



For Lease



Gemini Business Park

920 Gemini St, Webster, TX 77058

17,920 SF Available

Owned & Managed By



FORT CAPITAL

Available space located in the heart of Houston's aerospace and medical sectors in Clear Lake.



Dock, semi-dock and grade level loading



Climate controlled warehouses



All concrete paved parking and truck court

920 Gemini St



Suite Features

- 17,920 SF total
- 3,042 SF of office
- (4) Grade level doors
- Air conditioned throughout
- 17' Clear height
- Auto parking in front of space
- 3 Phase electrical service

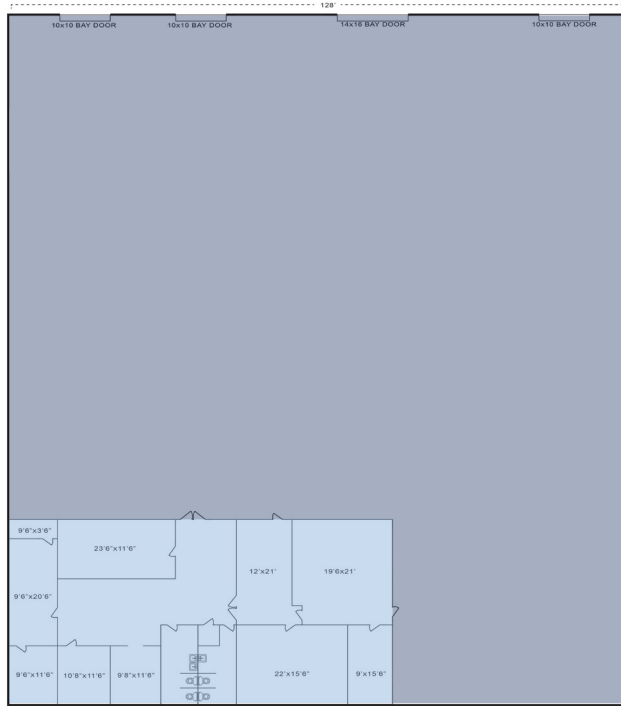
Contact Brokers for Lease Rate



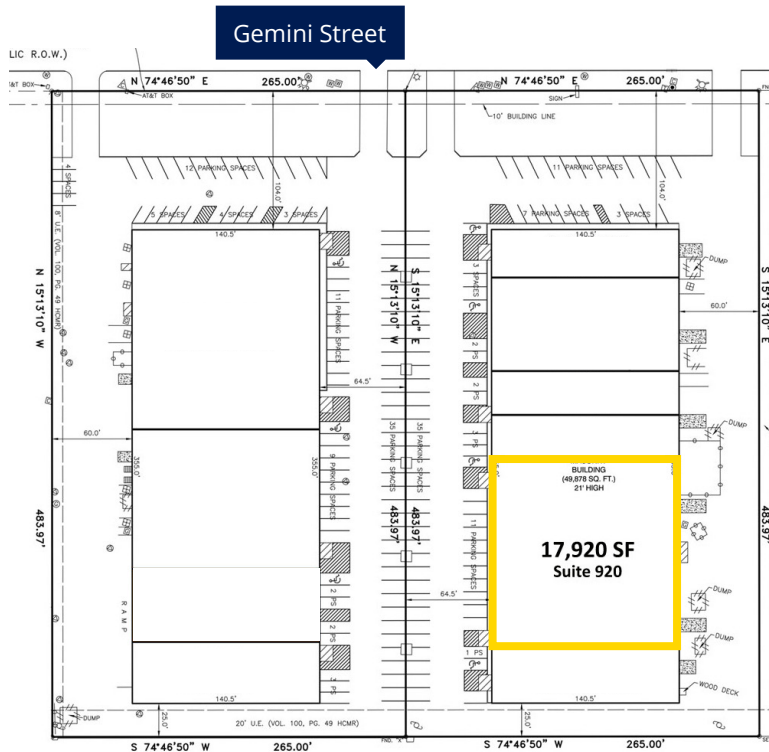
Property Drawings

Floor Plan

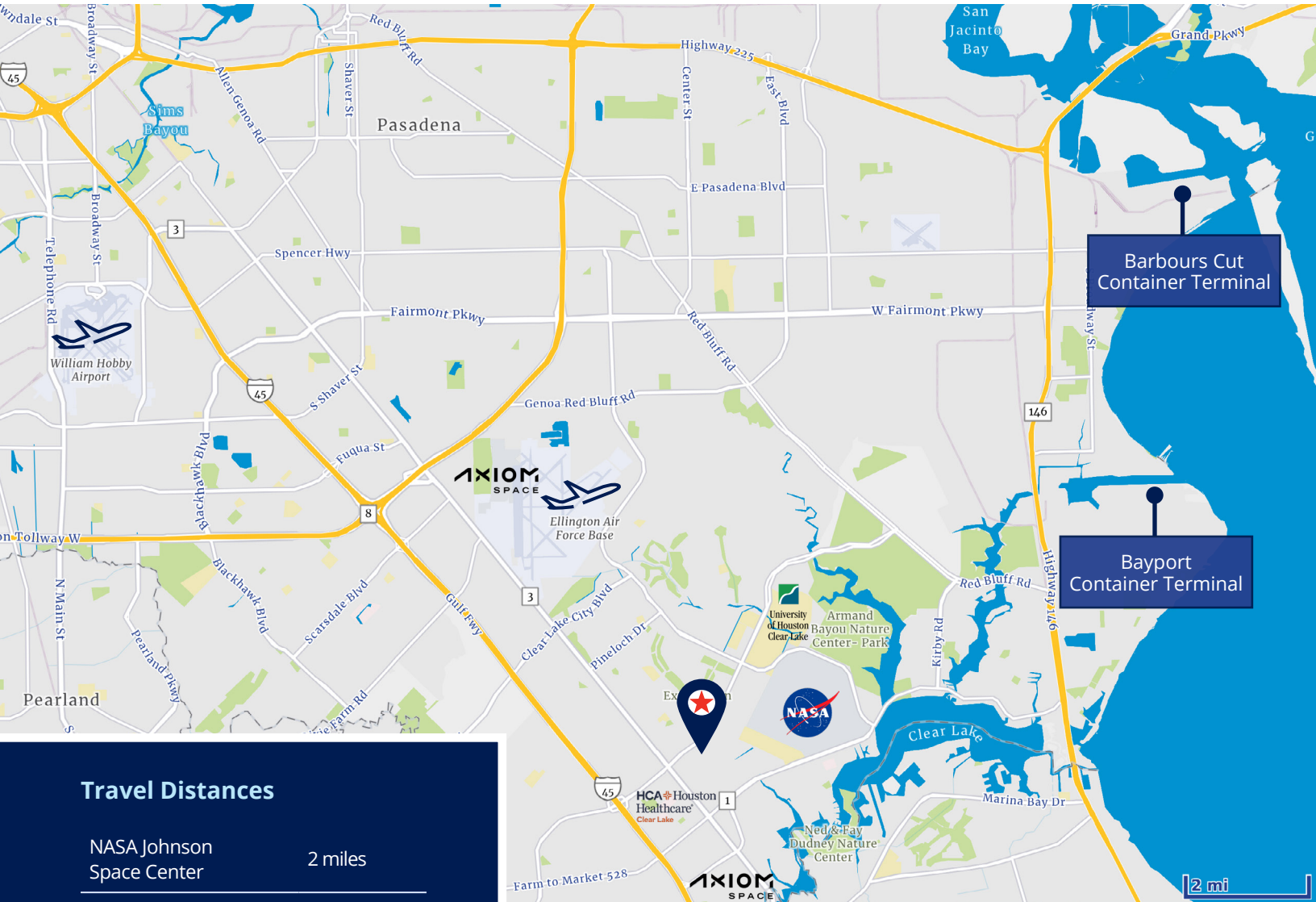
- Office Space
- Warehouse Space



Site Plan



Location & Access



Travel Distances

NASA Johnson Space Center	2 miles
I-45 South	1.7 miles
Ellington Field	5.7 miles
Beltway 8	7.6 miles
Bayport Container Terminal	9.9 miles
Hobby Airport	13.8 miles
Barbours Cut Container Terminal	14.4 miles

Area Highlights

- Midway between Downtown Houston and Galveston.
- Aerospace capital of the Southwest with NASA Johnson Space Center supporting 52,000 jobs on 1,620 acres and has a \$4.7B impact on Texas' economy.
- Ellington Airport is an international airport, military airfield, and designated commercial spaceport. Axiom Space's new 14 acre Ellington Campus is now complete and they also occupy a 147,000 square foot building on I-45 where the world's first commercial space station, Axiom Station, is being constructed.
- Medical Center of the South with HCA Clear Lake encompassing over 1.8M patients annually with multiple facilities on 20 acres.

Owned & Managed By



FORT CAPITAL



Leasing Contact

Ben Condara

Senior Associate
+1 713 830 2155
ben.condara@colliers.com

Walter Menuet

Senior Vice President
+1 713 830 2169
walter.menuet@colliers.com

1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com/houston



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Walter Menuet	415807	walter.menuet@colliers.com	+1 713 830 2169
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date