

# FOR LEASE – Full Service Office – 2<sup>nd</sup> Floor



Arnold and Associates

(3) Spaces Available 2<sup>nd</sup> Floor



755 South 11<sup>th</sup> Street, Beaumont, Texas

## 11<sup>th</sup> Street Professional Building

- Full service professional office
- Recently remodeled
- Blend of small & larger suites
- Front parking & side parking for tenants
- First come first serve covered parking
- Equipped with stairs & elevator
- Ample pylon signage available
- Located near the intersection of 11<sup>th</sup> & College

### Location Overview

- Beaumont is located between Houston & Lake Charles on the IH10 Corridor
- This market serves one of the world's largest petrochemical & refining complexes – home for Exxon-Mobil, Valero, Motiva, Chevron, BASF, Golden Pass, Port Arthur LNG & More
- (2) Nationally ranked ports, (3) Large hospitals surrounded by medical campuses

### FOR MORE DETAILS CONTACT:

Debbie Cowart  
deb@cbcaaa.com  
Phone : (409) 651-3559

One Acadiana Court, Beaumont, TX, 77706  
(409) 833-5055

**CBCWORLDWIDE.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial  
Arnold and Associates  
One Acadiana Court  
Beaumont, TX 77706  
409-833-5055

# FOR LEASE – Full Service Office – 2<sup>nd</sup> floor



Arnold and Associates

## Property Information

40,000 SF Full Service Professional Office Complex. Elevator and stairways available, neutral decor in the office suites, common restrooms and water fountains, directory board on 1st floor for tenants. Co-tenants include medical and service related businesses serving the community.

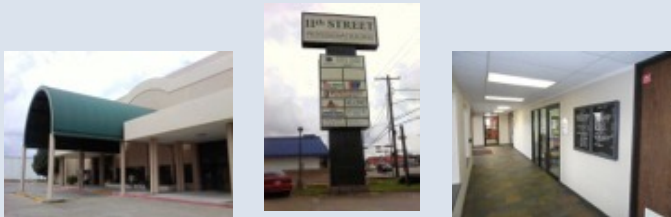
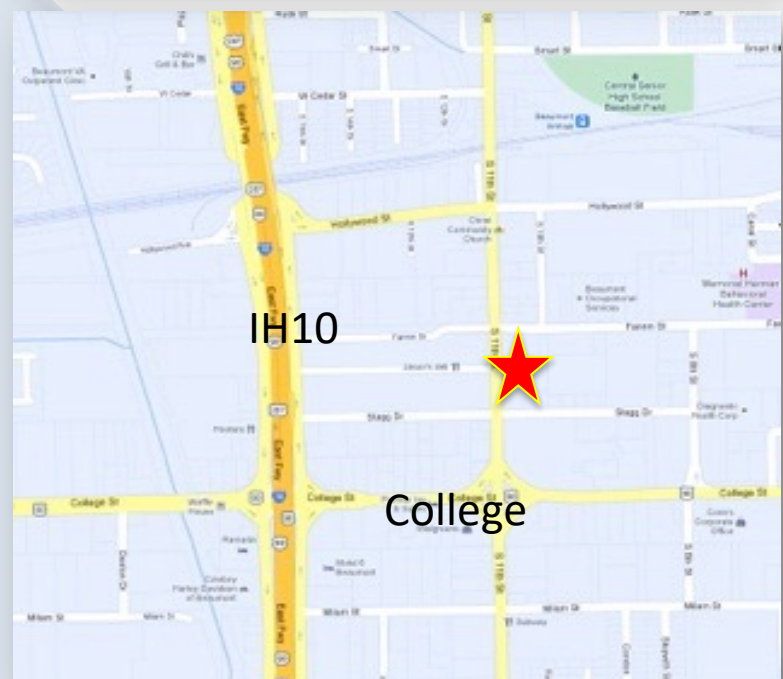
Zoning	General Commercial
Parking	Front: 58 + 6 handicap Side: 40 uncovered / 26 covered

### SPACE AVAILABLE

Ste 235	819.6 sf	\$1106.46/ month
Ste 255	958 sf	\$1293.30/ month
Ste 250	1245 sf	\$1680.75/ month
Ste 219	2109 sf	\$2847.15/ month

Lease rate: \$1.35 psf/ month – full service lease

\*Represents an “add on factor” of 12% (top floor) and 10% (bottom floor) for common area expense. Lease price includes water, electricity, common area janitorial service and building & office suite maintenance.



### FOR MORE DETAILS CONTACT:

Debbie Cowart  
deb@cbcaaa.com  
Phone : (409) 651-3559

Tisha Self  
tisha@cbcaaa.com  
Phone : (409) 658-0330

One Acadiana Court, Beaumont, TX, 77706  
(409) 833-5055

**CBCWORLDWIDE.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial  
Arnold and Associates  
One Acadiana Court  
Beaumont, TX 77706  
409-833-5055



# Information About Brokerage Services

11-2-2015

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.

<u>CBC Arnold and Associates</u>	<u>518763</u>	<u>sheri@cbcaa.com</u>	<u>(409) 833-5055</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Sheri Arnold</u>	<u>418241</u>	<u>sheri@cbcaa.com</u>	<u>(409) 833-5055</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Deb Cowart</u>	<u>503902</u>	<u>deb@cbcaa.com</u>	<u>(409) 833-5055</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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Coldwell Banker Commercial, 1 Acadiana Court Beaumont, TX 77706  
Debra Cowart

Phone: 4098335055

Fax: 4098335125

Debbie Cowart

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)