

Sale/Lease Listing Questionnaires

Retail / Office / Industrial

1. Property Basics

- What is the address and location of the property?

2030 Little York Rd Suites D and E, Houston, Texas 77093

- Property type/s and sub-type/s?

commercial center

- What is the total building size (SF)?

7100

- If applicable, please provide breakdown of building sizes (SF) if property has several detached buildings.

- What is the total lot size (Acres or SF)?

28,226

- Are there any restrictions on the type of businesses that can operate here?

no massage parlors, gambling venues, strip clubs, cantinas.

- What is the asking price?

building not for sale.

- Year built?

2007

- Year renovated?

new roof in 2021

- Zoning?

none

- Is there a sprinkler system? If yes, what is its type (e.g., wet, dry)?

none

- What type of flooring does the building have (e.g., concrete)?

concrete

- What is the floor load capacity (in pounds per square foot)?

n/a

- Does the building have HVAC, or is it temperature-controlled?

yes

- If yes, is it heated, cooled, or both?

both

- HVAC year?

2021

- Are there columns or support structures inside? If so, what is the spacing?

yes unsure of the spacing

- Is there a mezzanine level or additional storage space?

n/a

2. Office Specifications

- How many individual office spaces are there?

2 currently for lease

- What is the total square footage of the office area?

920 sq suite D, 688 sq ft suite E

- Are there private restrooms in the office area? How many?

1

- Are there common areas, such as a break room, kitchen, or conference rooms?

n/a

- Is the office space furnished or unfurnished?

unfurnished

- Does the office have a separate entrance from the building?

just the front door

3. Utilities and Connectivity

- What utilities are available on-site (electricity, water, gas)?

water and electricity.

- What is the power capacity (e.g., 3-phase, voltage)?

Unsure

- Is the property on a septic system or connected to a municipal sewer?

municipal sewer

- What is the internet connectivity like? Are there fiber, cable, or DSL options?

comcast and AT&T

- Are utilities included in the lease/rent, or are they tenant responsibilities?

water included up to 1,000 gallons

4. Site Features and Accessibility

- Is there parking available on-site? How many spaces?

38 spaces

- Are parking areas designated for employees, visitors, or both? How many spaces for each?

For both

- Are there outdoor storage areas or yards? Are they fenced or secured?

Secured dumpster

- Is the property fully paved, partially paved, or gravel in exterior areas?

Fully pave

- Are there security features like cameras, gated entry, or security personnel?

security cameras on property and night time security

- What is the proximity to major highways or transportation hubs?

Roughly 1 mile to the hardy and 1 mile to 59.

- Are there nearby ports, railways, or airports?

5. Compliance and Certifications

- Are there any existing environmental or safety certifications for the property?

- Is the building ADA-compliant?

- Does the property have any outstanding building code violations?

- When was the last building inspection completed, and were there any issues?

6. Lease Terms and Flexibility

- Is the property available for sale, lease, or both?

- What is the minimum lease term?

- Are there options for renewal or expansion?

- Who is responsible for maintenance and repairs (e.g., roof, HVAC, plumbing)?

- Are there any restrictions on tenant modifications or build-outs?

- What insurance is required for tenants?

1 million dollar policy with Ribe Limited Partnership on the rider

7. Financial Details

- Are there any additional fees, such as CAM (Common Area Maintenance) charges?

yes

- What is the average cost of property taxes?

33,092.00

- Are there incentives or rent abatements for long-term leases?

will be discussed

- Are there penalties for early termination of a lease?

yes

8. Nearby Amenities

- What is the surrounding area like (industrial park, residential, mixed-use)?

mixed use

- What is the distance to the nearest public transportation?

unknown

9. Additional Features

- Is there signage available for tenants to advertise their business?

yes

- Are there any special features like skylights, built-in racking, or cranes?

no

- Is the property move-in ready, or does it require renovations?

move in ready

10. Marketability

- How does this property stand out from competitors?

n/a

- Are there existing tenants or businesses in adjacent units?

Yes

11. Industrial Specifications

- Are there garage doors? If yes, how many?

n/a

- What are the dimensions of each garage door?

- Are there loading docks, drive-in bays, or both? If yes, how many for each?

N/a


- What are the door dimensions for each dock or bay?

- What is the ceiling height (clear height)?

i believe 9 ft

- What is the highest point?

- What is the lowest point?

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