

Suite B
3300 sf

Floor plan may not be accurate – conceptual planning only

- Near intersection of Hwy 69 and Jerry Ware Drive
- Hwy frontage visibility
- Across from Jack Brooks Regional Airport
- Updated and well maintained
- Minutes from the Petrochemical Complexes of SE Texas

**Starting rent at \$2000/
month**
**(includes property tax & insurance
& trash)**

- Private offices
- Large conference room
- AT&T Fiber
- Music speakers throughout capability
- Camera Infrastructure
- (2) Restrooms
- Climate controlled W/H
- Close parking

FOR MORE DETAILS CONTACT:

Deb Cowart 409-651-3559

Tisha Stone 409-658-0330

Carolann Castillo 409-790-0102

WWW.CBCAAA.COM

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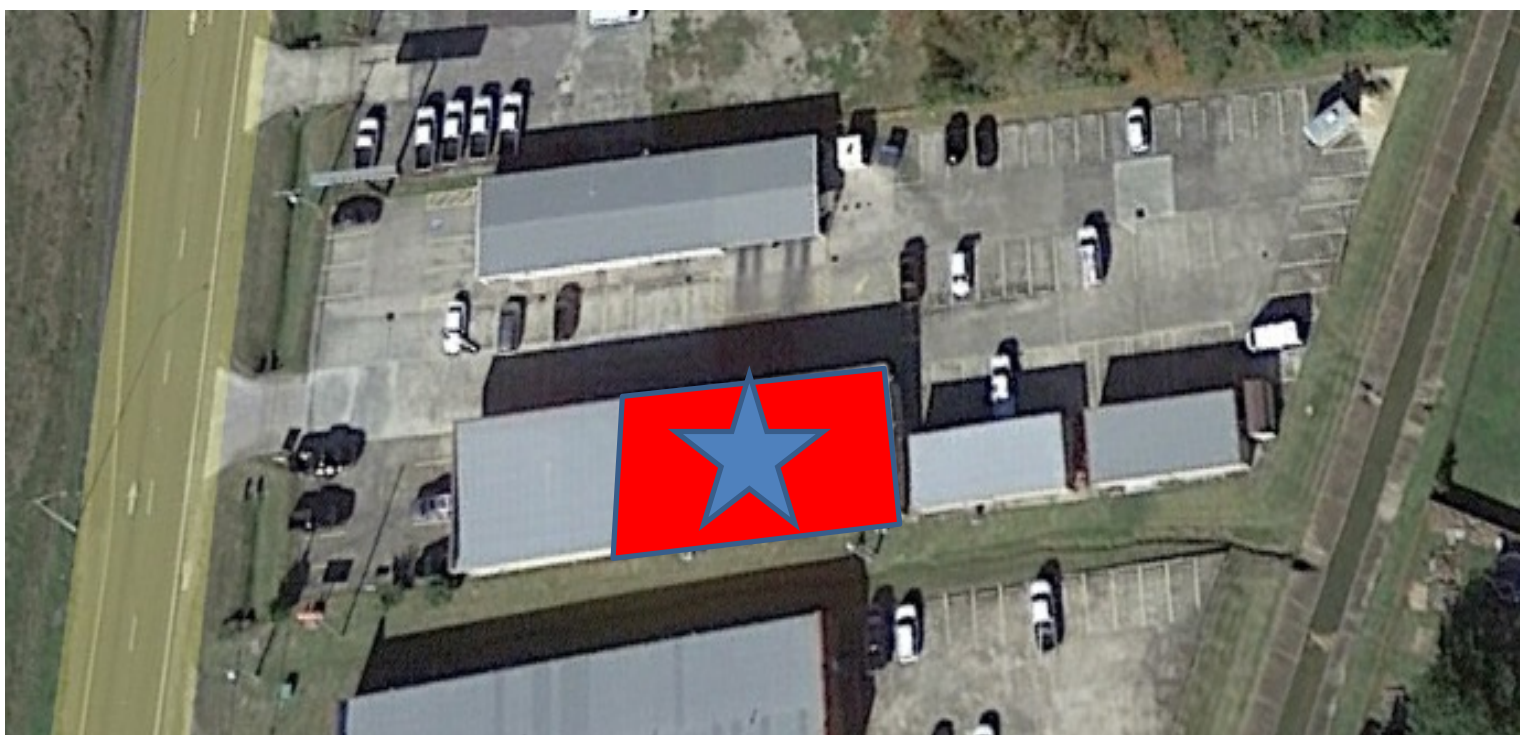
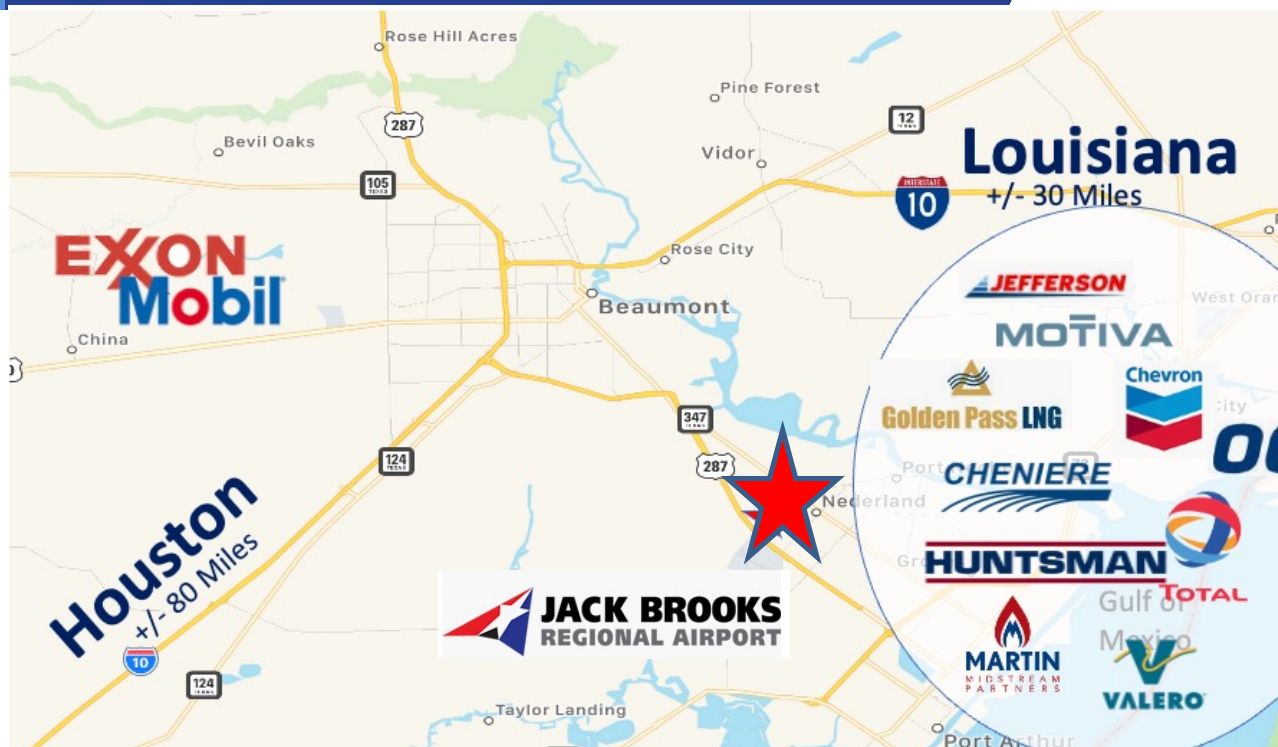
**Coldwell Banker Commercial
Arnold and Associates
1 Acadiana Court
Beaumont, TX 77706
409-833-5055**

Hwy 69, 1200 Nederland, Texas 77627

Suite B – Office with Warehouse Bay



Arnold and Associates



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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.

- 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.

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 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.

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.

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

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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<u>Deb Cowart</u>	<u>503902</u>	<u>deb@cbcaaa.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

TAR 2501

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

Phone: 4098335055

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IABS 1-0
Debbie Cowart

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