

FOR LEASE

FULTON POINTE PROFESSIONAL SUITES

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

621 S. FULTON BEACH ROAD | ROCKPORT, TX 78382



PROPERTY DESCRIPTION

Multiple spaces available at Fulton Point Professional Suites, by far the nicest office building in the area. The property offers a contemporary look, mature tropical landscaping, brand new air conditioners, energy efficient lighting and a free communal conference room for the tenants. Excellent visibility across from Key Allegro and the Yacht Club, with easy access to Fulton Beach Road, Bay Shore Drive, Broadway Street & East Lakeview Drive. Ideal for an attorney, CPA or any other professional use.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Brand New Air Conditioners
- Ideal For Any Professional Use

JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

OFFERING SUMMARY

Lease Rate:	\$21.00 - 22.00 SF/yr (Full Service)
Available SF:	270 - 1,701 SF
Building Size:	8,068 SF

DEMOGRAPHICS

	3 MILES	5 MILES
Total Households	3,031	5,165
Total Population	6,991	12,370
Average HH Income	\$63,890	\$56,697

JOEADAME.COM

FOR LEASE

FULTON POINTE PROFESSIONAL SUITES

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

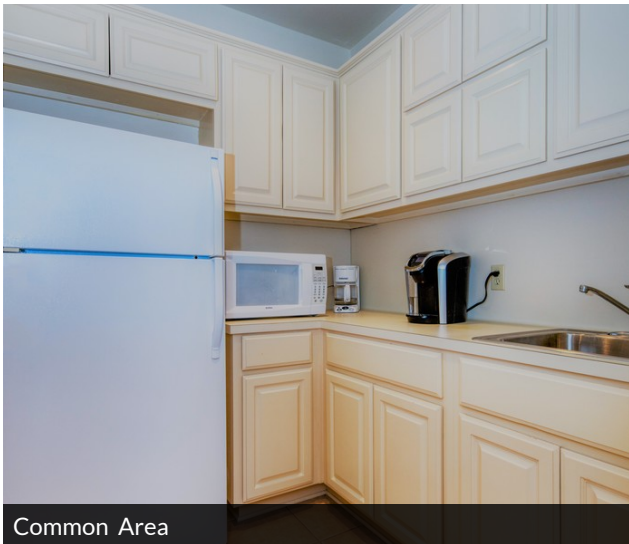
621 S. FULTON BEACH ROAD | ROCKPORT, TX 78382



Common Area



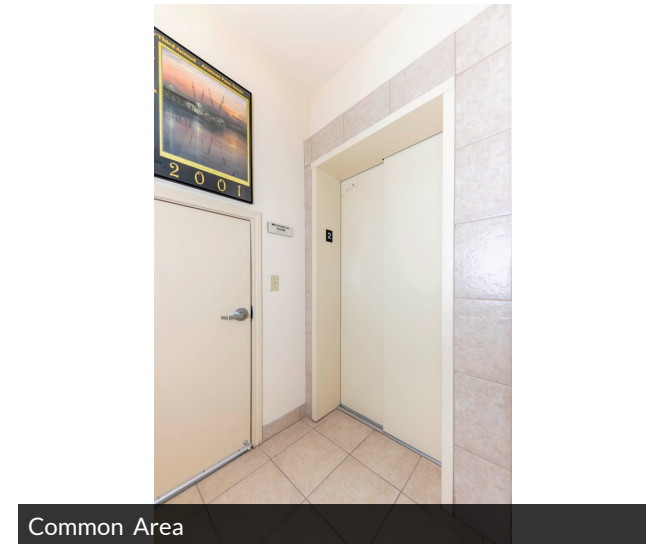
Common Area



Common Area



Common Area



Common Area

JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR LEASE

FULTON POINTE PROFESSIONAL SUITES

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

621 S. FULTON BEACH ROAD | ROCKPORT, TX 78382



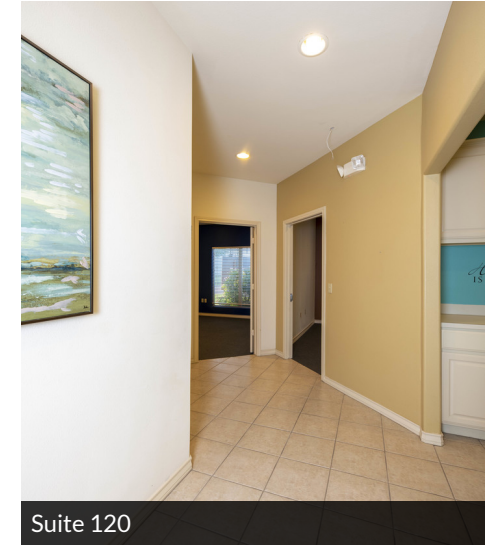
Suite 120



Suite 120



Suite 120



Suite 120



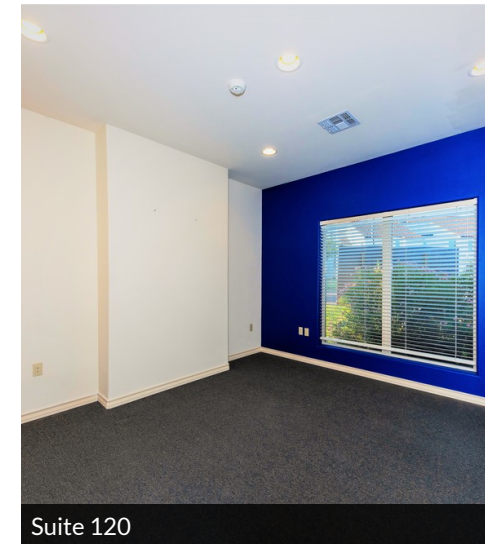
Suite 120



Suite 120



Suite 120



Suite 120

JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR LEASE

FULTON POINTE PROFESSIONAL SUITES

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

621 S. FULTON BEACH ROAD | ROCKPORT, TX 78382



Suite 200



Suite 240



Suite 230



Suite 230



Suite 230

JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM

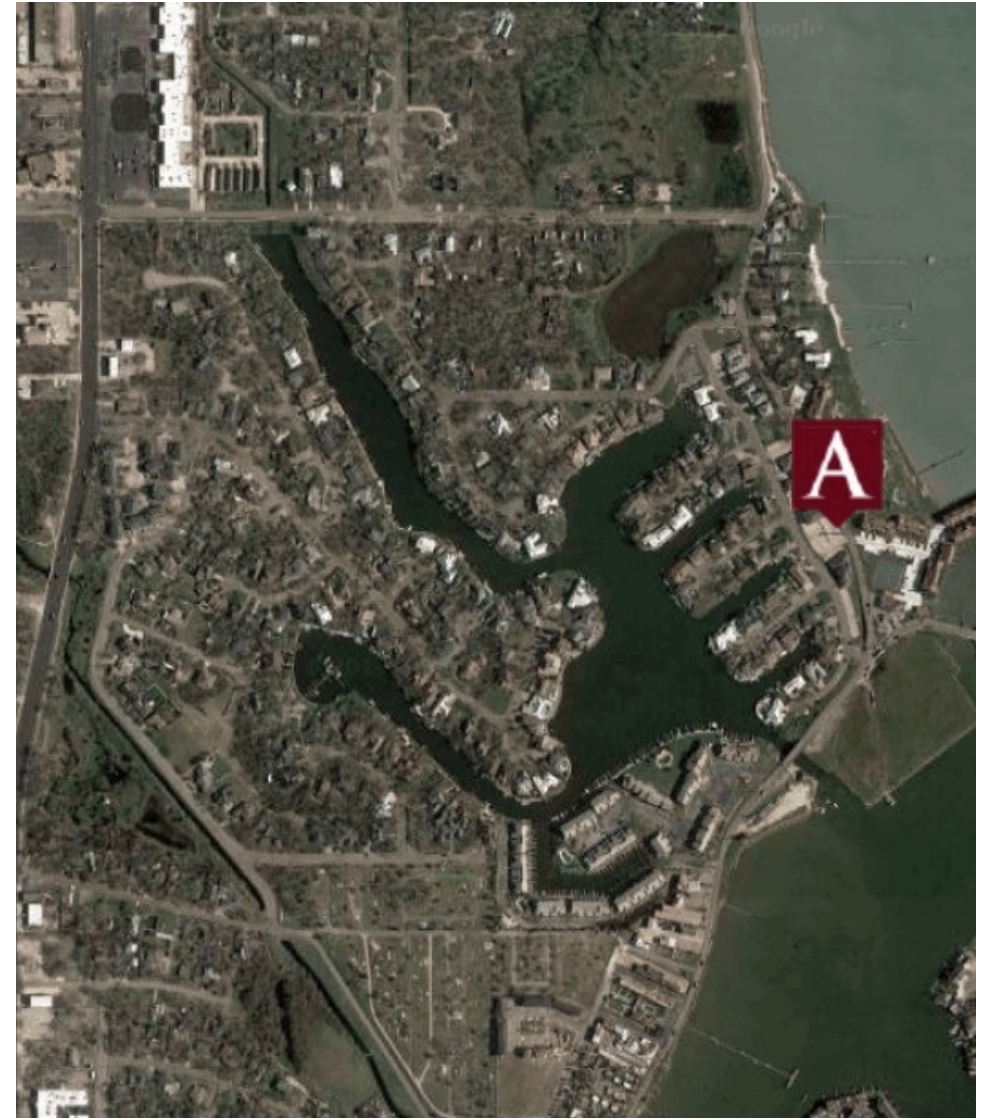
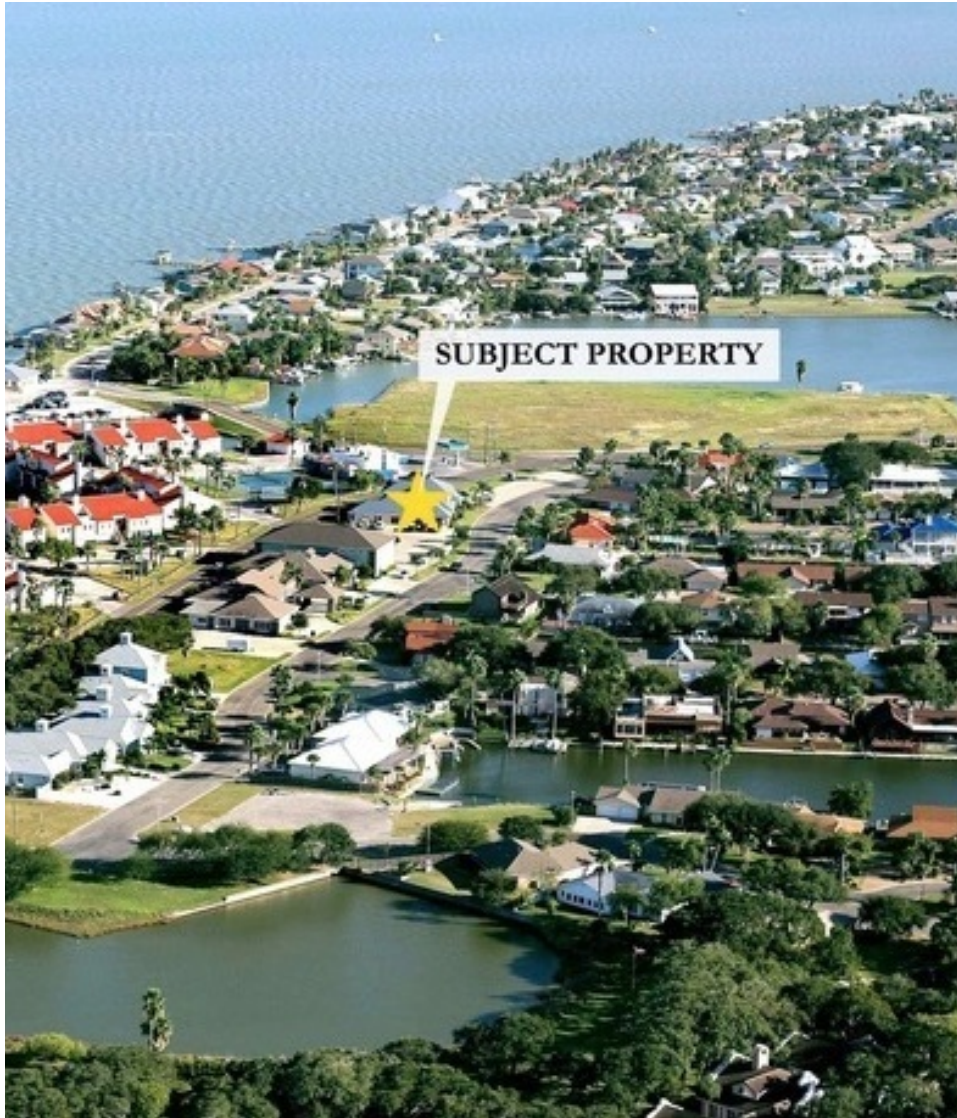
The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR LEASE

FULTON POINTE PROFESSIONAL SUITES

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

621 S. FULTON BEACH ROAD | ROCKPORT, TX 78382



JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM

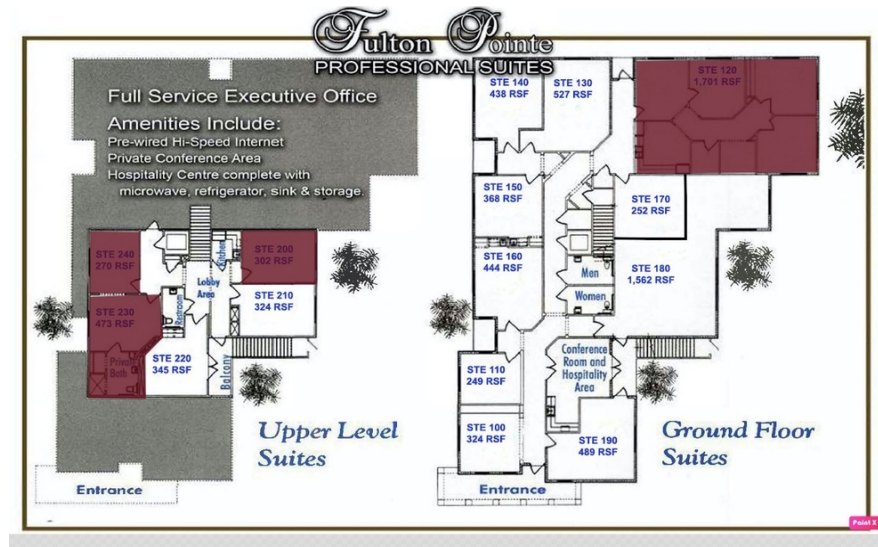
The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR LEASE

FULTON POINTE PROFESSIONAL SUITES

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

621 S. FULTON BEACH ROAD | ROCKPORT, TX 78382



LEASE TYPE FULL SERVICE | **TOTAL SPACE** 270 - 1,701 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$21.00 - \$22.00 SF/YR

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	1,701 SF	Full Service	\$21.00 - \$22.00 SF/yr	Reception Area, Kitchenette, Break Room, Data & File Room, 3 Offices
Suite 200	302 SF	Full Service	\$21.00 - \$22.00 SF/yr	Includes built-ins and a countertop. Ample storage.
Suite 230	473 SF	Full Service	\$21.00 - \$22.00 SF/yr	Can be combined with Suite 240. This suite offers a private bathroom with a washer and dryer hook up, as well as a stand up shower.
Suite 240	270 SF	Full Service	\$21.00 - \$22.00 SF/yr	Can be combined with Suite 230.

JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM

FOR LEASE

FULTON POINTE PROFESSIONAL SUITES

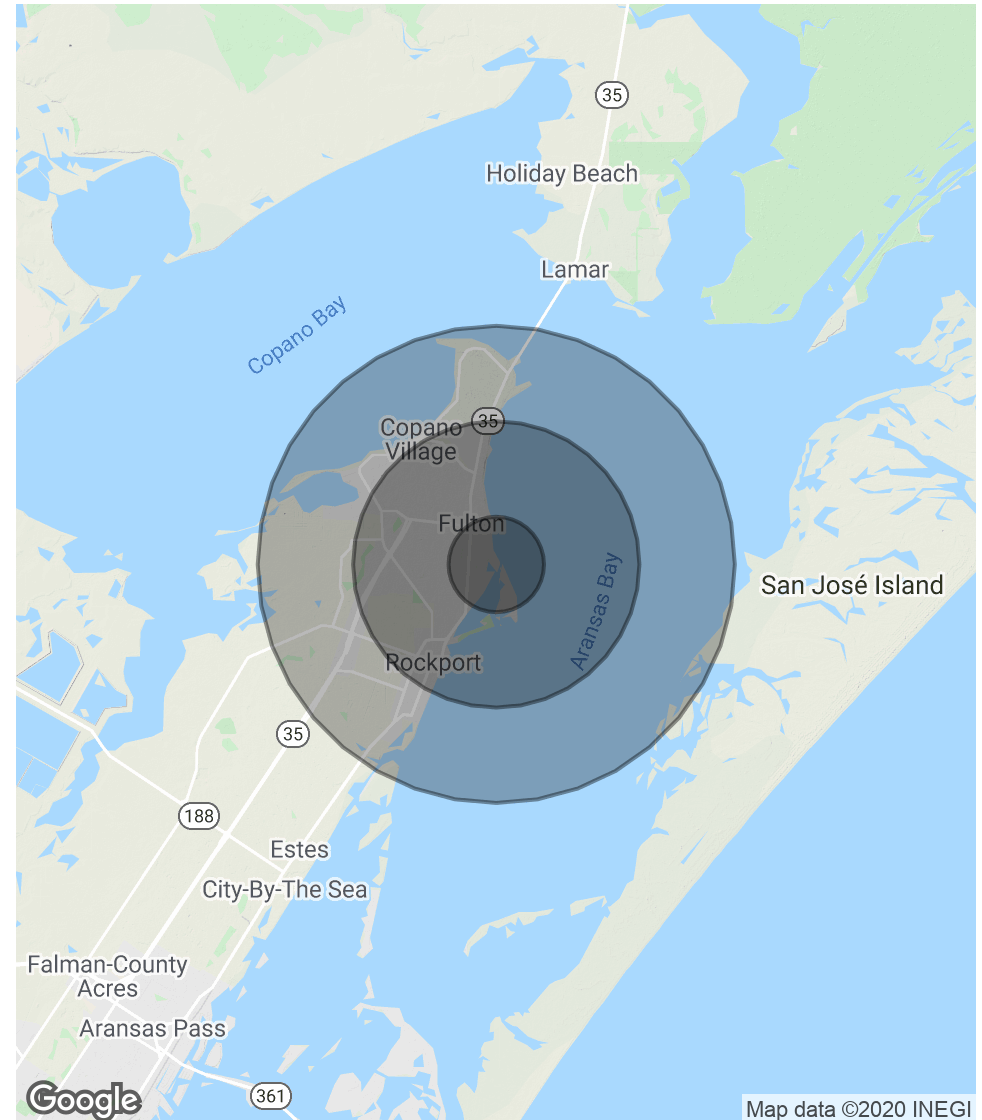
ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

621 S. FULTON BEACH ROAD | ROCKPORT, TX 78382

POPULATION	3 MILES	5 MILES
Total Population	6,991	12,370
Average age	47.0	44.4
Average age (Male)	47.8	45.1
Average age (Female)	46.3	43.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total households	3,031	5,165
# of persons per HH	2.3	2.4
Average HH income	\$63,890	\$56,697
Average house value	\$102,884	\$102,350

* Demographic data derived from 2010 US Census



JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM



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 coincidental 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.

Joe Adame & Associates, Inc.	416864	joe@joeadame.com	(361)880-5888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe Adame, CCIM, SIOR	145894	joe@joeadame.com	361.880.5888
Designated Broker of Firm	License No.	Email	Phone
Mark Adame, CCIM, SIOR	480169	mark@joeadame.com	361.880.5888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Casey	512430	jcasey@joeadame.com	361.880.5888
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