



February 2024

LEASE OFFERING

RASTI CENTER

**2525 Southmore Avenue, near Red Bluff Road
Pasadena, Texas 77503**

LOCATION: North side of Southmore Avenue, in between Burke Road and Preston Blvd. next to the O'Reilly's Auto Parts Store, Pasadena, Harris County, Texas;

DEMISED PREMISES: 1,795± square foot in-line shell space remaining for immediate construction in the primarily medical retail shopping center which includes a 4,000± square foot DENTAL LAND Family Dental Clinic anchoring the east "end-cap".

SHOPPING CENTER SIZE: 8,000± square foot – shopping center bay depths are 65 feet.

PARKING RATIO: Eight (8) ± spaces per thousand (1000) square feet.

UTILITIES All utilities are available to the site through the City of Pasadena, CenterPoint Reliant Energy and AT&T, Comcast cable/internet.

MINIMUM RENT: \$18.00 per square foot per year (\$1.50/PSF/MO)

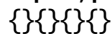
TRIPLE NET CHARGES: Common Area Maintenance [CAM] expenses include Tenant reimbursement for Property Insurance, Property Maintenance & Property Taxes and expense charges are estimated at \$6.00 per square foot per year (\$0.50/PSF/MO).

COMMENTS: The center is located approx. one mile east of Burke Road, near Red Bluff Road. Many medical clinics and doctor's offices, as well as, single-family and multi-family residential are all within close proximity to the shopping center. The center is suitable for an emergency clinic, more medical clinics, hair and/or nail salons, pizza or other fast food restaurants, office/professional space and "specialty shops."

TENANT BUILD-OUT ALLOWANCE: Based on overall construction receipts, up to \$10.00 per square foot paid to Tenant, upon receipt of an occupancy permit issued to Tenant by the City of Pasadena.

NEED MORE INFORMATION: **Call...Wayne Rutledge @ 832.875.2980**

The information contained herein has been obtained from reliable sources; however, we do not guarantee it. Property submitted is subject to errors, omissions, change of price, prior lease, prior sale or withdrawal without notice.



LR 2-27-2024