

FOR LEASE

3515 Fannin St. • Beaumont, Texas 77701

COMMERCIAL OFFICE / MEDICAL

3515 Fannin St. — Beaumont Medical Corridor



1

SUITE
AVAILABLE

SIZE

3,422 SF

STARTING AT

\$1.35 PSF

- Business front parking & employee parking in rear
- Located right off 11th Street — high visibility corridor
- Close proximity to medical & professional offices
- Near Baptist Hospital & CHRISTUS St. Elizabeth
- Rate includes property tax and insurance, common area Maintenance, water and dumpster service

Deb Cowart M: 409-651-3559 | debcowart123@gmail.com | **Tisha Self-Stone** M: 409-658-0330 | tishacre123@gmail.com

Coldwell Banker Commercial Arnold and Associates

FOR LEASE

COMMERCIAL OFFICE / MEDICAL
3515 Fannin St. • Suite 101



Off Fannin Medical/Office



SUITE 101

3515 Fannin St. • Beaumont, Texas 77701

- 3,422 SF
- Previous physical therapy office
- Reception area / Large lobby / Waiting area
- Large admin office
- Private offices — large training/conference
- Private bathroom for staff or clients
- Small kitchenette
- Zoning: GCMD (should be verified)



Starting Rent at:

\$1.35 PSF

Includes additional charges

3,422 SF — Commercial Office / Medical Space

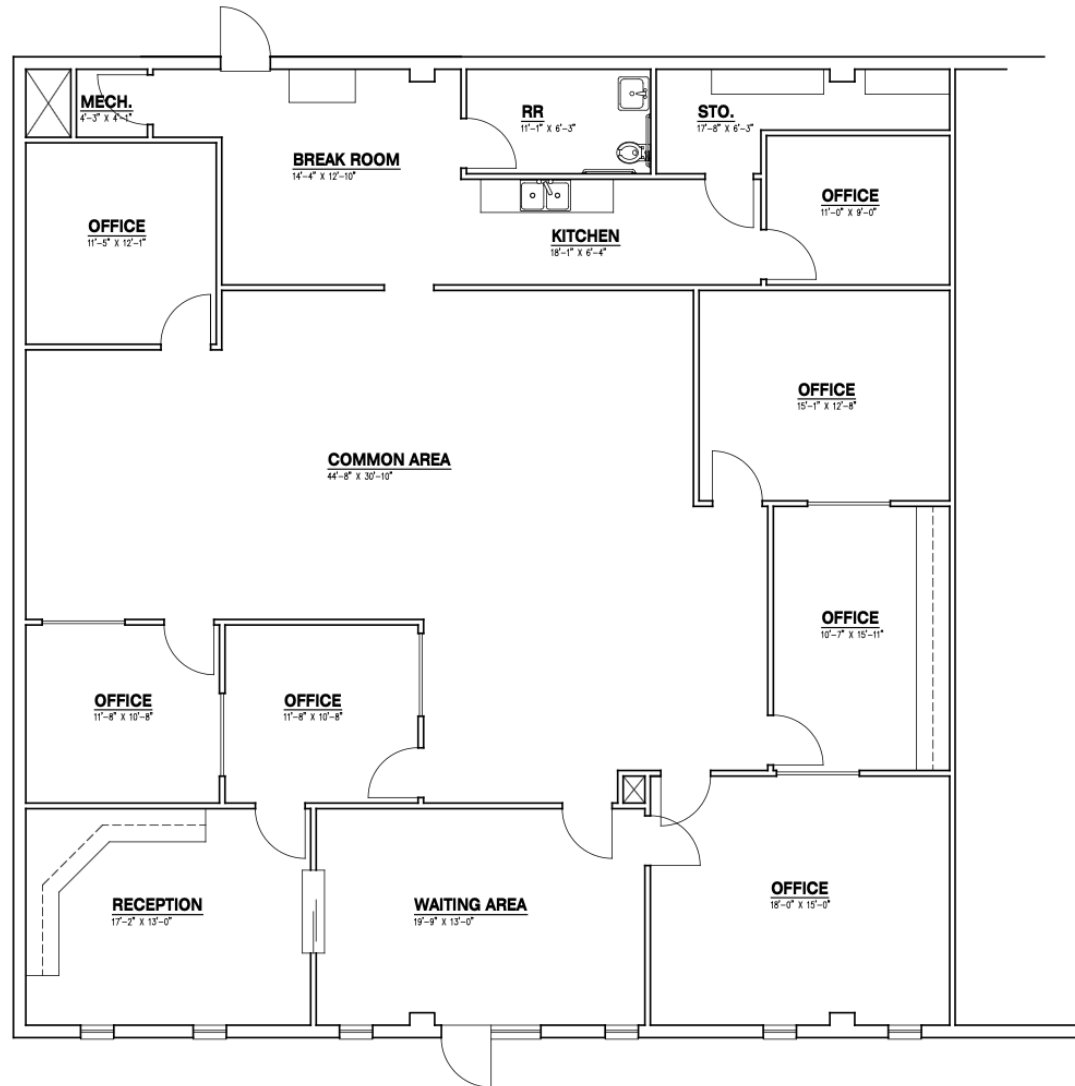
[Click here for video tour](#)

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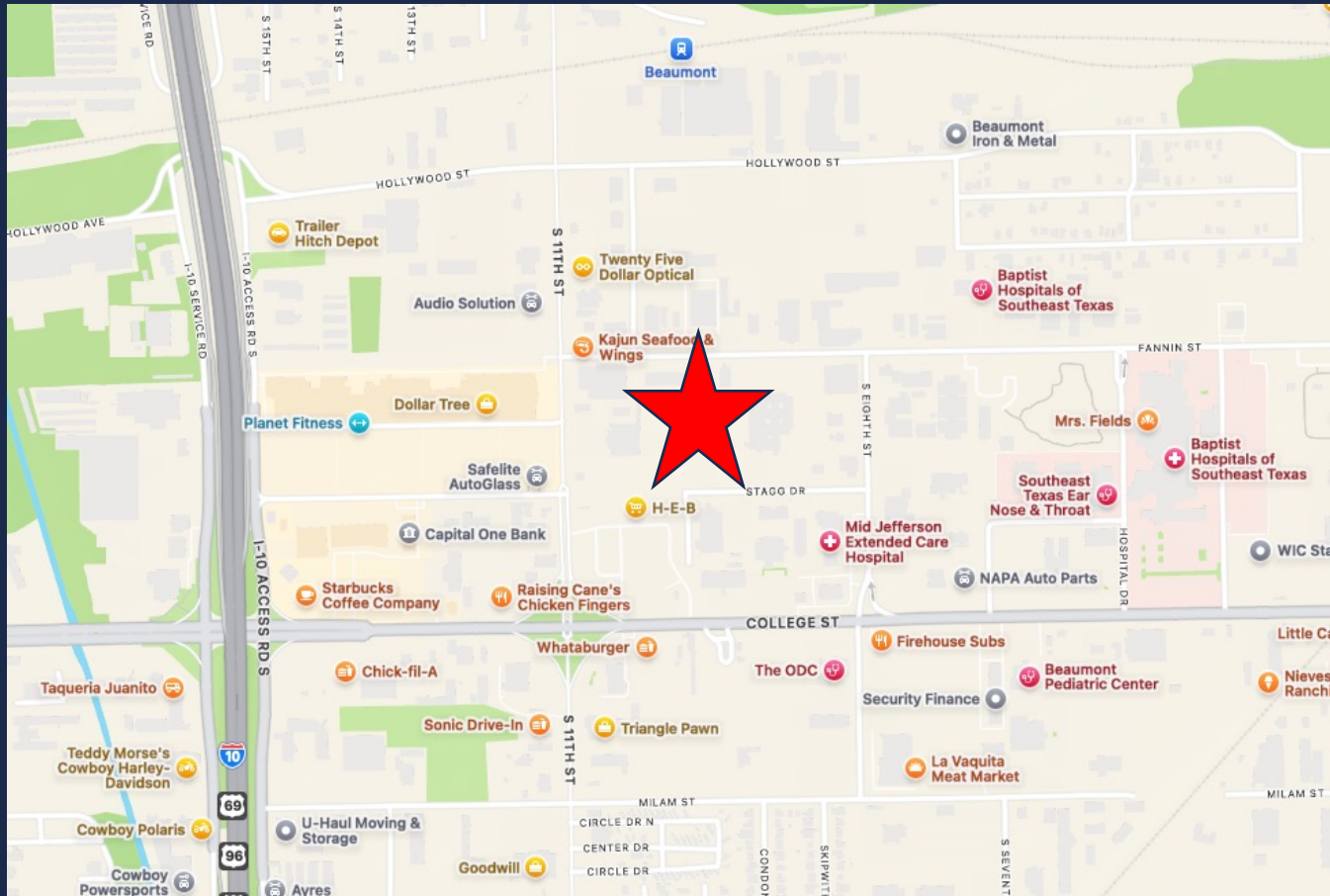
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SITE PLAN — NOT TO SCALE — FOR MARKETING PURPOSES ONLY - ALL DIMENSIONS IN FEET

3515 Fannin St., Beaumont, Texas 77701



STRATEGIC LOCATION ADVANTAGES

0.3 mi

Baptist Hospital
(Fannin Campus)

0.6 mi

Memorial Hermann
Baptist Beaumont

1.0 mi

CHRISTUS
St. Elizabeth

1.2 mi

Medical Center
of SE Texas

< 5 mi

Lamar University
Beaumont

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NEARBY MEDICAL FACILITIES & BUSINESSES



3515 Fannin St., Beaumont, TX | Fannin Medical Corridor

MEDICAL FACILITIES & HOSPITALS

Baptist Hospital — Fannin Campus	3080 College St	~0.3 mi
Memorial Hermann Baptist	3600 Phelan Blvd	~0.6 mi
CHRISTUS SE Texas — St. Elizabeth	2830 Calder Ave	~1.0 mi
The Medical Center of SE Texas	2555 Jimmy Johnson Blvd	~1.2 mi
CHRISTUS Outpatient Pavilion	3760 Phelan Blvd	~1.0 mi
Victory Medical Center Beaumont	6025 Metropolitan Dr	~2.5 mi
Exceptional Emergency Center	7570 Phelan Blvd	~3.0 mi
Christus St. Mary's Hospital	3600 Gates Blvd	~4.5 mi
Baptist Beaumont — Behavioral Health	3515 Fannin St	On-Site Corridor
Beaumont VA Outpatient Clinic	3420 Veterans Circle	~3.2 mi
Next Level Urgent Care	3650 Dowlen Rd	~3.5 mi
Texas Sleep Center	810 Hospital Drive	~0.8 mi
Southeast Texas Surgical Hospital	2555 Jimmy Johnson Blvd	~1.2 mi
Beaumont Neuroscience Center	3514 Fannin St	Adjacent

DINING & FOOD

Cracker Barrel
Jason's Deli
Chick-fil-A
Whataburger
Freddy's Frozen Custard

BANKING & FINANCIAL

Chase Bank — 3455 Calder Ave
Wells Fargo — 3590 Calder Ave
Prosperity Bank — 4895 Calder Ave
Woodforest National Bank — 3510 Fannin

FUEL & CONVENIENCE

Valero — 3501 Calder Ave
Shell — 3590 Calder Ave
Chevron — 11th & Calder

PHARMACY & RETAIL

Walgreens — 3510 Calder Ave
CVS Pharmacy — 3601 Calder Ave
Target — 5695 Eastex Fwy
Dollar General — 4800 Calder Ave

AUTO SERVICES

Discount Tire — 3990 Calder Ave
Caliber Collision — Calder Ave
Jiffy Lube — 3910 Calder Ave



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.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Commercial Arnold and Associates	518763	sheri@cbcaaa.com	409-833-5055
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Sheri Arnold	418241	sheri@cbcaaa.com	409-659-7977
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Deb Cowart Associate Broker	503902	debcowart123@gmail.com	409-651-3559
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

COLDWELL BANKER COMMERCIAL

ARNOLD AND ASSOCIATES



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