

# NOW LEASING MARINEMAX MARINA - SEABROOK

## MARINEMAX MARINA

3101 E. NASA Parkway, Seabrook, TX. 77586

### CLASS A RETAIL OFFICE/FLEX WAREHOUSE

– Only 5 Spaces Available!

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

SUITE A: ± 8,131 SF – 1<sup>st</sup> level “Climatized” open showroom space, including loading dock with Grade Level side by side opening doors.

SUITE D: ± 2,645 SF – 2<sup>nd</sup> floor space with several office waterfront views, conference room, break room and storage area.

SUITE F: ± 850 SF – 2<sup>nd</sup> floor space w/reception, 3 large offices & kitchen.

SUITE H: ± 876 SF – 1<sup>st</sup> level open office space concept.

SUITE N: ± 1,153 SF – 2<sup>nd</sup> floor open office space concept.

PROPERTY: Retail Office/Flex Warehouse Complex located at 3101 E. NASA Parkway near Repsdorff Rd. in Seabrook, TX.

- The adjacent property is in discussions for a master planned Hotel & Conference development that includes Compass by Margaritaville®.
- Anchor Tenant (pun intended) is the very popular Sam’s Boat.
- Many office suites are available on 2<sup>nd</sup> level with waterfront views.
- Great access to the Clear Lake Recreational Areas, Johnson Space Center [NASA], Seabrook and the Kemah Boardwalk.
- Ample Parking Available.



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

Contact:

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**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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**MARINEMAX MARINA**  
**3101 E 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.

<b>Rutledge Real Estate, LLC</b>	<b>9005660</b>	<b>www.rutledgecommercial.com</b>	<b>(281)957-7980</b>
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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](http://www.trec.texas.gov)

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IABS 1-0 Date

Untitled

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