

SPACE FOR LEASE SOUTH RICE

6030 SOUTH RICE AVE. HOUSTON, TX 77081

FOR LEASE



ORANGE COMMERCIAL
Strategic Real Estate Services

CONTACT INFORMATION:

Bill Wong
713-961-9097 ext. 101
billw@orangecommercial.com
www.orangecommercial.com

This property is subject to prior sale, leasing, financing, change in price, rental or other conditions, corrections, errors, omissions, or removal from market without notice. All information contained in this packet, while based on and supplied by sources deemed reliable, is not in any way warranted or guaranteed, either expressed or implied by Orange Commercial LLC. This packet is solely for information purposes only and under no circumstances whatsoever should be deemed as a contract, note, memorandum or any other form of a binding commitment.

SOUTH RICE SPACE

6030 SOUTH RICE AVE. HOUSTON, TX 77081

This 14,781 sf. center is located in Houston close to the City of Bellaire. The center has access from South Rice and only takes minutes to get to Loop 610 or Hwy 59. Available is a 6,500 sf. climate controlled flex space which has 3,000 sf. of office/rooms and 3,500 sf. of open warehouse space. There is a large parking lot around the back of the building which leads to the entrance of the space.



Economics:

- Rent rate: \$12.00 psf, NNN \$5.20 psf
- TI negotiable based on financials

Availability:

- 6,500 sf climate controlled space
 - 3,500 sf of warehouse
 - 3,000 sf of office/show room

Highlights:

- Plenty of parking and easy access
- Building signage available
- 15' Clear Height

Demographics: 1 mile 5 miles

Population:	26,832	572,440
Households:	10,348	229,421
Median Income:	\$43,278	\$58,707

Area Retailers: Walmart, Sam's Club, Home Depot, HEB, HCC, Episcopal High School



This property is subject to prior sale, leasing, financing, change in price, rental or other conditions, corrections, errors, omissions, or removal from market without notice. All information contained in this packet, while based on and supplied by sources deemed reliable, is not in any way warranted or guaranteed, either expressed or implied by Orange Commercial LLC. This packet is solely for information purposes only and under no circumstances whatsoever should be deemed as a contract, note, memorandum or any other form of a binding commitment.

CONTACT INFORMATION:

Bill Wong
713-961-9097 ext. 101
billw@orangecommercial.com

AERIAL

6030 SOUTH RICE AVE. HOUSTON, TX 77081



TREC IABS FORM



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.

11-2-2015



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:
 - 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.

Orange Commercial LLC	9001483	info@orangecommercial.com	713.961.9097
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bill Wong	517090	billw@orangecommercial.com	713.961.9097
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ 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

IABS 1-0