



**FOR LEASE** | 3838 NAVIGATION, HOUSTON | TX

# Shops on Navigation **NOW PRE-LEASING**

**Chris Nash**

Senior Associate  
+1 713 830 2153  
chris.nash@colliers.com

**Hannah Tosch**

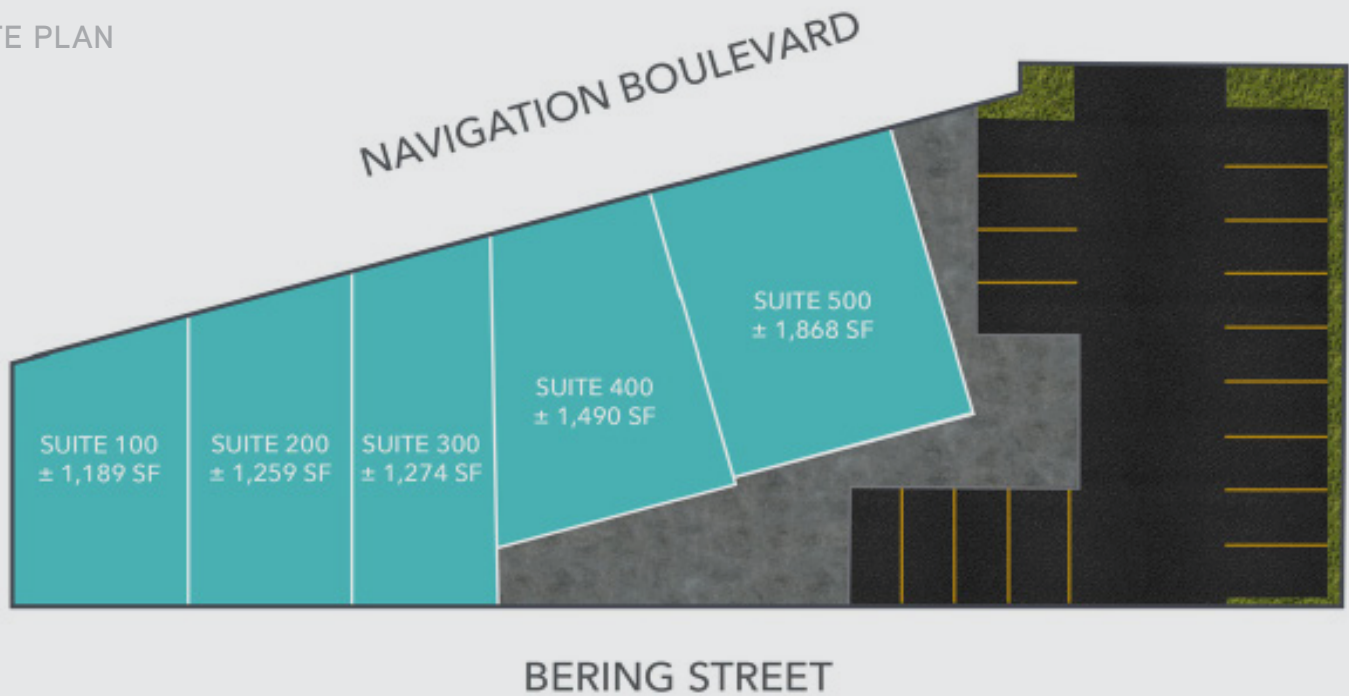
Associate  
+1 713 830 2192  
hannah.tosch@colliers.com

**Colliers International**  
1233 West Loop South | Suite 900  
Houston, TX 77027  
P: +1 713 222 2111



Accelerating success.

SITE PLAN



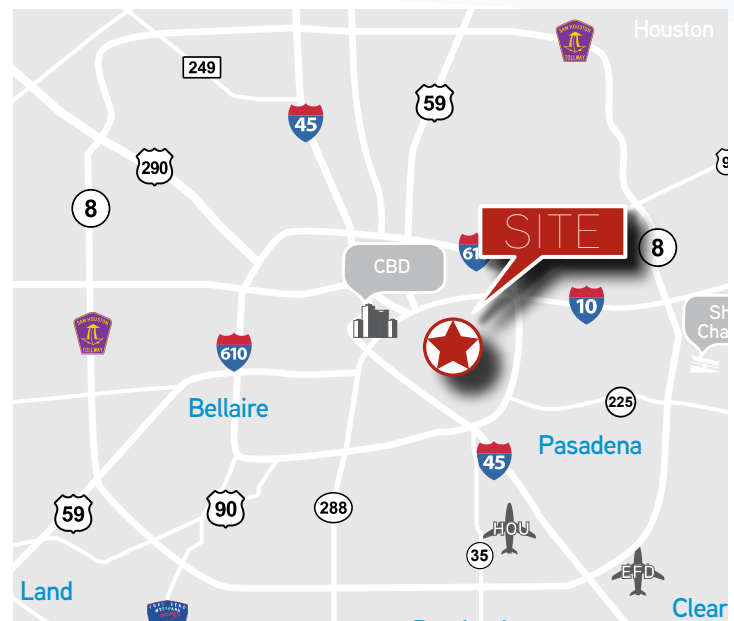
[colliers.com/texas](http://colliers.com/texas)

## Property Overview

Total Building SF:	± 7,080 SF
Available Spaces:	± 1,189 SF - ± 7,080 SF
Parking:	2.4 / 1,000 SF Additional parking available along Bering Steet

## Property Highlights

- Directly across from HCC campus
- Close proximity to Downtown Houston
- Frontage along popular & ever-changing Navigation Boulevard
- Shared patio



# CALL BROKER FOR LEASE RATE

**Chris Nash**

Senior Associate  
+1 713 830 2153  
[chris.nash@colliers.com](mailto:chris.nash@colliers.com)

**Hannah Tosch**

Associate  
+1 713 830 2192  
[hannah.tosch@colliers.com](mailto:hannah.tosch@colliers.com)



Accelerating success.

# Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,633	55,623	152,767
Total Population	15,413	163,863	387,570
Average HH Income	\$56,239	\$67,011	\$88,501



El Tiempo Cantina - Navigation

Andes Cafe

The Original Ninfa's on Navigation

3838 NAVIGATION BLVD

Lucky Tavern

HCC Southeast Campus

Suko's Burger House



Contact us:

**Chris Nash**

Senior Associate

+1 713 830 2153

chris.nash@colliers.com

**Hannah Tosch**

Associate

+1 713 830 2192

hannah.tosch@colliers.com

[colliers.com/texas](http://colliers.com/texas)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



Accelerating success.



## 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.

### 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.

Colliers International Houston, Inc.	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>713 222 2111</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>713 830 2104</u>
Designated Broker of Firm	License No.	Email	Phone
<u>John Patrick Duffy</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>713 830 2112</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Chris Nash</u>	<u>635535</u>	<u>chris.nash@colliers.com</u>	<u>713 830 2153</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date