

FOR LEASE

804 Booty St. | Corpus Christi, TX 78404



PROPERTY INFORMATION

Medical Office space FOR LEASE, located in the north west corner of Booty and 5th St., in the Spohn Shoreline Hospital District. Property is approximately one block from Christus Spohn Hospital Shoreline, the largest and foremost acute care medical center in South Texas. Christus Spohn Shoreline, is currently undergoing extensive renovation with the removal of 320,00 SF of aging buildings and adding 420,00 SF of new space, to include, but not limited to, a new Level II Trauma Center and expanded Emergency Department.

SPACE SIZE: 2,510 SF

LEASE TERM: 3-5 YEARS

**LEASE PRICE: \$3,974.00 Month
(\$19.00 PSF)**

LEASE TYPE: NNN



FOR MORE INFORMATION CONTACT

Wade A. Spenst, B.S, M.S.
Agent Associate

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Phone: 361.992.9700 | Fax: 361.992.9790

Email: wade@gulftex.com

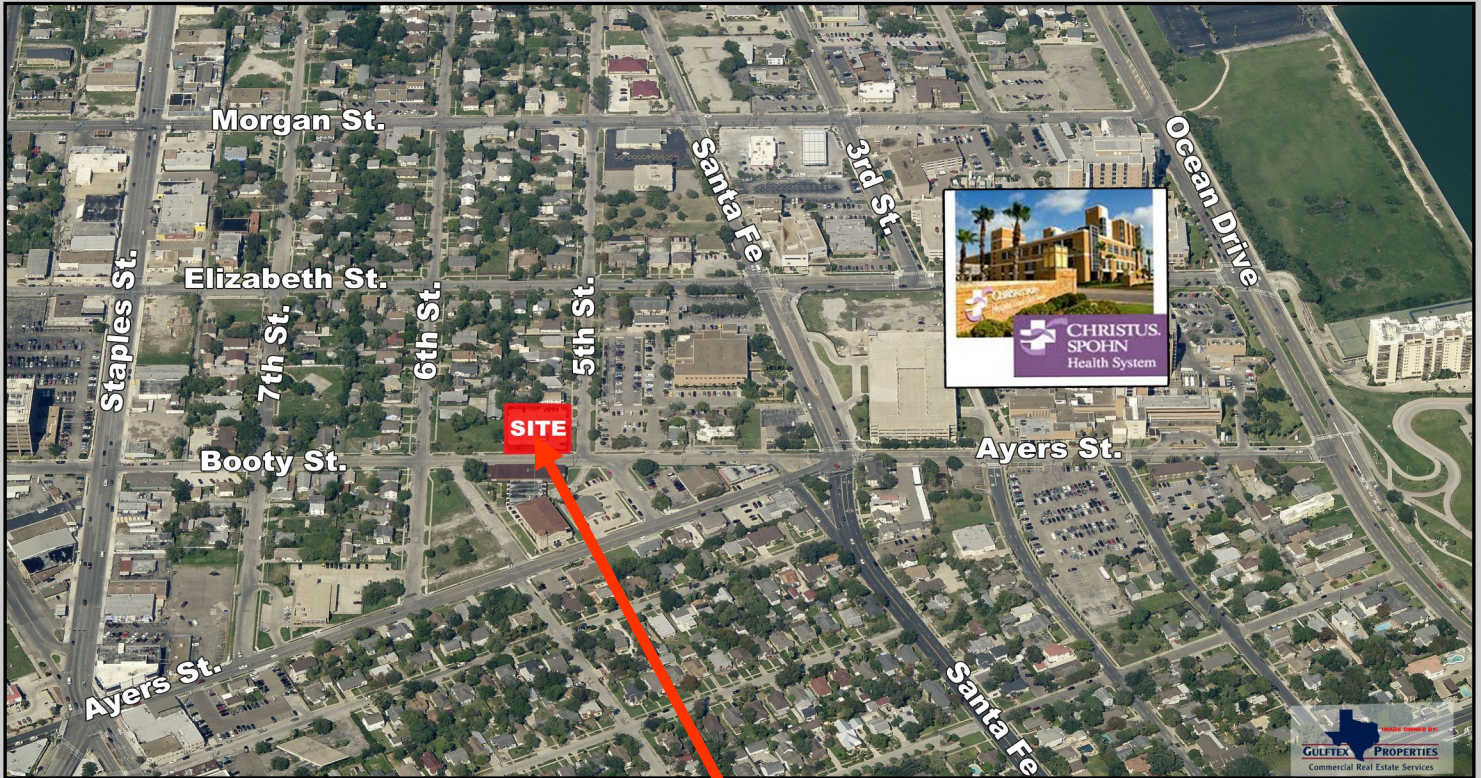
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All information furnished regarding property for sale or rental is from sources deemed in our sole opinion to be reliable, but Gulftex Properties makes no representation as to the accuracy thereof and is submitted subject to errors or omissions. Gulftex Properties urges interested parties to verify all information. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

AERIAL PHOTOS

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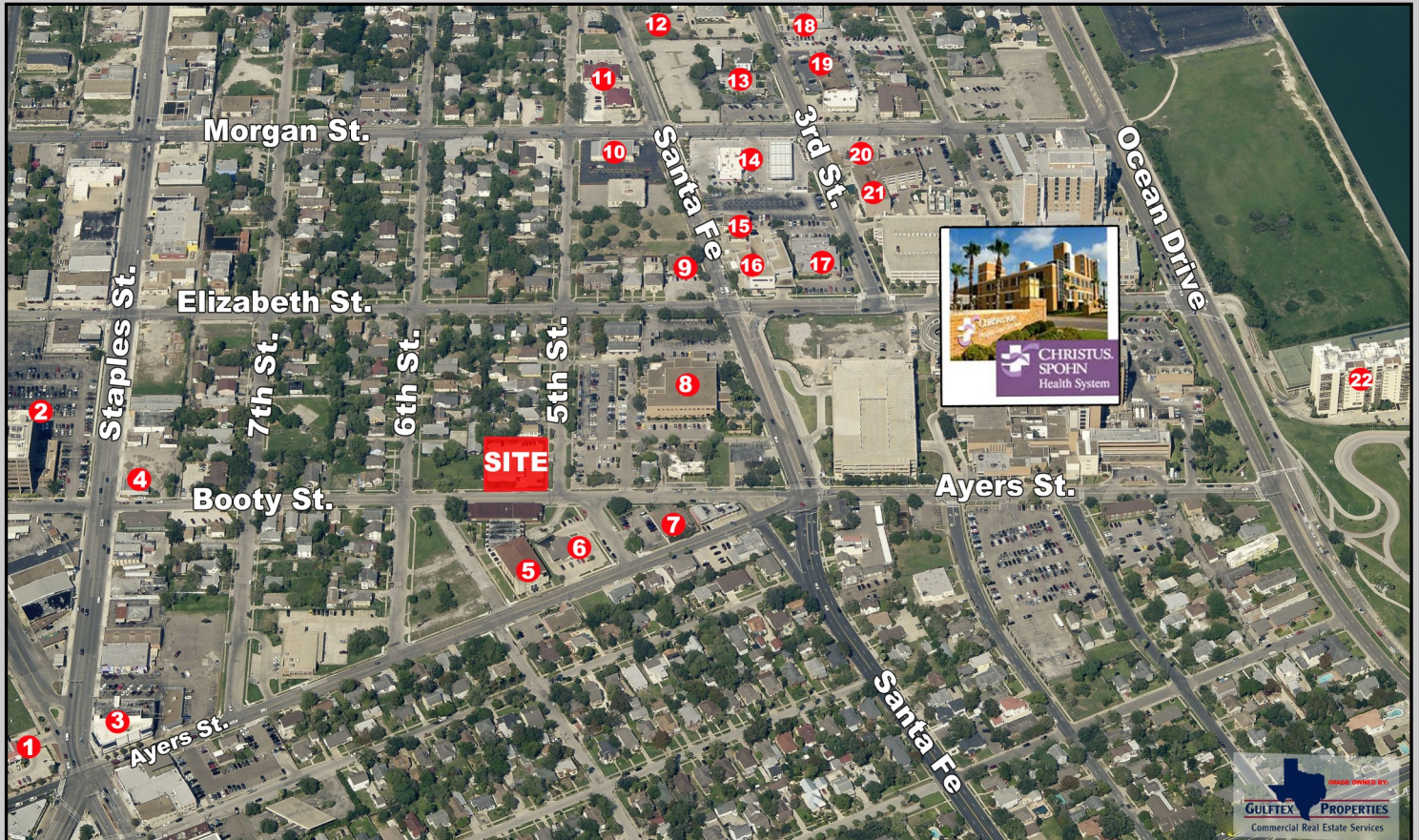
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AERIAL PHOTO

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SURROUNDING BUSINESSES

1. Fesnius Dialysis
2. Medical Office Building
3. WellMed
4. Lab Corp.
5. CC Montessori School
6. Third Coast Federa Credit Union
7. Christus Spohn Offices
8. Christus Spohn Cancer Center
9. Clinical Nuclear Services
10. Padre Coast Clinical Research
11. WellMed
12. Brent L. Phelps, DDS
13. STX Brain and Spine Center
14. Stripes
15. Corpus Christi Prosthetics
16. Surgicare of Corpus Christi
17. Dugan Eye Institute
18. CC Heart & Vascular Institute
19. Heart Place
20. ASP Care
21. Vista Del Mar Rehabilitation
22. Marina Del Sol Condominiums

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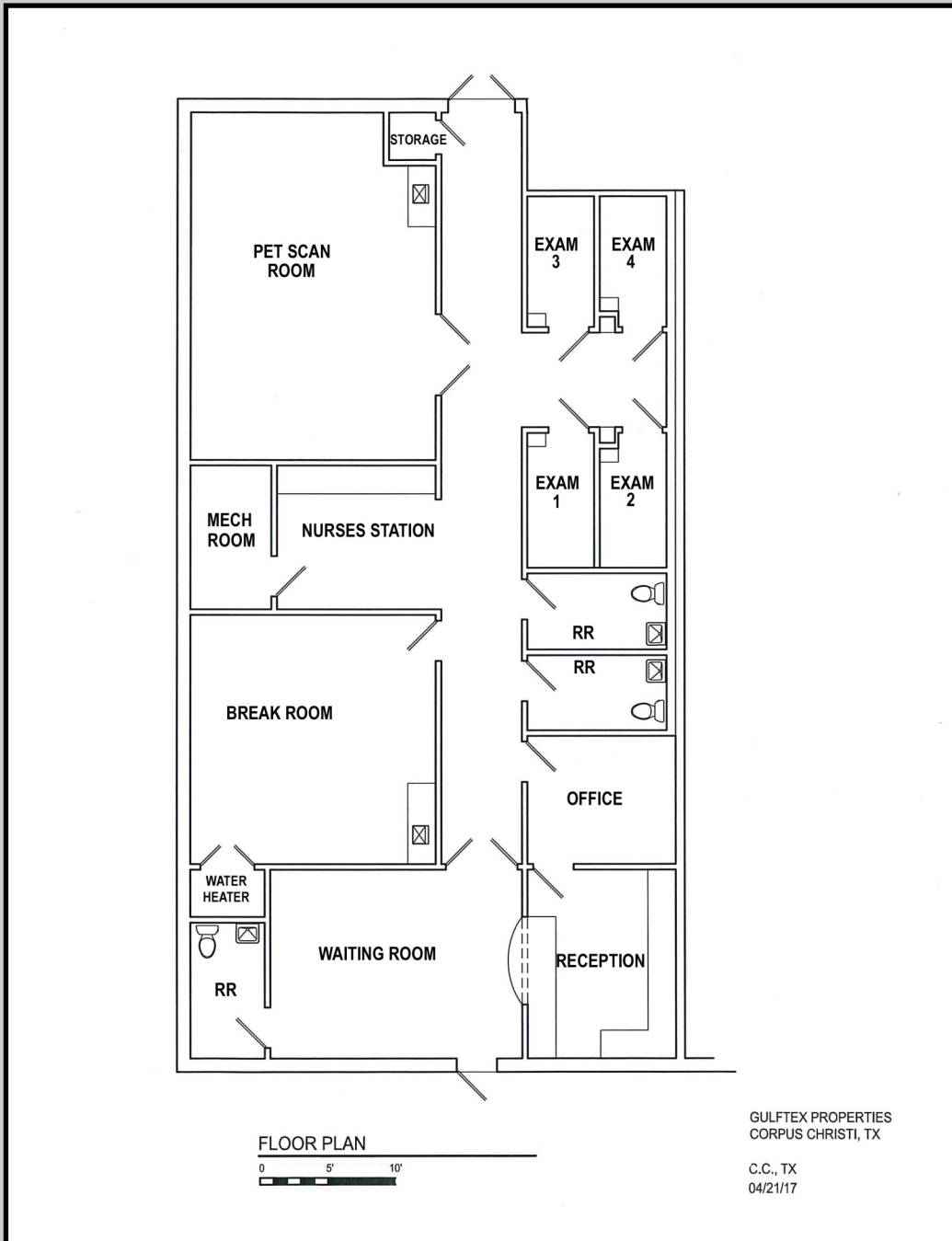
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FLOOR PLAN

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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.

<u>GULFTEX PROPERTIES INCORPORATED</u>	<u>484671</u>	<u>burris@gulftex.com</u>	<u>(361) 992-9700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Burris W. McRee</u>	<u>168194</u>	<u>burris@gulftex.com</u>	<u>(361) 992-9700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Wade Alan Spenst</u>	<u>677021</u>	<u>wade@gulftex.com</u>	<u>(361) 992-9700</u>
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

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