

FOR LEASE

JOEL G HILL COMMERCIAL



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

4040 RED BLUFF | HIGH-QUALITY TWO STORY OFFICE BUILDING IN PASADENA, TEXAS

MAP LOCATION



PROPERTY FEATURES

- 19,776 Building SF
- Spaces Available +/- 1,606 +/- 5,313 SF
- Recently Renovated Lobby/ Restrooms
- Employee Friendly Commuting
- Recently Renovated Exterior
- 82 Surface Parking Spaces
- Not in Floodplain
- Tenant Improvement Allowance Available
- Great Access to BW8 and Hwy 225

Rate: \$20.00 PSF NNN



JOEL G HILL COMMERCIAL

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Houston, Texas 77027

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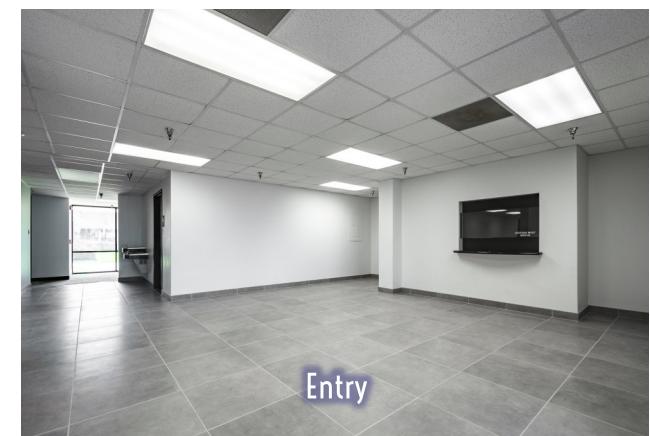
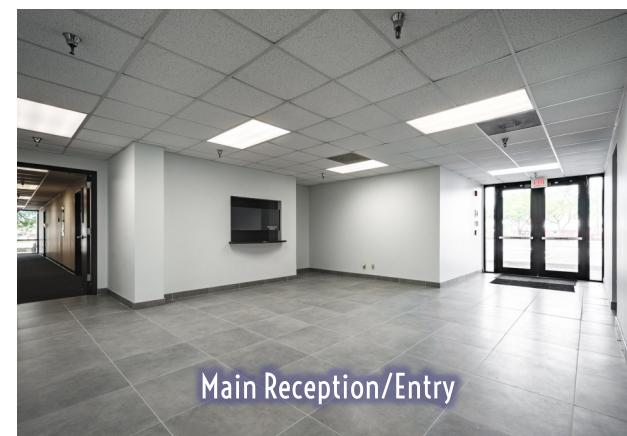
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PHOTOS



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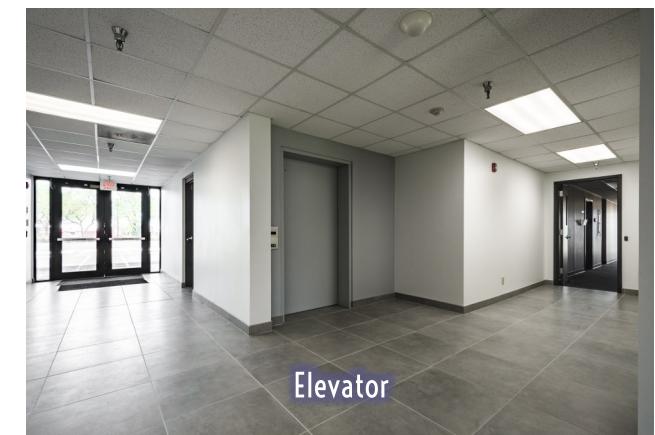
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Barnes & Noble, Target, Kohls, Office Depot, It'z Family, Food & Fun, Academy, Best Buy, and many more restaurants and retail within minutes off Beltway 8.

SUBJECT PROPERTY



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4040 RED BLUFF | HIGH-QUALITY TWO STORY OFFICE BUILDING IN PASADENA, TEXAS

PROPERTY HIGHLIGHTS

An Excellent choice for suburban office

The 4040 Red Bluff property is a 2-story boutique office building offering 19,776 SF, strategically located close to Beltway 8, Red Bluff and Pasadena Boulevard within minutes distance to numerous amenities including, Barnes & Noble, Target, Kohls, Office Depot, It'z Family, Food & Fun, Academy, Best Buy, and many more restaurants and retail.

The building was recently renovated with an updated facade, restrooms, and lobby area. TI allowance is also available.

Pasadena, 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.

4040 Red Bluff is more than a workplace, it is an excellent choice for those entrepreneurs desiring a location at affordable rates with best of class services.



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PROPERTY PROFILE

LOCATION	Red Bluff near Beltway 8 and Pasadena Boulevard
BUILDING SIZE	19,776 SF
STORIES	2
YEAR BUILT	1984
ELEVATORS/TYPE	1 - Passenger
TELECOM	AT&T FIBER
ENTRY ACCESS	24/7 Key Fob Entry System
SURFACE PARKING	82 Spaces
FEATURES AND AMENITIES	Rectangular Geometry offering efficient, flexible planning and interior design.

LEASE ECONOMICS & AVAILABILITIES

AVAILABILITY FROM	+/ - 1,606 - +/ - 5,313 SF
TERM	3-5 Years
OCCUPANCY	Move in Ready Spaces Available
RENTAL RATE	\$20.00 PSF NNN
2025 OPEX (ACTUAL)	\$9.24 PSF
TI ALLOWANCE	Negotiable

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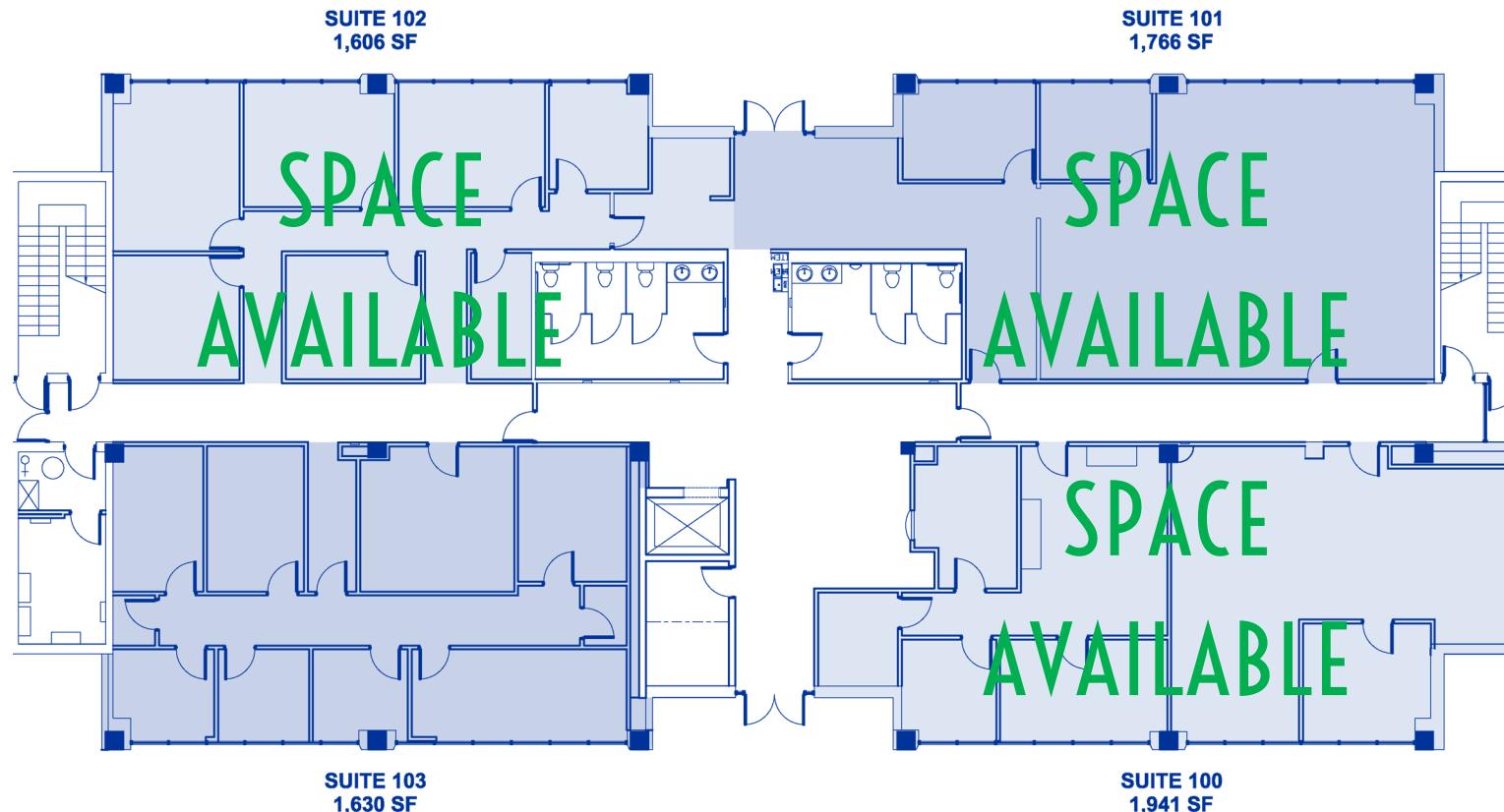
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LEVEL 1

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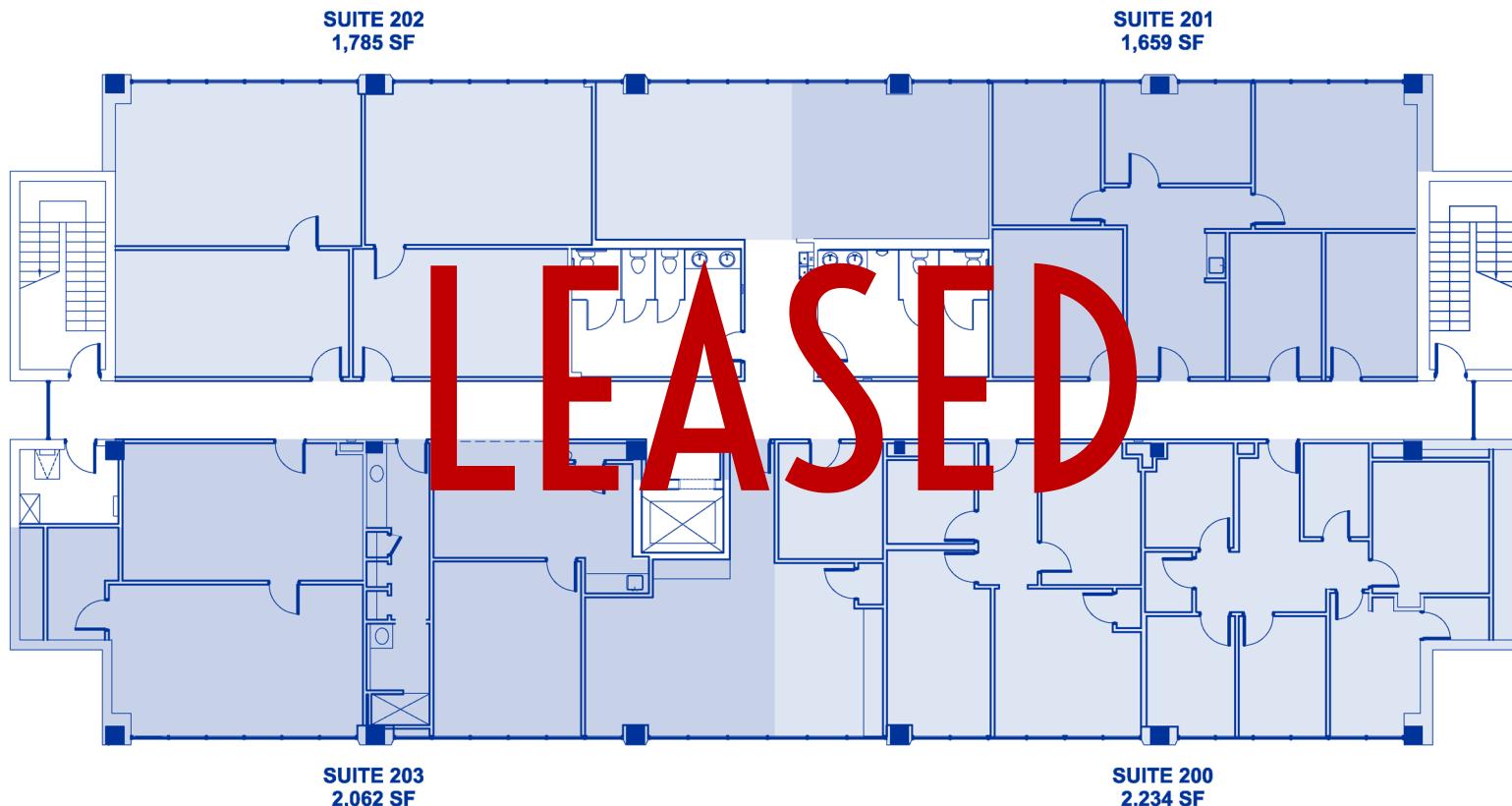
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LEVEL 2

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Annual Pasadena Strawberry Festival



Annual Pasadena Livestock Show and Rodeo



Armand Bayou Nature Center



New LyondellBasell Center for Petrochemical Energy and Technology at San Jacinto College (Central Campus)

Economic Drivers

Location matters! Next to Houston with oil production, gas and oil services (280,000 jobs) Pasadena has a large petroleum refining capacity. The State of Texas does not levy a corporate income tax; but, at the same time the State offers various incentives which compliment those negotiable incentives offered by the City of Pasadena.

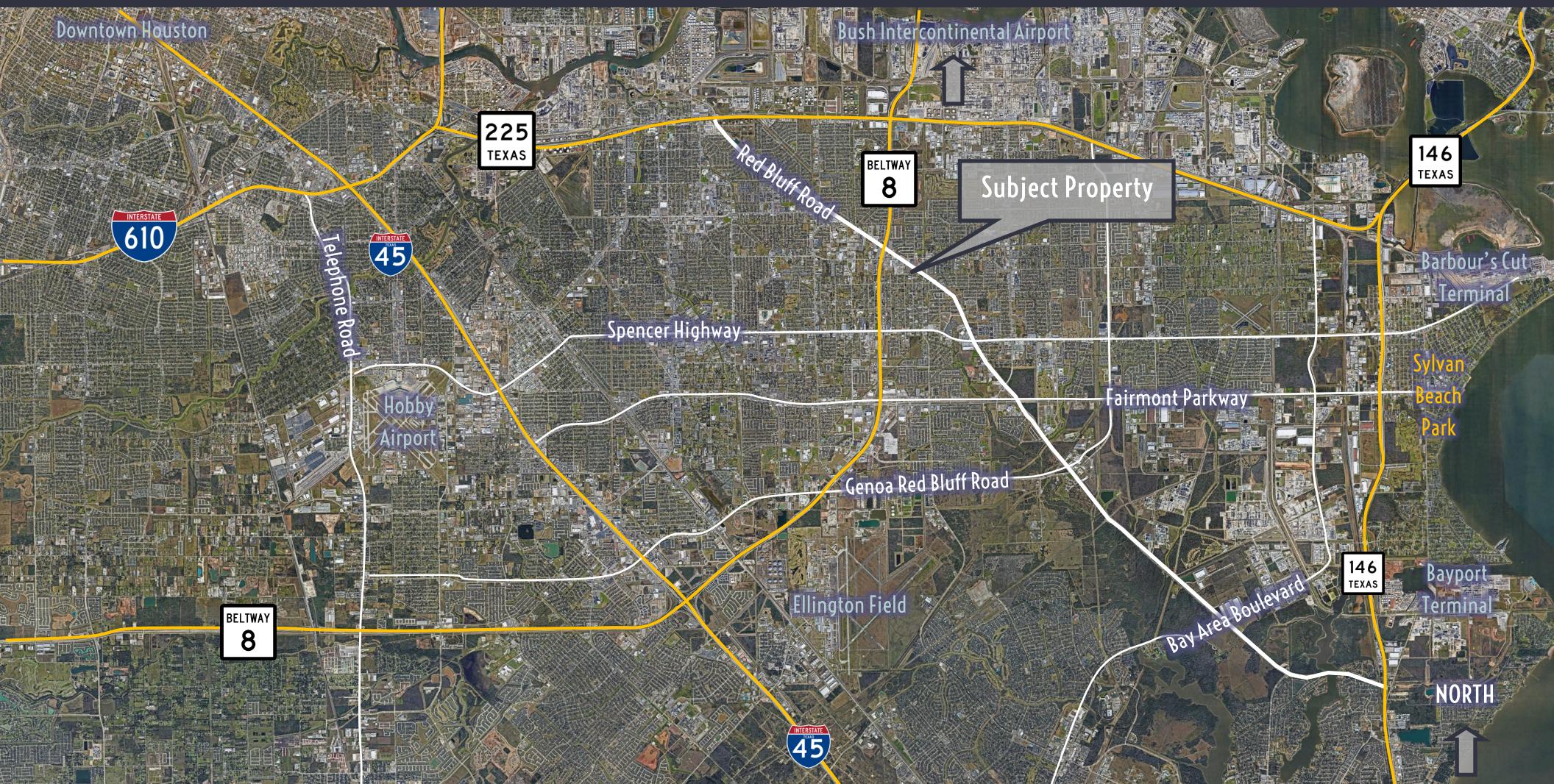
Pasadena has one of the lowest per capita property tax rates in the State.

Being near two major airports, having a strong available workforce, having a long term water supply, a transportation network of major highways which includes the largest exporting container port in the Port of Houston, and a strong sense of community pride (e.g. one of the highest per capita volunteer cities in Texas).

Source: The Pasadena EDC website



4040 RED BLUFF | HIGH-QUALITY TWO STORY OFFICE BUILDING IN PASADENA, TEXAS



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



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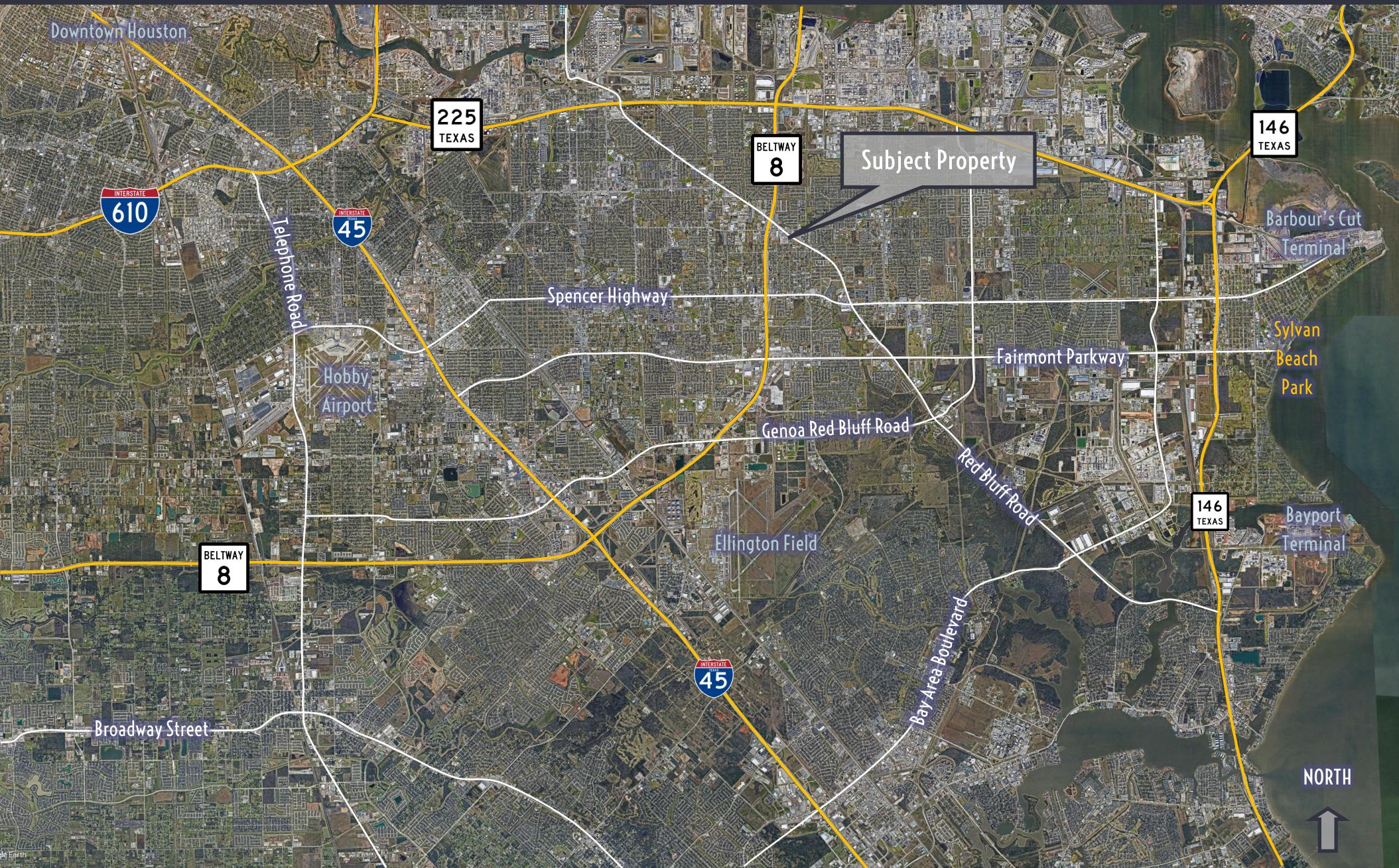
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INFORMATION ABOUT BROKERAGE SERVICES

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:
 - 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.

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Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
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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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