

OFFICE CONDO SPACE FOR LEASE

820 Lawrence Road, League City, Texas 77573

BUSINESS PARK OFFICE CONDO

ONLY 2 SUITES REMAINING!!!

Suite 126 – 1,400 SF

Suite 128 – 900 SF

LEASE PRICING: \$21.36/SF/YR + \$7.92/SF/YR NNN

Features:

- 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

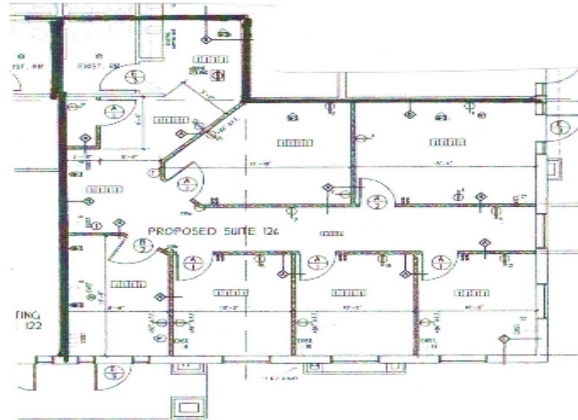
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OFFICE CONDO SPACE FOR LEASE

820 Lawrence Road, League City, Texas 77573

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

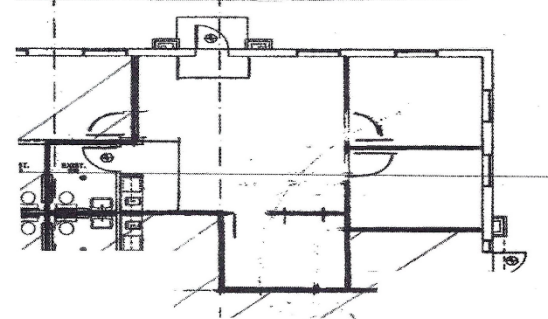


TexAz Commercial Properties, LLC in the Lawrence Business Park, Kemah, TX

Suite 126

Office Space For Lease
Suite 128
Lawrence Business Park
820 Lawrence Road, Ste 128
League City, TX 77573

Front Corner Unit - Private Entrance - High Visibility - 900 sq ft
Executive office with 10' ceilings
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
front corner office 11x12, 2nd office 11x11, work room 8x10
center open area suitable for cubicles or open work space
'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 128

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



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OFFICE CONDO SPACE FOR LEASE

820 Lawrence Road, League City, Texas 77573

820 Lawrence Road, Suite 126 & Suite 128

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.

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

Regulated by the Texas Real Estate Commission
Buyer/Tenant/Seller/Landlord Initials

Date
Information available at www.trec.texas.gov IABS 1-2

Laurie Rutledge

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