

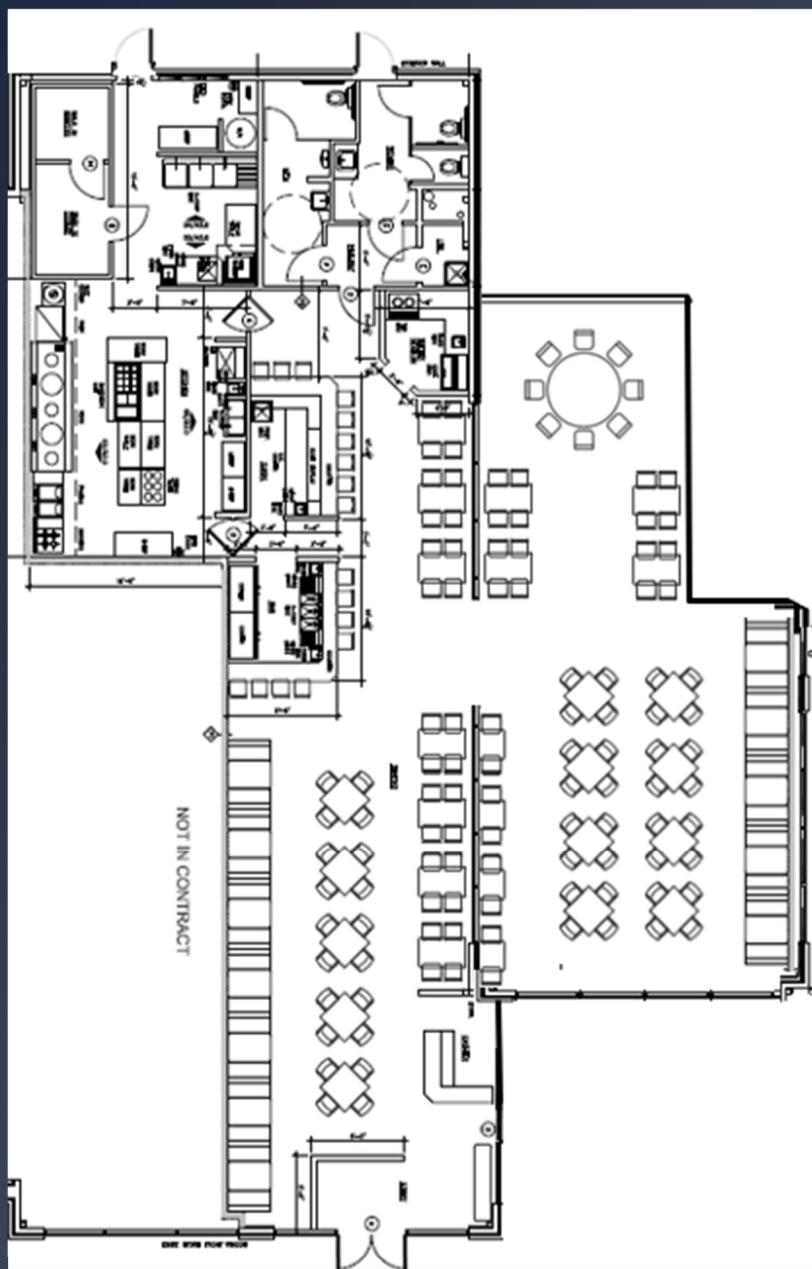
SUITE 180

PRICING

Size: 4,454 SF
Base Rent: \$32.00 PSF/yr.
Triple Nets: \$13.00 PSF/yr.
Total: \$16,702mo.

COMMENTS

- Available May 2026
- Restaurant Build Out
- Located near high traffic McDonald's & Starbucks



Phillip Carameros (832.937.5900) phillip@gordonpartners.com
Jenny Nguyen (409.900.2060) jenny@gordonpartners.com

GENERAL NOTES:

- 1 ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL ORDINANCES AND REGULATIONS.
- 2 THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR ALL TRADES FOR PROPER EXECUTION OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- 3 THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE JOB SITE CONDITIONS. OMISSION OF SPECIFIC DETAILS, DATA OR DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITIES FOR A COMPLETE WORKING PROJECT AND SYSTEMS. THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION REQUIREMENTS AND DETAILS BEFORE SUBMITTING HIS BID, AS NO ALLOWANCES WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS AND PROJECT REQUIREMENTS.
- 4 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS NOT SHOWN OR ANTICIPATED TO THE OWNER'S REPRESENTATIVE PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.
- 5 ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMAN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
- 6 ALL PENETRATIONS MADE IN EXTERIOR WALLS OF BUILDINGS FOR CONDUIT, PIPING, WINDOWS AND DOORS SHALL BE SEALED WITH POLYSULFIDE.
- 7 NO PENETRATION SHALL OCCUR WITHIN 12" OF ANY OTHER ROOF PENETRATIONS; EXPANSION JOINT OR EDGE DETAIL.
- 8 ALL MATERIALS FOR PARTITIONS, WALLS, CEILING AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
- 9 THE CONTRACTOR SHALL NOT PAINT ANY PLASTER, BUSH HAMMERED CONCRETE, PRE-FINISHED TRIM OR FLASHING.
- 10 THE CONTRACTOR SHALL SAW, CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL, PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWING BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING INSTALL AND REPAIR WITH 5 SACKS 3000 PSI CONCRETE TO SAME SLAB DEPTH.

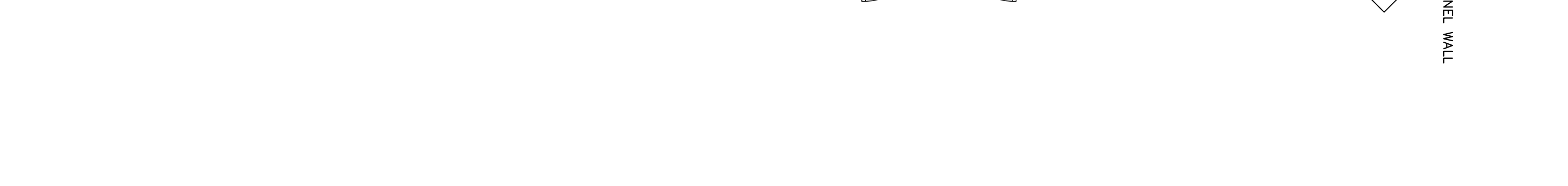
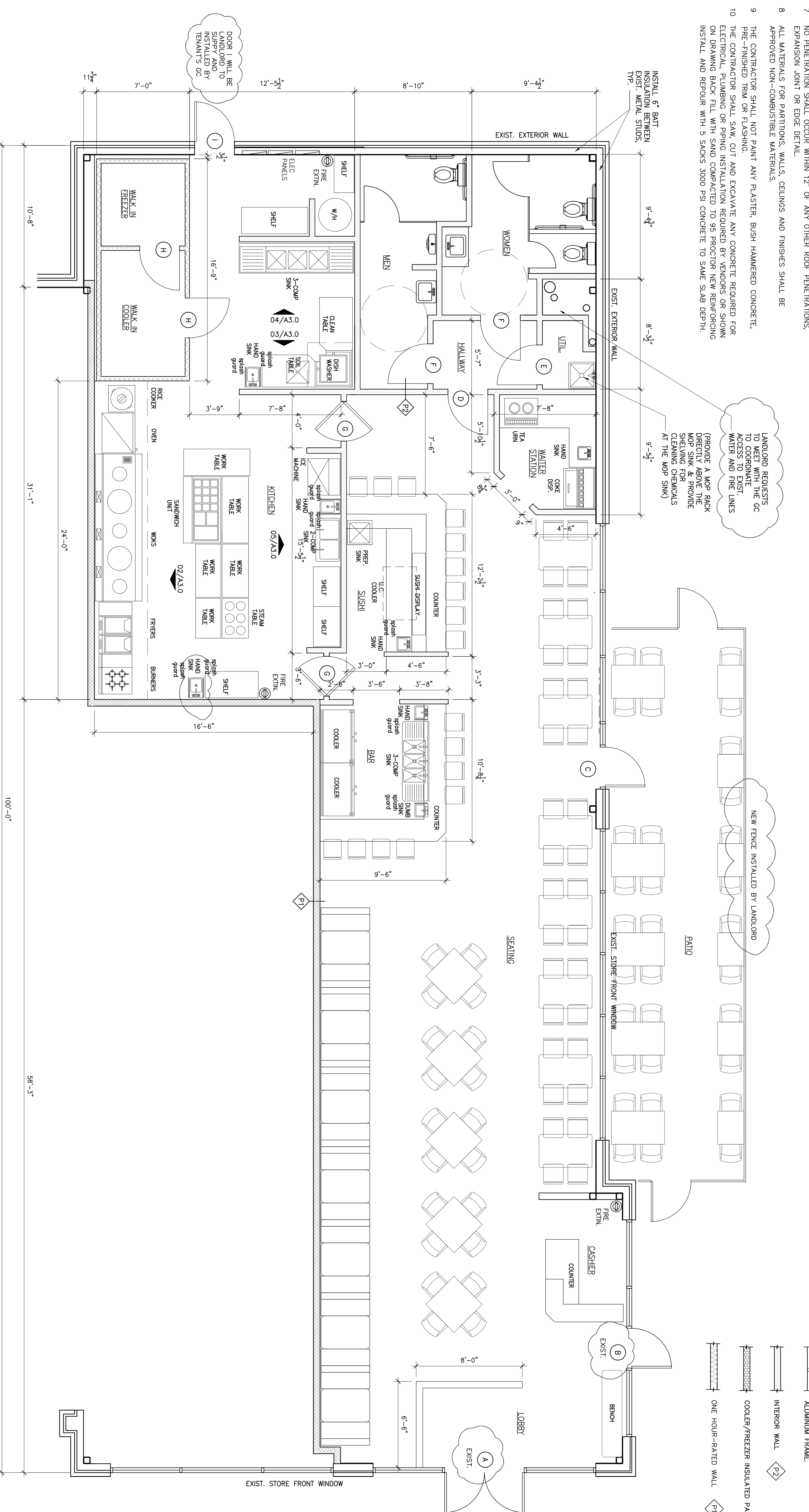
- 11 THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL REFRIGERATION VENDORS SUCH AS FREEZERS, COOLERS AND REFRIGERATION CASES AND OBTAIN COPIES OF SHOP DRAWINGS FOR EQUIPMENT PRIOR TO STARTING ANY ROUGH INSTALLATION OF UTILITIES REQUIRED.
- 12 THE CONTRACTOR SHALL INSTALL FIRE EXTINGUISHING SYSTEMS THAT WILL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND MEET ALL LOCAL CODES, INCLUDING PORTABLE SYSTEMS THAT WILL BE REQUIRED BY FIRE CODE.
- 13 SHELVES AND COUNTER PER GENERAL CONTRACTOR.
- 14 ALL CONTROL SWITCHES, THERMOSTATS, ETC. SHALL BE MOUNTED WITH THE HEIGHT NOT TO EXCEED 48" MAX. HEIGHT FOR FORWARD APPROACH & 54" MAX. FOR SIDE APPROACH.
- 15 PROVIDE LANDING AT EACH EXTERIOR EXIT DOOR. THE MAXIMUM IS 1/2" DROP FROM DOORWAY THRESHOLD TO LANDING.
- 16 TYPE 2B STRUCTURE, NO EXISTING OR PROPOSED WOOD STRUCTURE IN THIS LEASE SPACE OR THIS BUILDING.
- 17 SPRINKLER SYSTEM AND FIRE ALARM SYSTEM ARE BY SEPARATE PERMITS. GENERAL CONTRACTOR SHALL CONTRACT WITH FIRE SPRINKLER AND FIRE ALARM COMPANIES TO DESIGN AND TO GET PERMITTED AND ACTIVATED. ALL COST WILL BE INCLUDED IN THE G.C. CONTRACT.

- 18 SUB CONTRACTOR INFORMATION AS BELOW:
 FIRE SPRINKLER: SUPERIOR AUTOMATIC FIRE SYSTEMS
 DANNY HITCHCOCK
 5100 W. 10TH ST.
 SUPERIORAUTOMATICFIRE.COM
 FIRE ALARM: LAMARA SPRINKLES, INC.
 LAMARA SPRINKLES, INC.
 281-931-8848 OFFICE
 713-812-1263 FAX
 LAMARA@LSCOSTEMASINC.COM
 ROOF: DORSEY'S UNLIMITED CONSTRUCTION
 DORSEY'S UNLIMITED CONSTRUCTION
 800.251.1085
 ROOF@DORSEYS.COM
 ANY ROOFING, FIRE ALARM AND FIRE SPRINKLER WORK PERFORMED WITHOUT THE PERMISSION OF NEC 1464 BELLAIR, LLC AND BY THE ABOVE REQUIRED CONTRACTORS SHALL REQUIRE INSPECTION AND REPAIR WORK AT TENANT'S EXPENSE.
- 19 GENERAL CONTRACTOR SHOULD CONSULT WITH THE LANDLORD TO COORDINATE ACCESS INTO THE WATER AND FIRE LINES.

LANDLORD REQUESTS TO MEET WITH THE GC TO ACCESS TO EXIST. WATER AND FIRE LINES (PROVIDE A HOP BACK DIRECTLY ABOVE THE MOP SINK & PROVIDE SHELVING FOR CLEANING CHEMICALS AT THE MOP SINK)

INDEX OF DRAWINGS	BUILDING INFORMATION
A1.0 FLOOR PLAN	CONSTRUCTION TYPE: II B
A2.0 REFLECTED CEILING PLAN	OCCUPANCY TYPE: A-2
A3.0 REST ROOM & INTERIOR ELEVATIONS	THE BUILDING IS 100% SPRINKLED
A4.0 FINISH SCHEDULE	SCOPE OF WORK
M1.0 MECHANICAL PLAN	RESTART THE EXISTING 2,943 S.F. VACANT SPACE TO BE A RESTAURANT.
M2.0 MECHANICAL NOTES & DETAILS	OCCUPANCY LOAD = 120
M3.0 MECHANICAL DETAILS	
E1.0 ELECTRICAL PLAN - LIGHTING	
E2.0 ELECTRICAL PLAN - POWER	
E3.0 ELECTRICAL PANELS	
P1.0 PLUMBING PLAN - SAN, SEWER	
P2.0 PLUMBING PLAN - WATER & GAS	
P3.0 PLUMBING NOTES AND DETAILS	
P4.0 PLUMBING DETAILS	

WALL LEGEND:
EXISTING WALL
EXIST. GLASS STORE FRONT IN ALUMINUM FRAME.
INTERIOR WALL
COOLER/FREEZER INSULATED PANEL WALL
ONE HOUR-RATED WALL



01 FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
 PROJECT NO.: 1553
 DATE: _____
 ISSUED: _____
 REVISIONS: _____

DRAWN BY: _____
 PRINTED ON: _____

OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT AND THE DESIGN AND CONSTRUCTION INFORMATION CONTAINED HEREIN, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SH ARCHITECT, P.C. AND SHALL REMAIN THE PROPERTY OF SH ARCHITECT, P.C. WHETHER THE WORK IS COMPLETED OR NOT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF SH ARCHITECT, P.C.

Sakura Asian Bistro

7039 FM 1464, Suite 180
 Richmond, Texas 77407

SH ARCHITECT
 4845 WILLOWBEND BLVD.
 HOUSTON, TEXAS 77035
 Phone: 832.577.6829
 E-MAIL: ECHOETTA@AOL.COM

08.19.2015

08.19.2015