

3515 Fannin #103
Beaumont, TX
****FOR LEASE****



COLDWELL BANKER
COMMERCIAL
ARNOLD AND
ASSOCIATES



- 1260 sf
- Office build out
- Business front parking
- Located right off 11th Street
- Close proximity to medical & other offices
- Near Baptist and Christus

LEASE RATE:
\$1470 / month
(includes property
taxes and insurance)

FOR MORE DETAILS CONTACT:

Debbie Cowart
409. 651. 3559
Deb@cbcaaa.com

Tisha Self
409. 658. 0330
Tisha@cbcaaa.com

WWW.CBCAAA.COM

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

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MOTORIZED
TRAFFIC COUNTS

Total Traffic:
20,080 VPD



Healthcare
Employees:
10,498 (3 mile radius)



Total Businesses:
5,381 (5 mile radius)



Total Population:
103,555 (5mile radius)

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 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.

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

Sheri Arnold	418241	sheri@cbcaaa.com	(409) 833-5055
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Deb Cowart	503902	deb@cbcaaa.com	(409) 833-5055
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Debra Cowart Produced with xi

Phone: 4098335055

Fax:4098335125

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Debbie Cowart

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