

OFFICE CONDO SPACE FOR LEASE

820 Lawrence Road, League City, Texas 77573

BUSINESS PARK OFFICE CONDO ONLY ONE SUITE REMAINING!!!

Suite 126 - 1,400 SF Immediately Available!

LEASE PRICING: \$21.36/SF/YR + \$7.20/SF/YR NNN

Features:

- Each Space has 2 individual entry doors
- Single story first floor space
- 10' ceiling heights
- Well insulated quiet concrete walls
- Hurricane glass windows
- Wired for high-speed internet
- Market area includes major retailers such as Home Depot, Marshalls, Office Depot, Ross, Target, TJ Max, Walmart, and many more...
- Close to the Kemah Boardwalk restaurants and other major attractions, such as Johnson Space Center and Space Center Houston
- Entire complex is managed by the Lawrence Business Park POA



820 LAWRENCE ROAD



www.RutledgeCommercial.com

PO Box 580332

Houston, TX 77258

FOR MORE INFORMATION CONTACT:

Wayne Rutledge

Wayne@RutledgeCommercial.com

832-875-2980

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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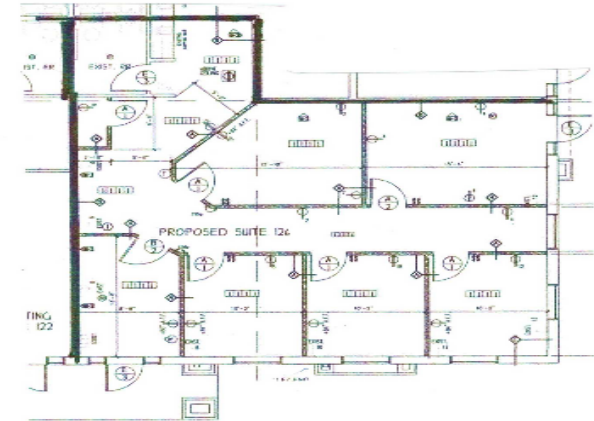
Located directly off Lawrence Rd.
in League City, near Kemah

Office Space For Lease Suite 126

Lawrence Business Park
820 Lawrence Road, Ste 126
League City, TX 77573

Front Corner Unit - High Visibility - 1,400 sq ft

Executive office with 10' ceilings
waiting and reception, conference rm, executive office, 3 front offices
private restroom, separate employee coffee bar with sink
pre wired for high speed telephone/data, cable ready, satellite dish available
100 amp 3 phase electrical sub panel
roof mounted HVAC unit for your security
'Green Construction' super insulated walls for lowest energy costs
extra quiet concrete walls 12" thick, most comfortable working environment
Hurricane rated windows
security interior locked utility rooms, no exposed utilities
full size parking, 4/1000
professionally landscaped



Lease Exhibit _____ Dated _____
Initial _____ Initial _____

TexAz Commercial Properties, LLC in the Lawrence Business Park, Kemah, TX

Suite 126



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Conveniently located near Marina Bay Drive (FM2094) and the Kemah Boardwalk!

820 Lawrence Road, Suite 126

League City, Texas 77573



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:
 - 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.

RUTLEDGE REAL ESTATE LLC	9005660	wayne@rutledgecommercial.com	281-957-7980
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wayne Rutledge	574582	wayne@rutledgecommercial.com	832-875-2980
Designated Broker of Firm	License No.	Email	Phone
Wayne Rutledge	574582	wayne@rutledgecommercial.com	832-875-2980
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laurie Rutledge	671487	laurie@rutledgecommercial.com	832-641-9103
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

Rutledge Real Estate LLC

PO Box 580332 Houston, TX 77258

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