



For Lease



Aerotech Business Center

1100 Hercules Ave, Webster, TX 77058

Suite 300/305

22,670 SF Available

Divisible

Owned & Managed By



FORT CAPITAL

Available space located in the heart of Houston's aerospace and medical sectors in Clear Lake.



Grade level loading



Climate controlled warehouses



All concrete paved parking and truck court

Accelerating success.

Suite 300/305



This former 100% office space has been demoed to shell condition and offers a build-to-suit opportunity for flex space users. Space can be divided down into the 5,000 SF range or larger.

Suite Features

- 22,670 SF shell space
- Grade level loading doors
- 17' Clear height
- End cap space with Hercules Ave visibility
- Auto parking in front of space
- 3 Phase electrical service

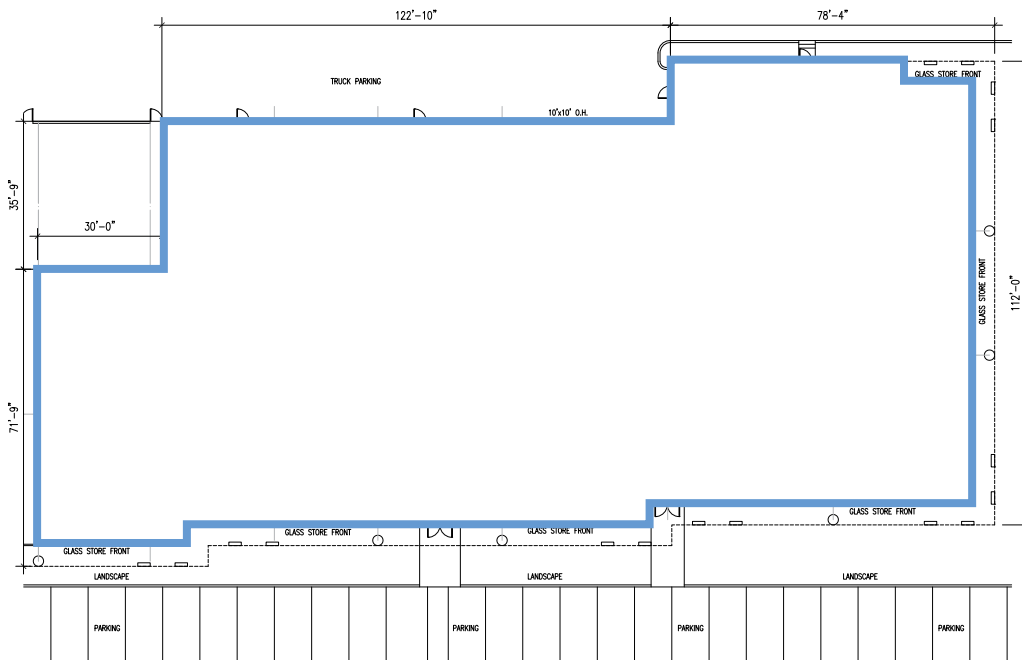
Contact Brokers for Lease Rate



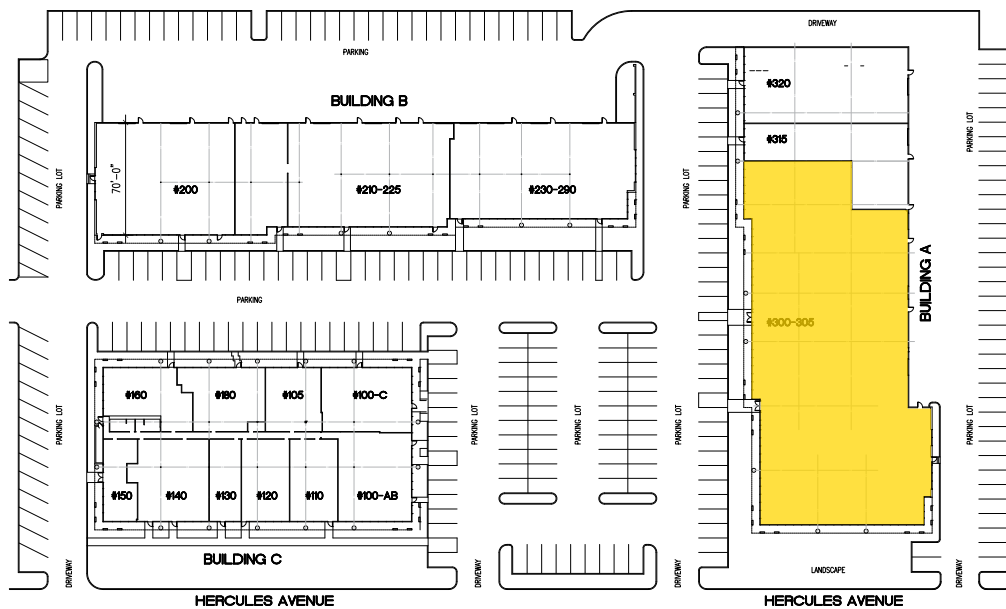
Property Drawings

Floor Plan

 Shell Space for Build-to-Suit



Site Plan



Suite Photos

Grade level doors



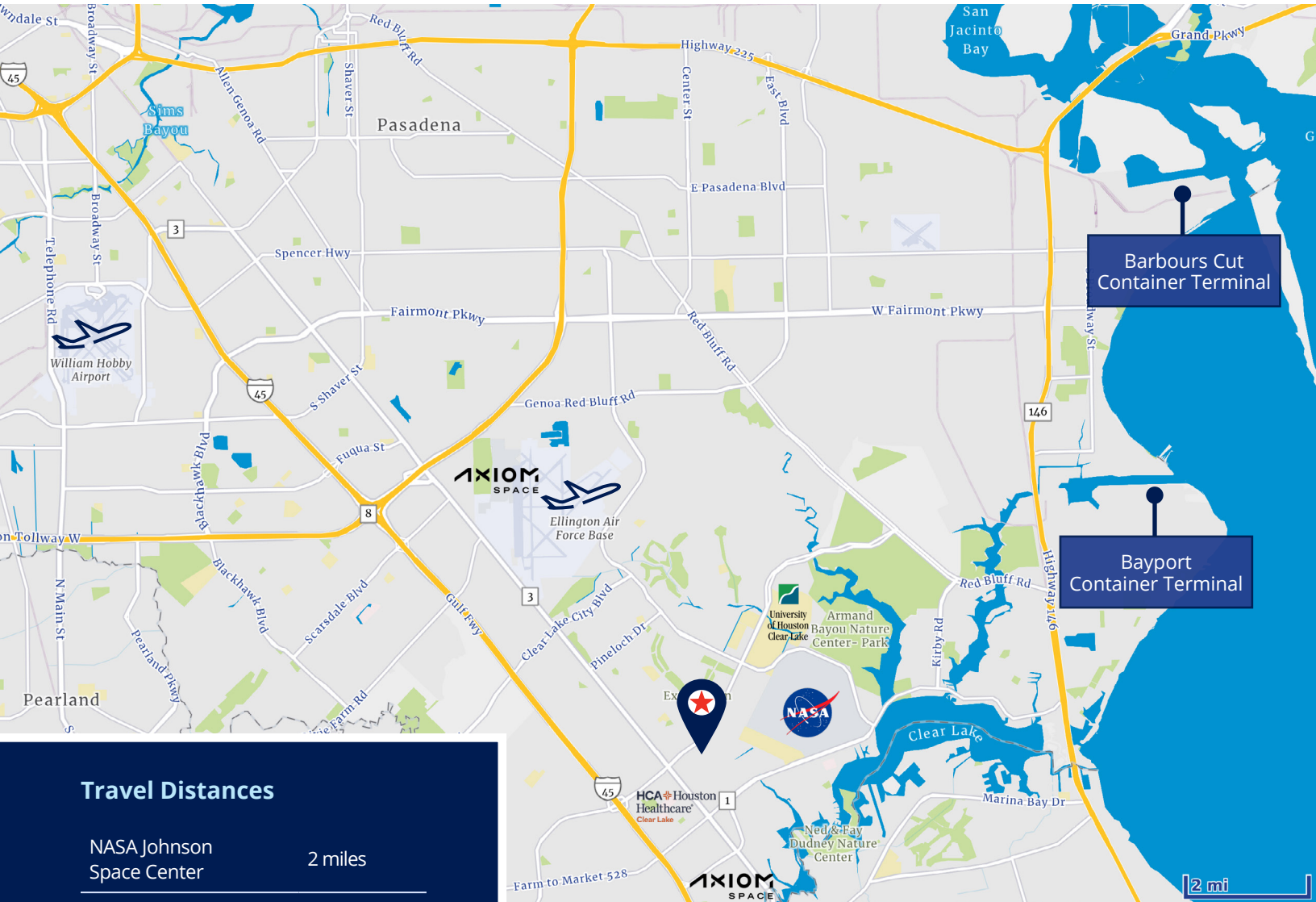
End cap space fronting Hercules Ave



Entrance



Location & Access



Travel Distances

NASA Johnson Space Center	2 miles
I-45 South	1.7 miles
Ellington Field	5.7 miles
Beltway 8	7.6 miles
Bayport Container Terminal	9.9 miles
Hobby Airport	13.8 miles
Barbour's Cut Container Terminal	14.4 miles

Area Highlights

- Midway between Downtown Houston and Galveston.
- Aerospace capital of the Southwest with NASA Johnson Space Center supporting 52,000 jobs on 1,620 acres and has a \$4.7B impact on Texas' economy.
- Ellington Airport is an international airport, military airfield, and designated commercial spaceport. Axiom Space's new 14 acre Ellington Campus is now complete and they also occupy a 147,000 square foot building on I-45 where the world's first commercial space station, Axiom Station, is being constructed.
- Medical Center of the South with HCA Clear Lake encompassing over 1.8M patients annually with multiple facilities on 20 acres.



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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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date