



# DUNHILL PARTNERS

Commercial Brokerage & Investments

## FOR LEASE

### Village Real SHOPPING CENTER

**Location:** 961 NASA One, Webster, TX

**Description:** Multi-Tenant neighborhood Shopping Center with a mix of national, regional, and local Tenants. Recently renovated with excellent rental rates.

#### Available

Suites:	Suite	Size	Mo. Base Rent	Rate
	915	12,000 s/f	\$12,000.00	\$12.00 s/f NNN
	913	2,826 s/f	\$3,768.00	\$16.00 s/f NNN
	933	5,005 s/f	\$5,422.08	\$13.00 s/f NNN
	945	2,167 s/f	\$2,889.33	\$16.00 s/f NNN
	955	1,495 s/f	\$2,117.92	\$17.00 s/f NNN

<b>Current Net Charges:</b>	Common Area Maintenance	\$1.89 s/f
	Property Taxes	\$2.44 s/f
	Property Insurance	\$.65 s/f
	<b>Total Net Charges</b>	<b>\$4.98 s/f</b>

**Finish Out Allowance:** Negotiable

**Terms:** 5 – 10 Years