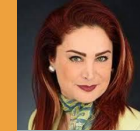


# FOR Lease



**Sepi Akhavi**

832 545 7393

sepiakhavi@kw.com

**kw** MEMORIAL  
KELLERWILLIAMS REALTY

**3033 BAYSHORE BLVD PASADENA, TEXAS 77502**

# FOR Lease

Wells Fargo, Denny's, Red Lobster, Fitness center, DaVita Dialysis, Pediatric Health, Women Health, Wendy's, Walgreens, SSN Admin office, Chick Fil A, Comerica Bank, Shipley Do Nuts, Chipotle, Kroger

Medical Center  
HCA Houston  
Healthcare SE

Burke Rd

Spencer HWY

Bayshore Blvd

## PROPERTY HIGHLIGHTS

Building 6,584 SF

Lot 19,515 SF 0.45 AC

Parcel ID 0660470030013

Ample Parking

Built 1956- renovated 2022

Traffic Count Spencer HWY 37540 VPD

Traffic Count Burke Rd 11,654 VPD

Surrounded By shops, Medical offices

Free standing, Single story

Price – Call Broker (Sepi) 832-545-7393

Free standing Office Building available conveniently located off of Spencer HWY on Bayshore Blvd within walking distance to Shops, Restaurant, School and Medical Center. This well positioned Office building can accommodate different businesses for new owner such as Shared office and workstation , Podcast room, Professional offices, Medical , Law firm, Beauty and Skincare, financial institution and more

## For More Information

**Sepi Akhavi**

832 545 7393

sepiakhavi@kw.com



The information contained herein was obtained from sources believed reliable; however, neither KW Memorial nor Sepi Akhavi makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of property is submitted subject to errors, omissions, changes of price or sale or lease, withdrawal without notice. All information contained herein should be verified by person relying thereon.

# Highlights

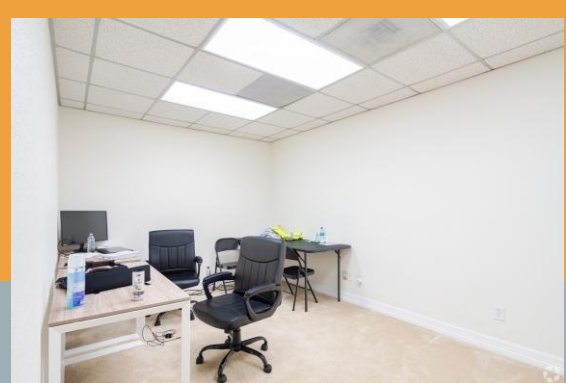
- **Several Offices in variety of sizes to accommodate different business**
  - **Conference room**
  - **Training room**
  - **Breakroom**
  - **Bathrooms In Both ends of Building**
- **Single story**
- **Ample surface parking Spaces**
- **Storage Space**
- **Air-conditioned**
- **Two Access/ Entrance**

[Click here for Video Tour link - Youtube](#)



**Traffic Count**  
@spencer

**37540 VPN**



# Floor Plan

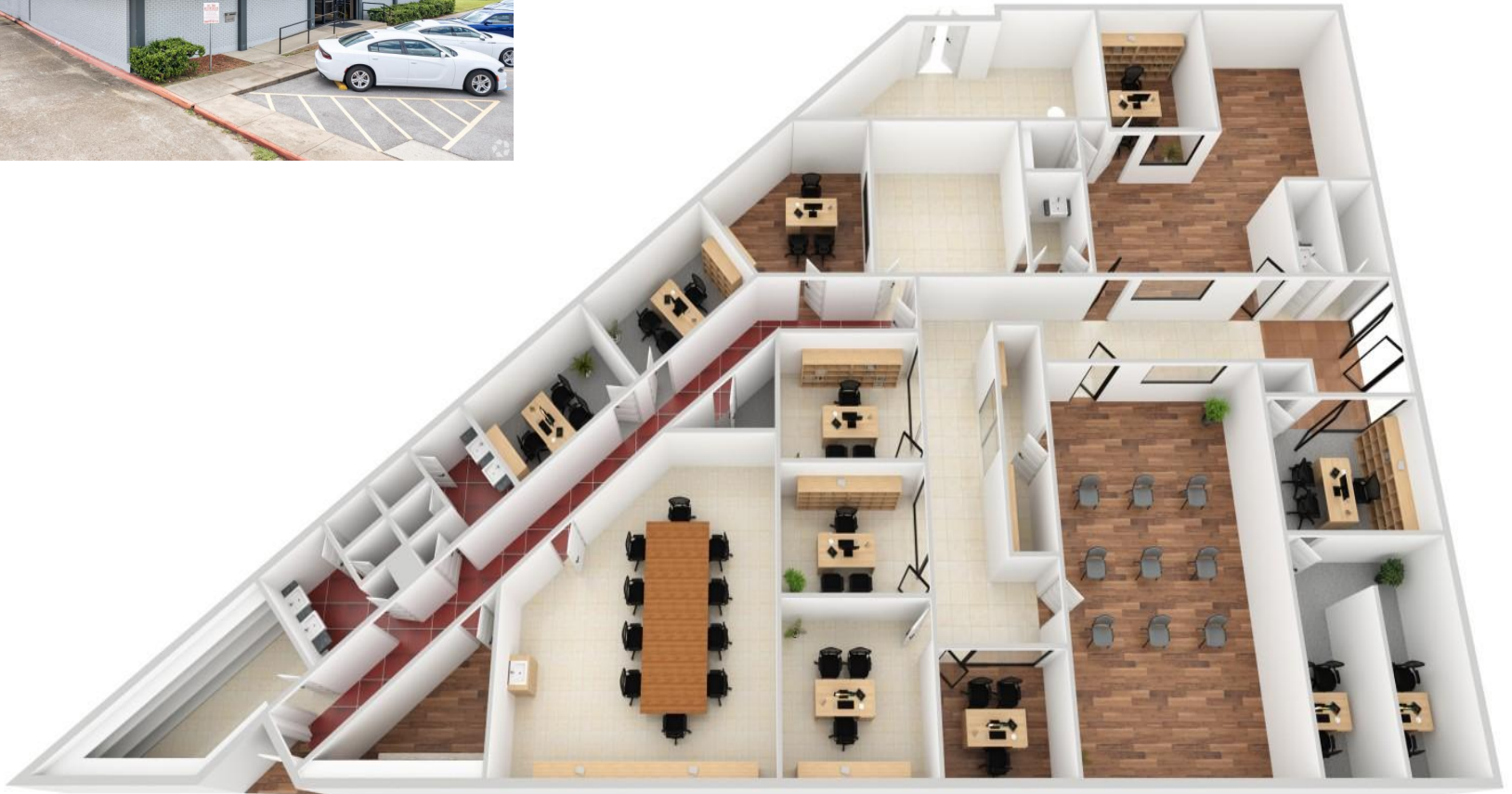


## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

3033 Bayshore Blvd, Pasadena, TX 77504

# Floor Plan





**Sepi Akhavi**  
sepiakhavi@kw.com  
832-545-7393

**Moody's**  
ANALYTICS  
**Catylist**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of owners and operators. Consult your attorney, accountant, or other professional advice.



## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3033 BAYSHORE BLVD, Pasadena, TX 77504

CITY, STATE  
**Pasadena, TX**

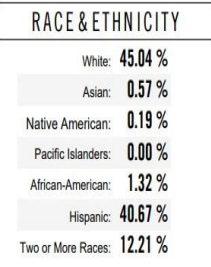
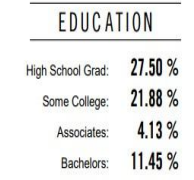
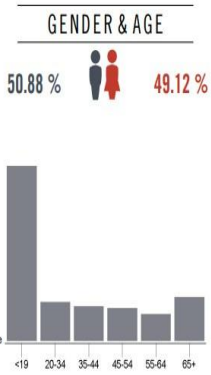
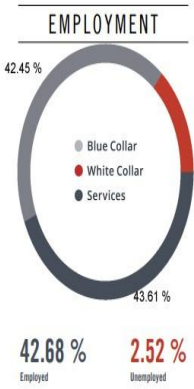
POPULATION  
**190,415**

AVG. HHSIZE  
**3.17**

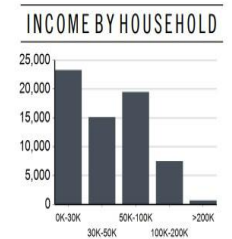
MEDIAN HH INCOME  
**\$47,551**

HOME OWNERSHIP

Renters:	<b>27,876</b>
Owners:	<b>33,256</b>



**Catylist Research**



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of owners and operators. Consult your attorney, accountant, or other professional advice.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
 REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
 HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS  
 AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND  
 CHECK THE STATUS OF A LICENSE HOLDER AT  
**WWW.TREC.TEXAS.GOV**

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
 A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO  
 SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,  
 REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,  
 IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
 A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE  
 RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION  
 P.O. BOX 12188  
 AUSTIN, TEXAS 78711-2188  
 (512) 936-3000

Confidentiality & Disclaimer

Sepi Akhavi Agent  
 832-545-7393  
 sepiakhavi@kw.com

All materials and information received or derived from KW Memorial, Sepi Akhavi its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither KW Memorial, Sepi Akhavi its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Memorial and Sepi Akhavi will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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.

11-2-2015

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaeb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@kwMemorial.com	(713) 470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sepi Akhavi	0600771	sepiakhavi@kw.com	(832) 545-7393
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](http://www.trec.texas.gov)  
 TABS 1-0  
 TAR 2501

Sepi Akhavi  
 832 545 7393  
 sepiakhavi@kw.com

