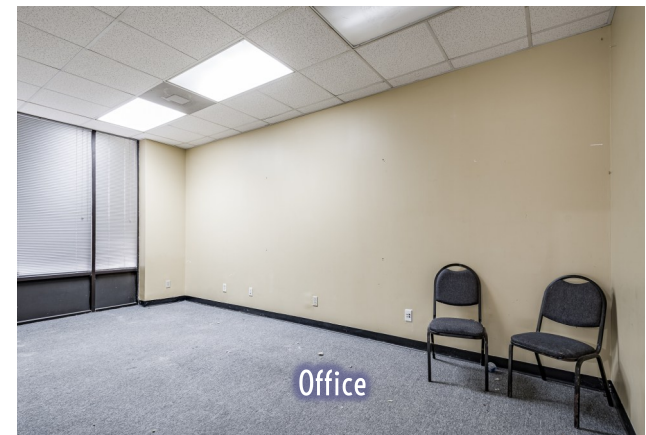
Kitchen



Office-Flex Build Out



Office-Flex Build Out



Office

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PROPERTY HIGHLIGHTS

An Excellent choice for flex office

The 400 North 10th Street property is a well located flex office building offering the best location for flex space in the Southeast Market, strategically located close to Highway 146, Highway 225 and Barbour's Cut within minutes distance to Barbour's Cut Terminal, Bayport Terminal, The Houston Ship Channel, La Porte City Hall, Houston Yacht Club, Sylvan Beach and San Jacinto College Central Campus.

La Porte, Texas is one of the best places for jobs in the Houston MSA with proximity to the Port of Houston, Barbour's Cut and Bayport Shipping Terminals, and also one of the largest Petrochemical complexes in the world.

400 North 10th Street is an excellent choice for those entrepreneurs desiring a location at affordable rates with one of the best locations in Southeast Houston MSA.



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PROPERTY PROFILE

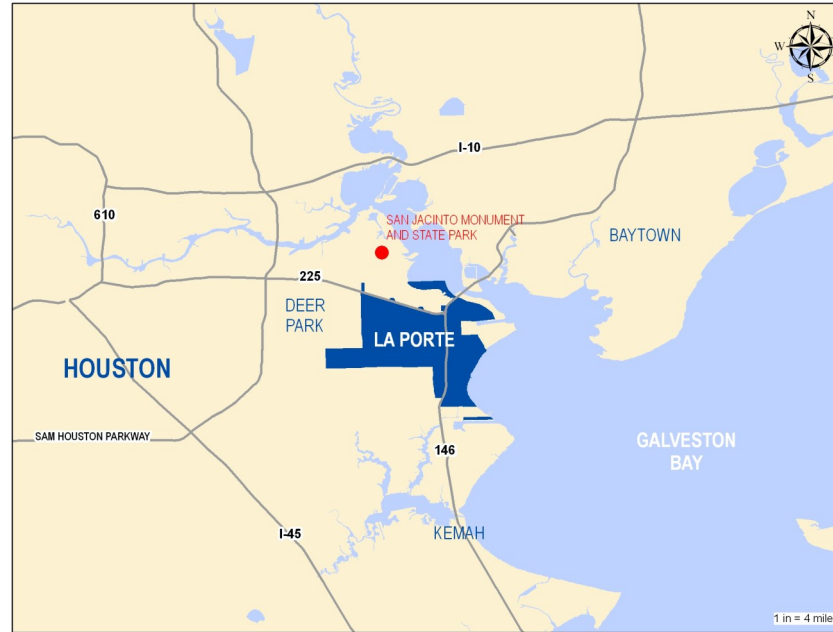
LOCATION	10th Street near Highway 146 and Highway 225
SPACE OPTIONS	Office and Flex Spaces
STORIES	1
PARKING	Surface Parking Lot
FEATURES AND AMENITIES	Fed Ex Drop off, Private Entry, efficient flexible planning and interior design.

LEASE ECONOMICS & AVAILABILITIES

AVAILABILITY FROM	Up to +/- 6,000 SF (May Subdivide)
TERM	3–5+ Years
OCCUPANCY	Move in Ready Spaces Available
RENTAL RATES	\$1.20 SF MG for Flex Space
TI ALLOWANCE	Negotiable



LA PORTE, TEXAS



LA PORTE - IT'S MORE THAN A BUSINESS VENTURE - IT'S HOME.

Home to the most loyal of consumers, you won't find a community more committed to buying and shopping local. La Porte offers warm hospitality and small-town charm with serious business potential. The City of La Porte offers a fantastic location, a relaxed, enjoyable quality of life, competitive incentives and a strong affiliation with its sister cities in the Houston Bay Area. Our two industrial districts provide a strong employment base of residents who love their hometown and go out of their way to support it. Our friendly neighbors, cool summer breezes, and proximity to the natural beauty of the bay make La Porte a superb choice for businesses considering a new location or an expansion in the Houston Bay Area.

GATEWAY TO INDEPENDENCE & TEXAS-SIZED OPPORTUNITIES | A few quick and convincing reasons you should consider La Porte for your next business venture:

- Texas-sized opportunities for retail and restaurants
- Billions of dollars in new commercial trade area investment
- A population of 380,000 in our trade area with an average household income of \$72,000
- Commercial greenfield and redevelopment sites available
- Estimated trade area daytime employment of 154,000

Source: The La Porte EDC website

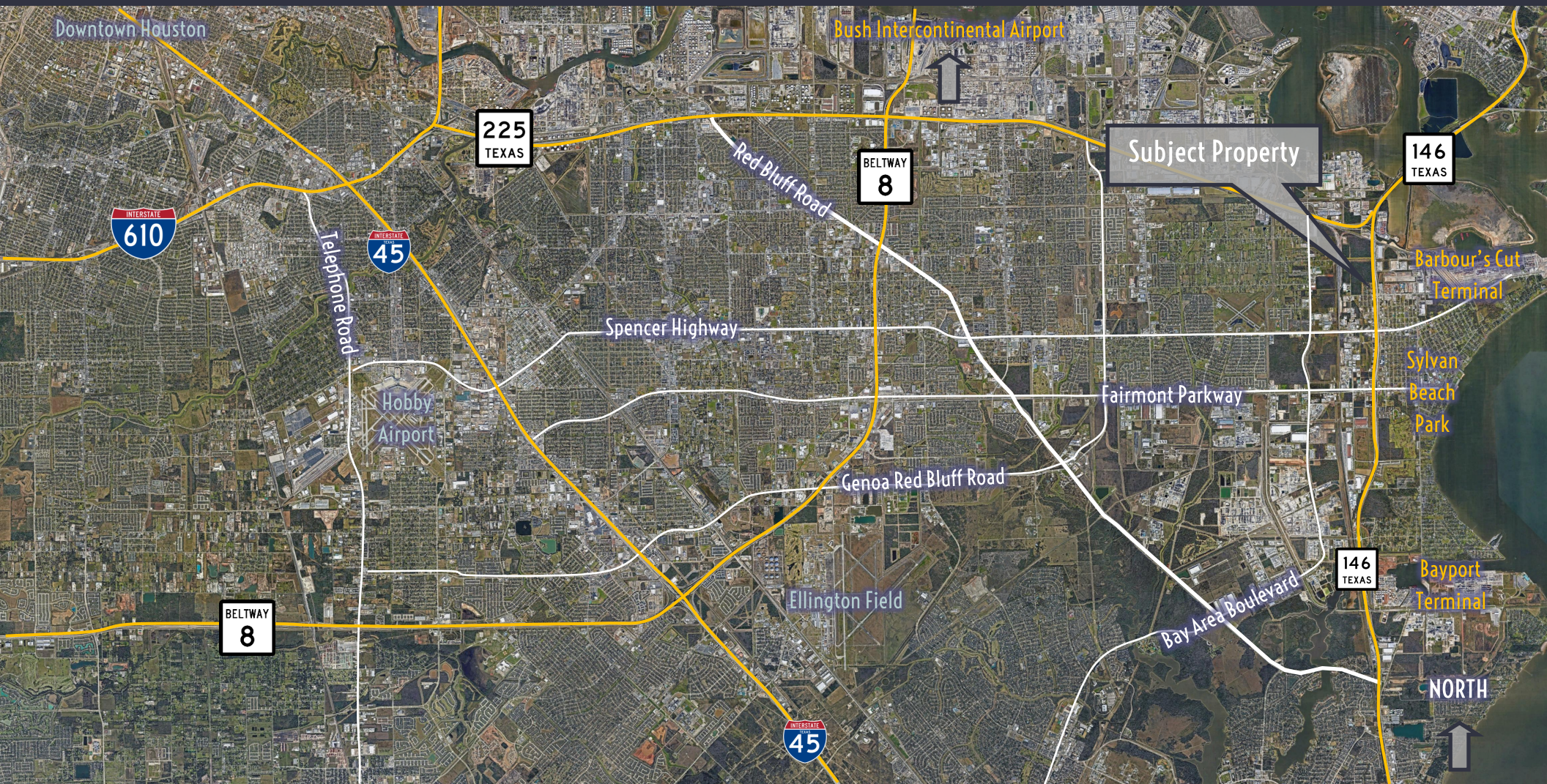
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Employee-friendly commuting and easily accessible to Beltway 8 Parkway

Approximately 20-25-minutes to the Houston CBD

20-minute commute to Hobby Airport and 30-minutes to George Bush Intercontinental Airport

Convenient access to numerous retail and restaurant options within Pasadena & Deer Park

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POINTS OF INTEREST



NORTHWEST



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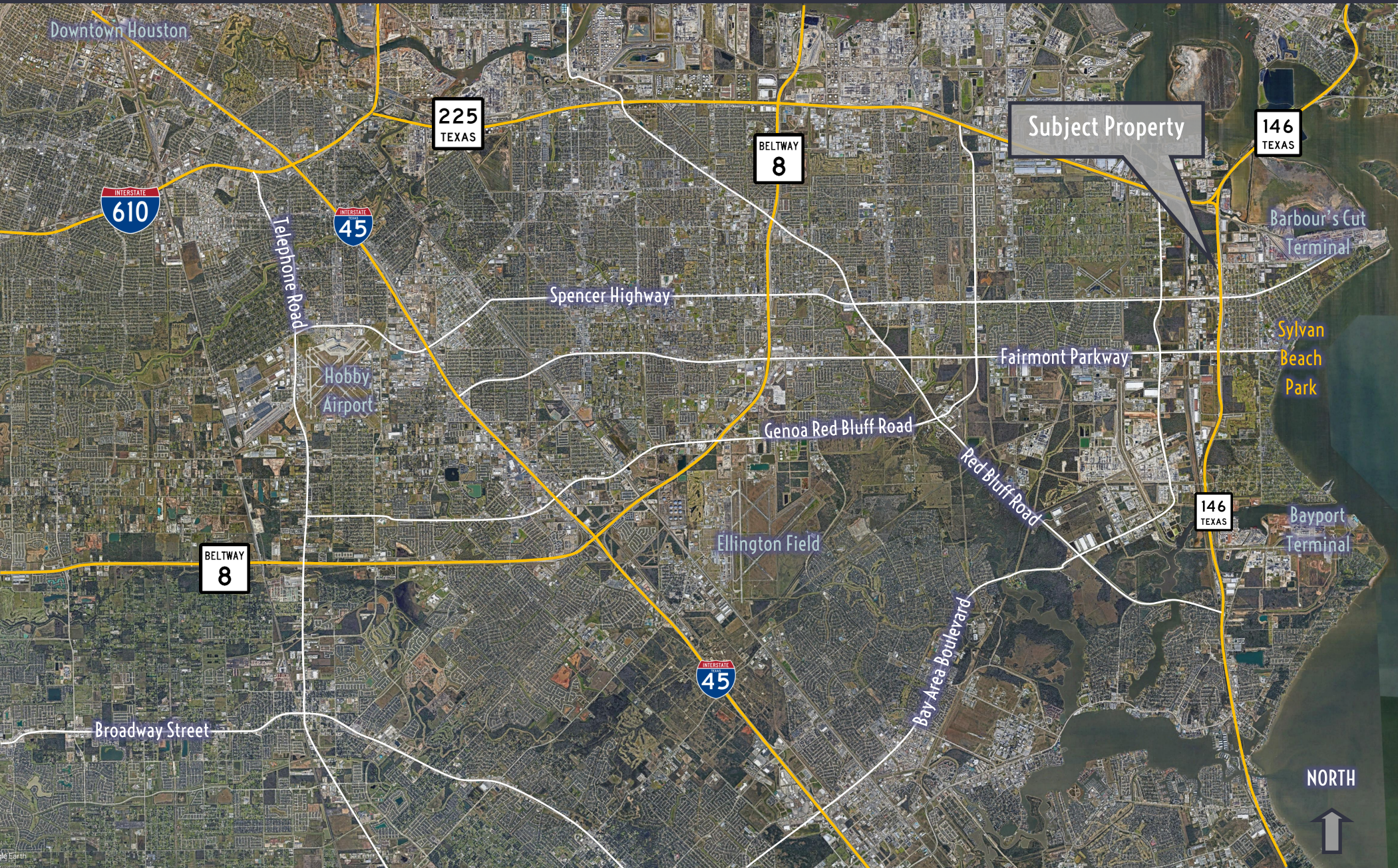
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INFORMATION ABOUT BROKERAGE SERVICES

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Designated Broker of Firm	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cole Bedford	725006	cole@joelghill.com	713.540.5457
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

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