

# 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](http://www.RutledgeCommercial.com)

PO Box 580332

Houston, TX 77258

FOR MORE INFORMATION CONTACT:

Wayne Rutledge

[Wayne@RutledgeCommercial.com](mailto: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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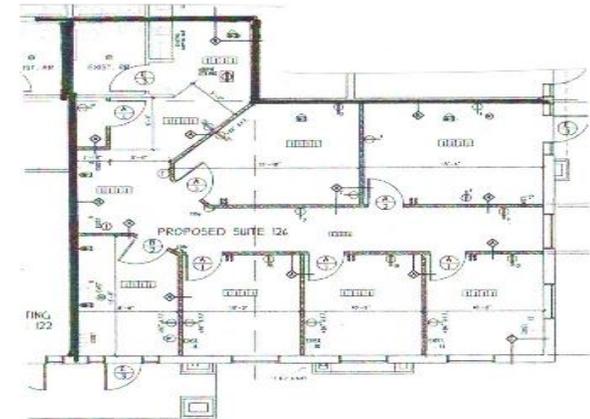


Located directly off Lawrence Rd.  
in League City, near Kemah

**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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (I) the broker's duties and responsibilities to you and your obligations under the agreement; and (II) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Rutledge Real Estate, LLC</u>	<u>9005660</u>	<u>wayne@rutledgecommercial.com</u>	<u>(281)957-7980</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Wayne Rutledge</u>	<u>574582</u>	<u>wayne@rutledgecommercial.com</u>	<u>(832)875-2980</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Wayne Rutledge</u>	<u>574582</u>	<u>wayne@rutledgecommercial.com</u>	<u>(832)875-2980</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Laurie Rutledge</u>	<u>671487</u>	<u>laurie@rutledgecommercial.com</u>	<u>(832)641-9103</u>
Name of Sales Agent/Associate	License No.	Email	Phone

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Laurie Rutledge  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_  
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