



**FOR LEASE**

# PROFESSIONAL OFFICE SPACE FOR LEASE

2343 NORTH MAIN STREET PEARLAND, TEXAS 77581

## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Lease Type:    | Modified Gross |
| Lease Rate:    | \$24.00 SF/YR  |
| Est. OPEX      | \$2.00 SF/YR   |
| Available SF:  | 1,747 SF       |
| Building Size: | 11,200 SF      |

## PROPERTY DESCRIPTION

Great professional space consisting of approximately 1,747 of rentable square footage located in the Texas First Bank building at the intersection of N Main St. and Broadway. This building provides a professional work environment while mixing the Tenancy with Southland Title Co. and Texas First Bank. The space provides a private entry off a common hallway and includes multiple private offices and large work area. The common break room and restrooms are nearby the space. Please contact the Listing Broker for further information and showings.

For More Info:

### MICHAEL GAGE

Direct: 832.915.1000  
Cell: 281.382.5460  
mgage@zann.com

### JASON C. KIESCHNICK

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jkieschnick@zann.com

**Zann Commercial Brokerage, Inc.** | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

**zann.com**

*The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.*



# ADDITIONAL PHOTOS

**FOR LEASE**

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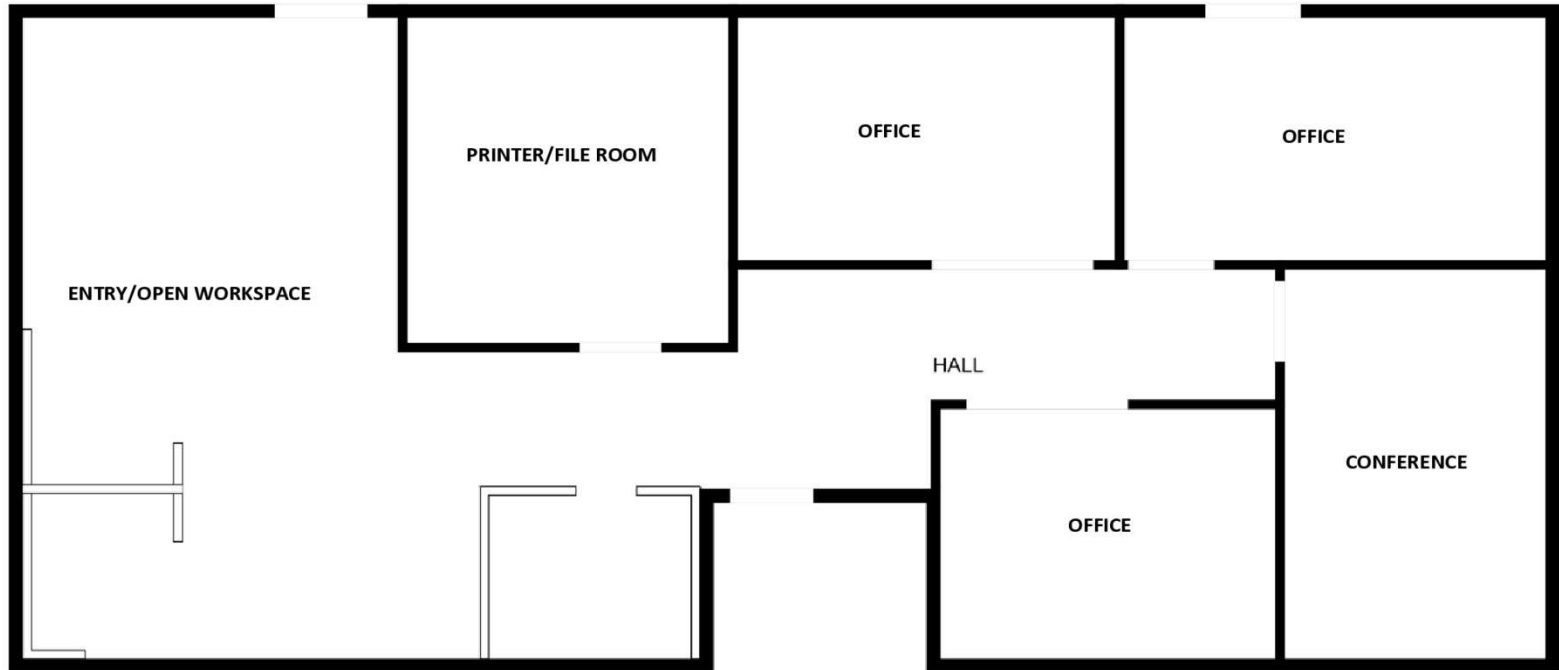
# SITE PLANS

**FOR LEASE**

2343 N MAIN ST. | PEARLAND, TEXAS 77581

2343 N Mainn St. Pearland, TX 77581

Suite D: +/- 1,747 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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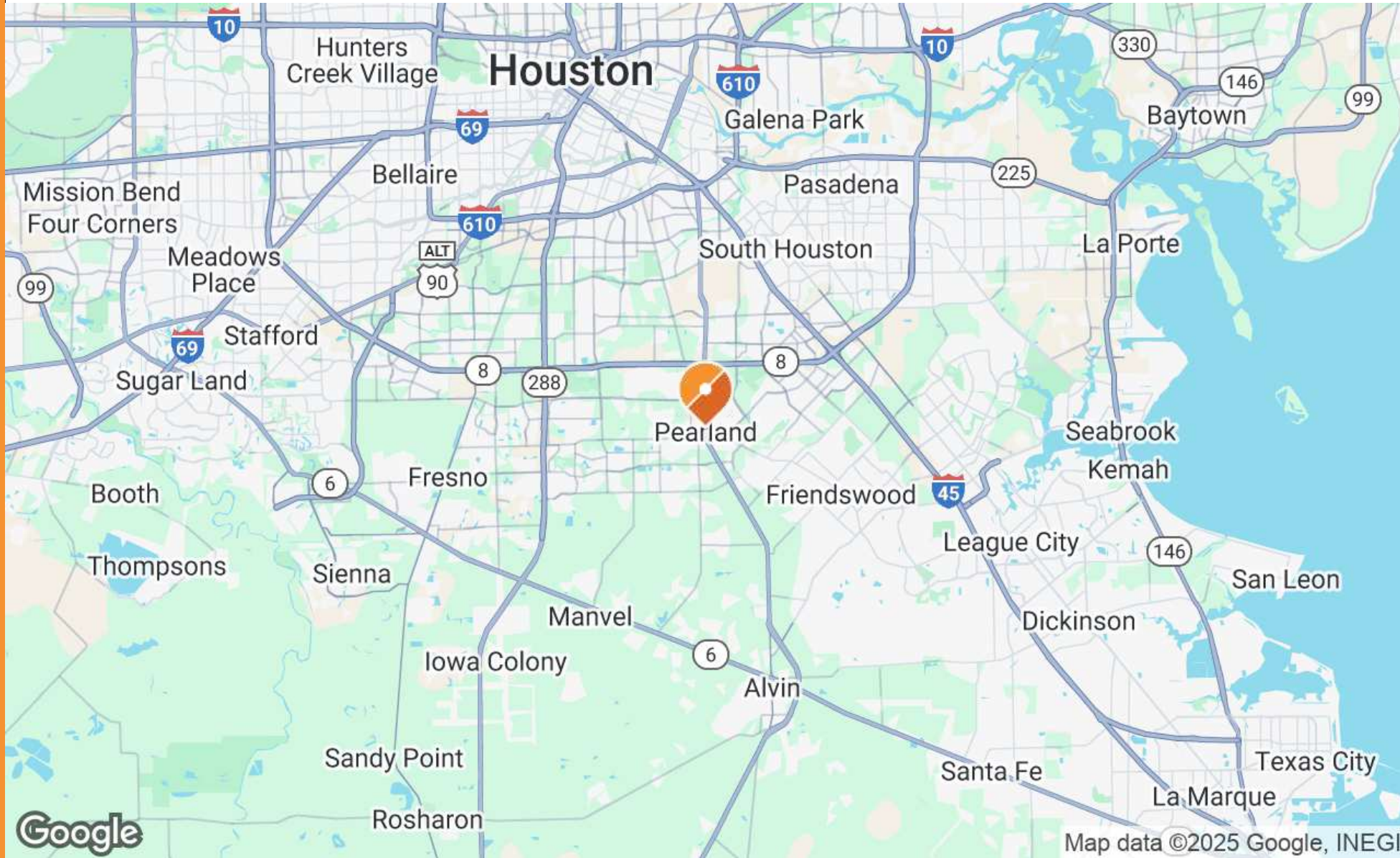
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# LOCATION MAP

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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.

|  |             |                      |              |
|--|-------------|----------------------|--------------|
| Zann Commercial Brokerage, Inc.                                    | 433521      | jkieschnick@zann.com | 281.280.8088 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                | Phone        |
| Jason Kieschnick   | 512911      | jkieschnick@zann.com | 281.280.8088 |
| Designated Broker of Firm  | License No. | Email                | Phone        |
| Jason Kieschnick   | 512911      | jkieschnick@zann.com | 281.280.8088 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                | Phone        |
| Michael Gage   |             | mgage@zann.com       | 281.280.8088 |
| Sales Agent/Associate's Name                                       | License No. | Email                | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date