



# For Lease



## Aerotech Business Center

1100 Hercules Ave, Webster, TX 77058

### Suite 320

5,110 SF Available

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 and fully sprinklered warehouses



All concrete paved parking and truck court

# Suite 320



## Suite Features

- 5,110 SF with 4,490 SF of office (88%) and 620 SF of warehouse
- (4) Private offices, conference room, large open office/bullpen, shower
- Grade level loading door
- Fire sprinkler protection
- 17' Clear height in warehouse
- End cap space
- Auto parking in front of space
- Break room
- 3 Phase electrical service

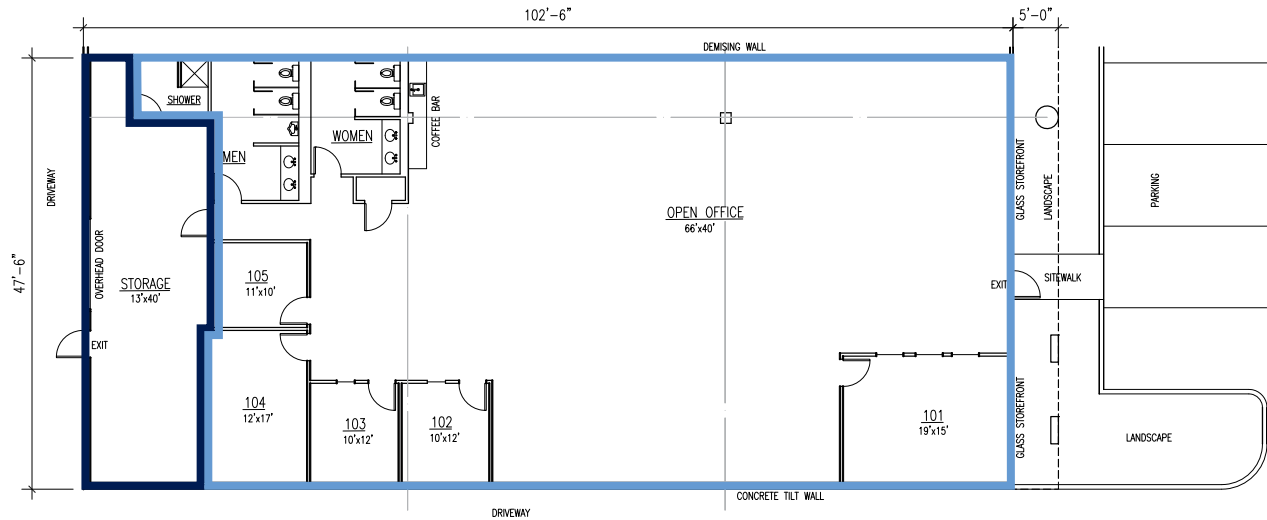
## Contact Brokers for Lease Rate



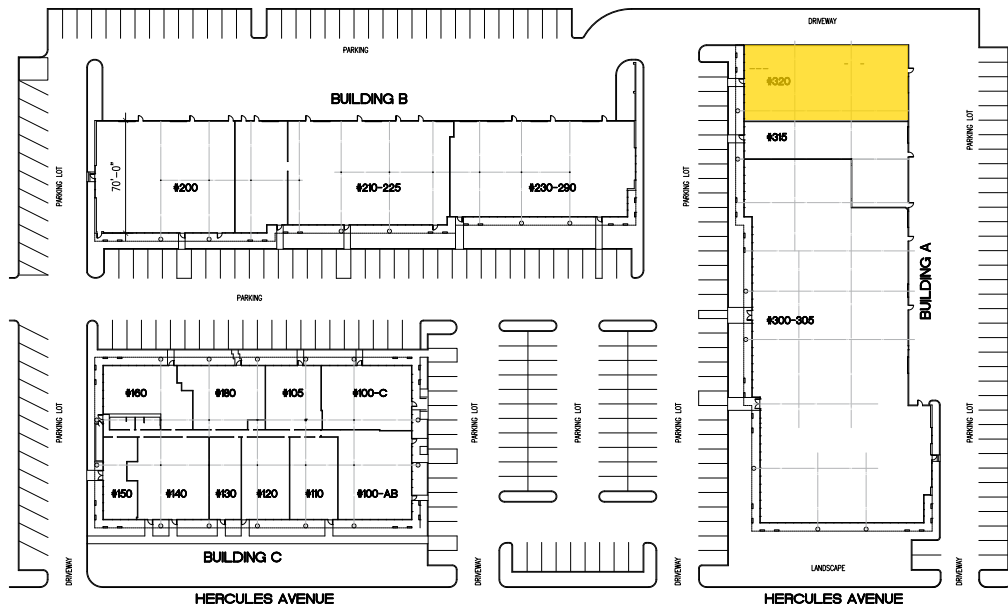
# Property Drawings

## Floor Plan

-  Office Space
-  Warehouse Space



## Site Plan



# Suite Photos

Grade level door



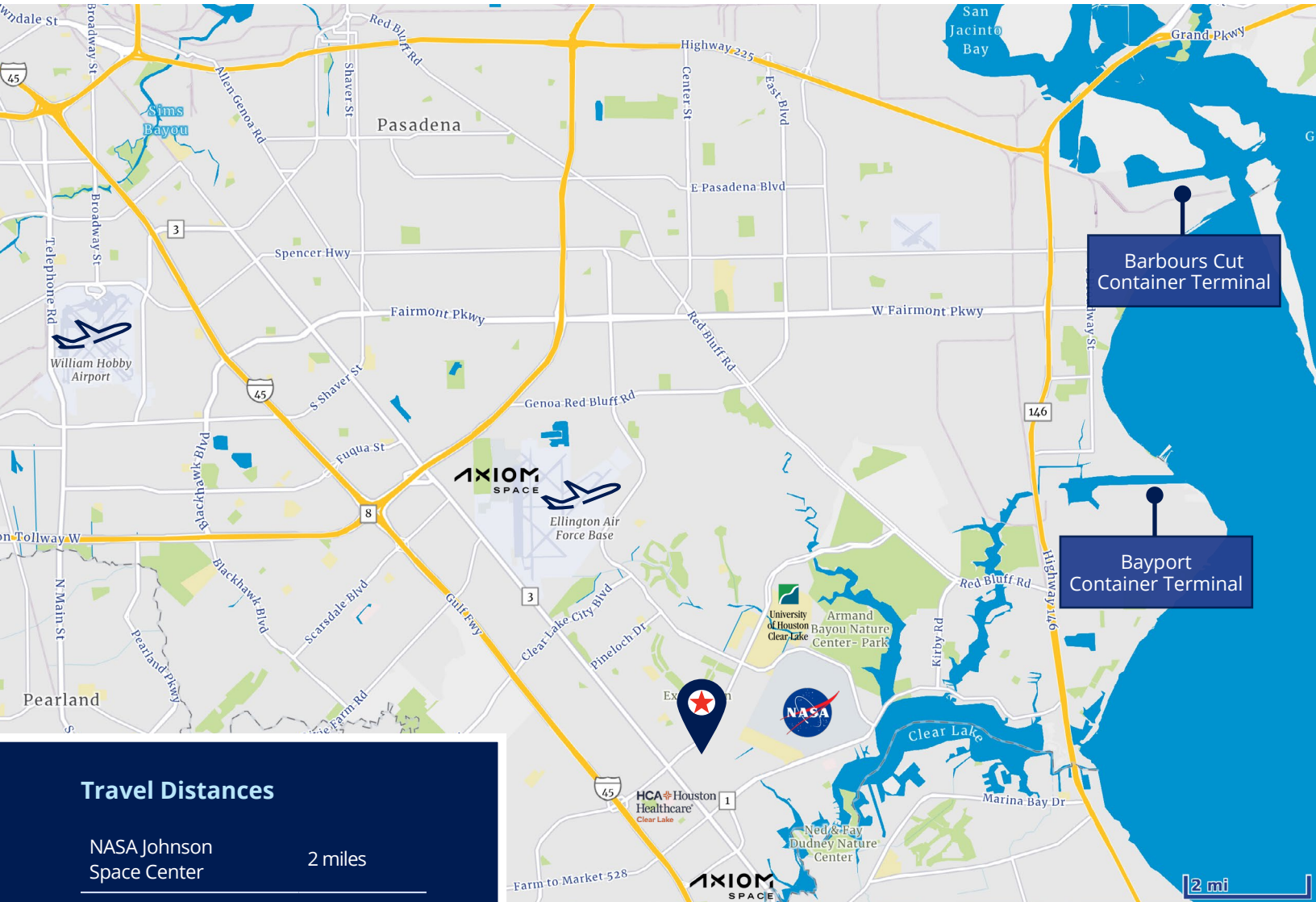
End cap space



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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## Leasing Contact

**Ben Condara**

Senior Associate  
+1 713 830 2155  
ben.condara@colliers.com

**Walter Menuet**

Senior Vice President  
+1 713 830 2169  
walter.menuet@colliers.com

1233 West Loop South, Suite 900  
Houston, TX 77027  
P: +1 713 222 2111  
colliers.com/houston



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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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Walter Menuet	415807	walter.menuet@colliers.com	+1 713 830 2169
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date