RUTLEDGE COMMERCIAL REAL ESTATE

P. O. BOX 580332, Houston, Texas 77258| 281.957.7980 | wayne@rutledgecommercial.com

May, 2019

LEASING INFORMATION
NASSAU BAY SERVICE CENTER

LOCATION: 18000 Upper Bay Road, near NASA PARKWAY [NASA RD. 1] across from the Johnson Space Center, Houston, Harris County, TX, Key Map #618F;

MINIMUM BASE RENT: Depending on terms and conditions of the lease, the "base lease offering" is as follows:

- 2,150 square foot "in-line" former Restaurant space ready for immediate construction, includes plumbing for kitchen, grease traps and two (2) ADA bathrooms
- 1,600 square foot "in-line" former Office space ready for immediate move-in
- 400 square foot "in-line former Office space ready for move-in 11-30-2021

BASE RENT - $1.00/SF/MO + CAM charges

TRIPLE-NET [CAM]: The triple-net *expense* charges [shopping center property taxes, property insurance and property management (CAM)] are currently calculated at $5.64/SF/YR or [$0.47/SF/MO];

SHOPPING CENTER SIZE: 12,100 square feet total leasable area; 51,619 square feet land area;

CO-TENANTS: Co-anchors - Subway on the north "end-cap" and US Seven Food Store on the south "end-cap". Nassau Bay Liquor, QutiePi Creations, Perfect Hair Design, 'D' Alterations Shop, Statenet Insurance and new Sophie & Brie currently make up the interior tenants.

2018 ESTIMATED DEMOGRAPHICS:	POPULATION	MEDIAN HH INCOME	MEDIAN HH AGE
ONE MILE RADIUS	7,618	$56,887	40.0 YEARS
THREE MILE RADIUS	69,489	$66,625	38.5 YEARS
FIVE MILE RADIUS	184,536	$84,821	37.7 YEARS

COMMENTS: The site has excellent visibility from Upper Bay Road. Methodist Hospital purchased the property directly across from this shopping center and continues renovations. The property is adjacent to the Nassau Bay Town Square and near the Courtyard by Marriott, office complexes, national and regional retail shopping; as well as, several popular restaurants, including the new Chick-fil-A.

NEED MORE INFORMATION CALL: WAYNE RUTLEDGE @ 281-957-7980

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 or withdrawal without notice.

{}{}{}{}