

OFFICE SPACE FOR LEASE

Available Build Out Space

- ◆ 2,875 Square Feet (47' x 61'7")
- ◆ Built out to suit your needs
- ◆ Tenant Allowance
- ◆ Excellent Visibility
- ◆ Ample Parking
- ◆ Triple Net
- ◆ Close to Huntsville Memorial Hospital

Latitude: 30.69386339821657
Longitude: -95.56127852108764



\$16.50 Square Foot for a 5-10 Year Lease

\$15.50 Square Foot for a 10 Year Plus Lease

Rent includes CAM fees

Tenant Improvement allowance is \$15.00 Square Foot which can be paid in one lump sum after passing an ADA Inspection, or taken out of the first 24 months rent.



Trust is our business..

130 Col Etheredge Blvd, Suite C

Huntsville, Texas

info@bnbtx.com | www.bnbtx.com

936-291-7552

3231 Woodward Drive, Suite A
Huntsville, Texas

Disclaimer: The information contained herein is furnished by sources considered reliable, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, and changes of price, prior sale or withdrawal with out notice. In accordance with the law, this property is offered without respect to race, color, origin, sex, or disabilities. You are advised to obtain a copy of the Texas mandated disclosure about Broker Services at <http://www.trec.texas.gov/pdf/>

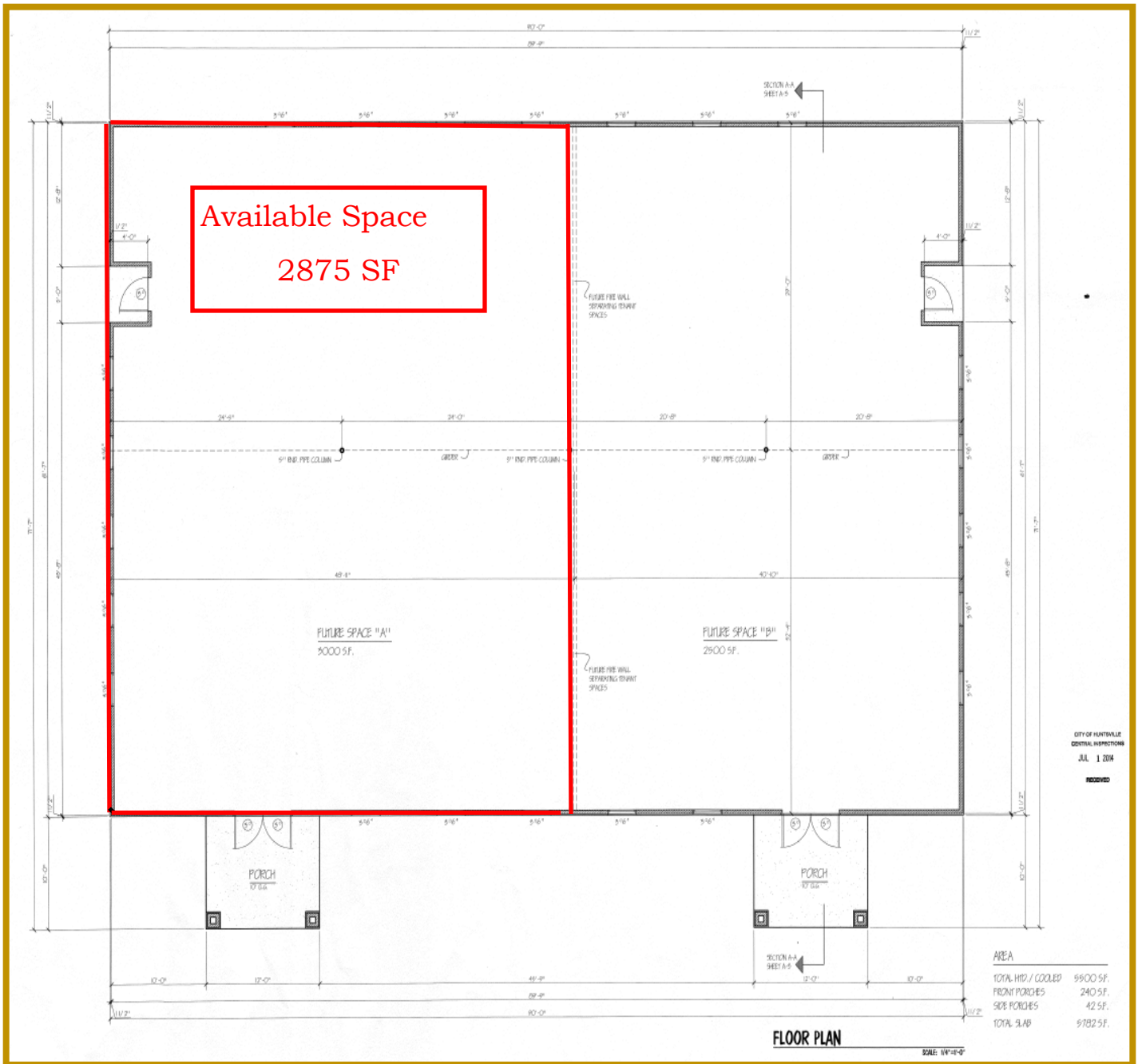


LoopNet™



Lands of Texas™

officespace.com



**This Space is available for you
to build out for your needs and
your business!**

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.

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.

Bius Investments, Inc.	329700	info@bntex.com	(936)291-7552
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben Bius	266125	benbius@bntex.com	(936)291-7552
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Bius	651446	danielbius@bntex.com	936-291-7552
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date