

NOW LEASING MARINEMAX MARINA - SEABROOK

MARINEMAX MARINA

3101 Nasa Road One, Seabrook, TX 77586

CLASS A RETAIL OFFICE/FLEX WAREHOUSE

– Only 3 Spaces Available!

SUITE A: ± 8,131 SF – Climatized open showroom space, including loading dock with Grade Level side by side opening doors.

SUITE D: ± 2,645 SF – 2nd floor office space with waterfront views.

SUITE N: ± 1,153 SF – 2nd floor open office space concept

LOCATION: Retail Office/Flex Warehouse Complex located on NASA Parkway near Repsdorph Rd. in Seabrook.

LEASE RATES: BASE \$18.00/SF/YR plus NNN \$5.40/SF/YR

- Located on the adjoining property is a master planned hotel & conference center development that will include Compass by Margaritaville® and much more retail!
- Anchor Tenant (pun intended) is the very popular Sam's Boat.
- Office suites available on second floor with waterfront views.
- Great access to NASA Parkway/NASA Road One.
- Ample Parking Available.



DEMOGRAPHICS FOR SEABROOK	5 mile
Population	34,764
AVG HH Size	2.33
MEDIAN HH Income	\$81,618
NASA PKWY Traffic Counts	20,126 CPD



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

832-875-2980

NOW LEASING MARINEMAX MARINA - SEABROOK



Aerial View of the MarineMax Marina



± 8,131 SF of Climatized Showroom Polished Flooring



Grade Level Dock with 12' clearance height



± 2,645 SF Office space including Waterfront Views



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3101 NASA PARKWAY
Seabrook, Texas 77586

11/2/2015



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 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.

Rutledge Real Estate, LLC	9005660	www.rutledgecommercial.com	(281)957-7980
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Wayne Rutledge	574582	wayne@rutledgecommercial.com	(832)875-2980
Designated Broker of Firm	License No.	Email	Phone
Wayne Rutledge	574582	wayne@rutledgecommercial.com	(832)875-2980
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Wayne Rutledge	574582	wayne@rutledgecommercial.com	(832)875-2980
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

Rutledge Commercial Real Estate, P. O. Box 580332 Houston, TX 77258
Wayne Rutledge

Phone: 832/875-2980 Fax: www.rutledge.com

IABS 1-0 Date
Undated



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