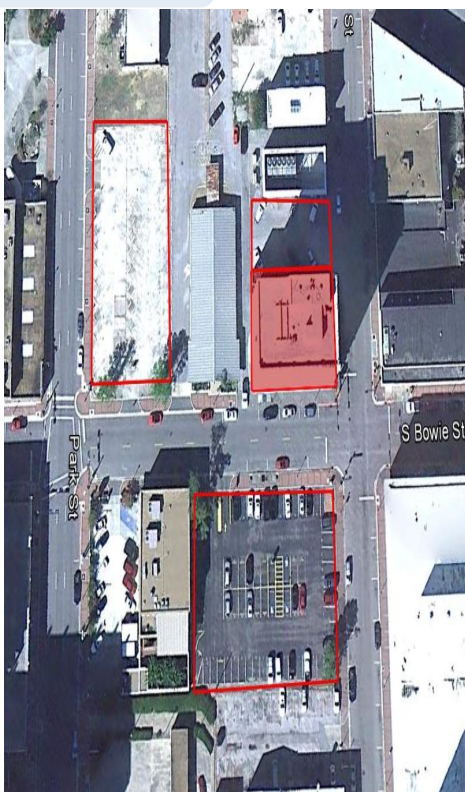




470 Orleans Street, Beaumont
Multi-Tenant Office Building



PROPERTY HIGHLIGHTS

- ✓ CBD
- ✓ Revitalized Downtown offers easy access to interstate 10.
- ✓ Parking availability
- ✓ Full Floors available
- ✓ On-site management
- ✓ +/- 65,000 NRA

ABOUT THE PROPERTY

The 470 Orleans Building is located in Beaumont’s Central Business District. The original construction began in 1927 and completed in 1929. It is located on the corner of Orleans St. and Bowie. This historic 12 floor building is within walking distance to many of your favorite lunch spots and other downtown attractions. While rich in vintage details, it is also the 4th tallest building in Beaumont. This building offers a great opportunity to be surrounded by history and magnificent views.

\$ 1.25 Per RSF/Monthly Full Service Lease

For more information, contact us today!

FOR MORE DETAILS CONTACT:

Deborah Johansson
 Broker Associate
 409-833-5055

deborah@cbcaaa.com
 www.cbcaaa.com

One Acadiana Court
 Beaumont, TX 77706

Coldwell Banker Commercial Arnold and Associates

www.cbcaaa.com

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470 ORLEANS STREET

FOR LEASE



Arnold and Associates

PROPERTY INFORMATION

7 th Floor	Space Available:	+/- 5,298 RSF
8 th Floor	Space Available:	+/- 420 RSF
8 th Floor	Space Available:	+/- 872 RSF
Suite 950	Space Available:	+/- 2,208 RSF
10 th Floor	Space Available:	+/- 5,298 RSF
12 th Floor	Space Available:	+/- 5,298 RSF



FOR MORE DETAILS CONTACT:

Deborah Johansson, Broker Associate
deborah@cbcaaa.com
Phone : (409) 833-5055

CBCWorldwide.com
CBCAAA.com

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

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470 Orleans Street, Beaumont, TX

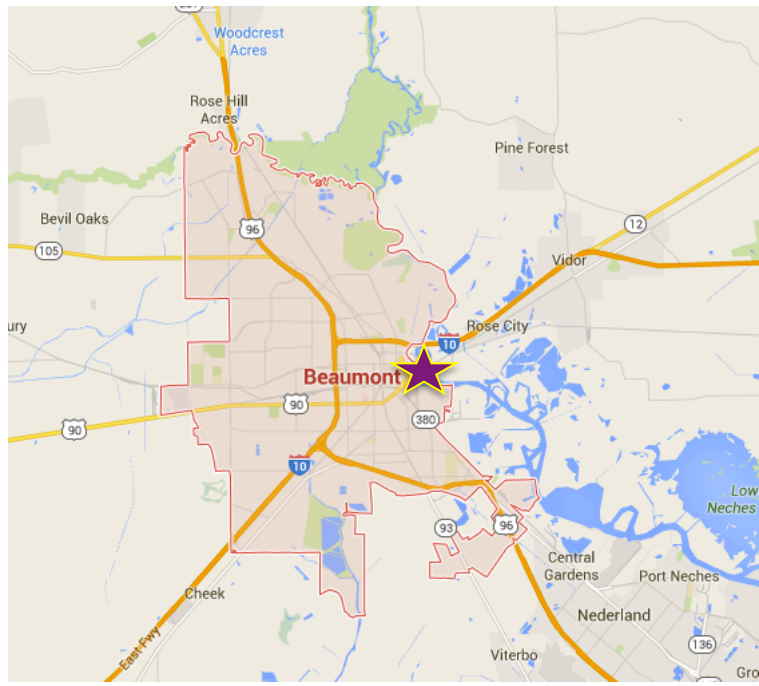


Arnold and Associates

AREA INFORMATION

ABOUT BEAUMONT, TX.

- 90 miles east of Houston
- Population of Jefferson County– 252,000
- Beaumont is located on the Neches River
- Has (2) large hospitals and medical campus
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Industry promotes the economy and keeps population growth steady
- Home to Lamar University



Learn more about Beaumont by visiting the city online:

<https://beaumonttexas.gov>



Image Source: Google Maps

2015 Demographics			
	1 Mile	3 Miles	5 Miles
Population:	4,244	54,116	105,502
Households:	1,563	21,533	41,298
Avg. HH Income:	\$44,313	\$58,259	\$60,436

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

SCRE, INC.	0518763		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Coldwell Banker Commercial Arnold and Associates	0518763		(409)833-5055
Designated Broker of Firm	License No.	Email	Phone
Sheri Arnold	0418241	sheri@cbcaaa.com	(409)833-5055
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Deborah Johansson	0249266	deborah@cbcaaa.com	(409)833-5055
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
IABS 1-0 Date