

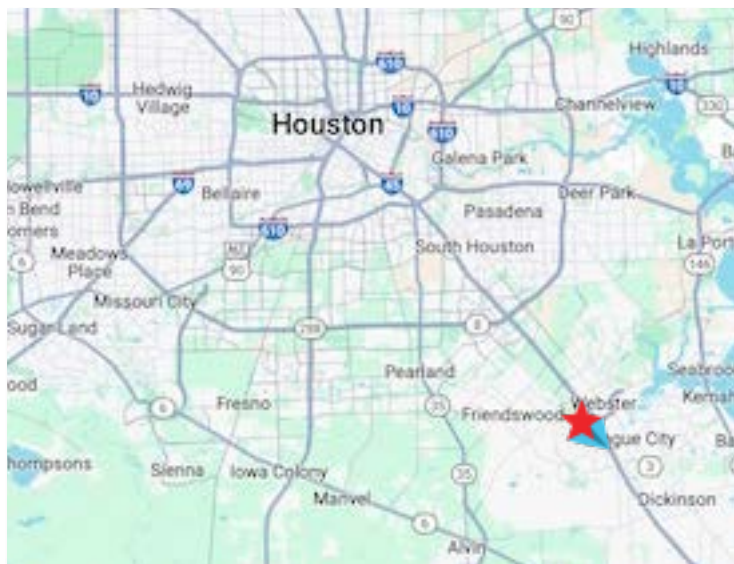
Medical Office Building | 2 Suites

2095 W. MAIN ST, LEAGUE CITY, TEXAS 77573



PROPERTY FEATURES:

- Healthcare-Specific Design
- Excellent Visibility on FM-518
- Suite A - Second Generation Family Dentistry Space
Open Dental Office Layout
- Suite B - Second Generation Medical Group,
Kitchen, X-ray Room, Lab, Waiting Room, 4 Exam
Rooms, Front Desk, Break Room, 4 Open Offices,
2 Bathrooms
- Former Tenant had 3 T1 Lines
- Large Parking Area



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OFFERING SUMMARY:

AVAILABLE SF:	5,412 SF
LEASE RATE:	\$23.00 SF NNN
BUILDING SIZE:	5,412 SF
SUITE SIZE:	2,752 SF
BUILDING CLASS:	B
YEAR BUILT:	1983
RENOVATED:	2018
ZONING:	General Business Commercial
MARKET:	Clear Lake Medical
SUB MARKET:	Clear Creek
CROSS STREETS:	Newport Blvd. & Main St.
AVAILABILITY DATE:	November
LOT SIZE:	1.27 Acres



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All information contained herein is believed to be reliable. All information is subject to error, omission, and prior withdrawal without written notice. Tenaro Realty makes no guarantees, warranties or representations as to the accuracy of completeness, thereof. Texas law requires a license to disclose that it is representing the Seller/Lanlord in the marketing of the property. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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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.

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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Sales Agent/Associate's Name
 License No.
 Email
 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov
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