

FOR LEASE - MAGNOLIA COURT-145 Magellan Circle Suite B

MAGNOLIA BUSINESS PARK

145 MAGELLAN CIRCLE, SUITE B, WEBSTER, TEXAS 77598

- Near NASA Bypass & I45 Gulf Freeway
- Includes a Rear Load Grade Door 10' High 12'Width
- Deed Restricted Business Park
- 4 Star Flex Industrial Building
- Ceiling height 14'

Lease Price: \$15.00/SF/YR or \$1.25/SF/MO

Modified Gross Lease

AVAILABLE: ± 1,223 SF Warehouse-including Bathroom

TRAFFIC COUNTS:

1-45 - 162,252

Nasa Bypass – 43,000

2016 24 hour - Average Daily Traffic Counts.



DEMOGRAPHICS:	1M	3M	5M
Population	3,888	82,877	201,491
AVG AGE	30.50	35.70	36.80
AVG HH Income	\$38,649	\$65,013	\$86,107

FOR MORE INFORMATION:

Wayne Rutledge

Wayne@RutledgeCommercial.com

Laurie@RutledgeCommercial.com

281-957-7980



www.RutledgeCommercial.com

PO Box 580332,
Houston, TX 77258

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR MORE INFORMATION CONTACT:

Wayne Rutledge

Wayne@RutledgeCommercial.com

281-957-7980

FOR LEASE - MAGNOLIA COURT-145 Magellan Circle Suite B



Great Business Park

Located off Nasa Bypass

Easy Access to I-45



www.RutledgeCommercial.com

PO Box 580332,
Houston, TX 77258

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR MORE INFORMATION CONTACT:

Wayne Rutledge


Wayne@RutledgeCommercial.com

281-957-7980

FOR LEASE - MAGNOLIA COURT-145 Magellan Circle Suite B

MAGNOLIA COURT-
145 Magellan Circle, Suite B
Webster, Texas 77598

11/23/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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 offers 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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Rutledge Real Estate, LLC	9036569	www.rutledgecommercial.com	(281)957-7980
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
Wayne Rutledge	674592	wayne@rutledgecommercial.com	(281)976-3900
Designated Broker of Firm	License No.	Email	Phone
Wayne Rutledge	674592	wayne@rutledgecommercial.com	(281)976-3900
Licensed Supervisor of Sales Agent Associate	License No.	Email	Phone
Laurie Rutledge	671497	laurie@rutledgecommercial.com	(281)941-8193
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

Equal Housing Opportunity Logo. P.O. Box 580332, Houston, TX 77258. License No. 9036569. Wayne Rutledge, Designated Broker of Firm, License No. 674592. Laurie Rutledge, License No. 671497. Equal Housing Opportunity Logo. P.O. Box 580332, Houston, TX 77258. License No. 9036569. Wayne Rutledge, Designated Broker of Firm, License No. 674592. Laurie Rutledge, License No. 671497. Equal Housing Opportunity Logo. P.O. Box 580332, Houston, TX 77258. License No. 9036569. Wayne Rutledge, Designated Broker of Firm, License No. 674592. Laurie Rutledge, License No. 671497. Equal Housing Opportunity Logo. P.O. Box 580332, Houston, TX 77258. License No. 9036569. Wayne Rutledge, Designated Broker of Firm, License No. 674592. Laurie Rutledge, License No. 671497.



www.RutledgeCommercial.com

PO Box 580332,
Houston, TX 77258

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR MORE INFORMATION CONTACT:

Wayne Rutledge
Wayne@RutledgeCommercial.com
281-957-7980