



Kingsley Ridge

OFFICE CONDOMINIUMS
at Broadway Street

3129 KINGSLEY DRIVE
PEARLAND, TEXAS 77584

**OFFICE CONDOS
FOR SALE OR LEASE**



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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The brand new Kingsley Ridge Office Condominiums at Broadway Street is a twenty building office condo community located in Pearland, Texas. The community's central location at Kingsley Drive and Broadway Street allows easy access to Highway 288 and the Sam Houston Tollway. The community is situated nearby several neighborhoods including Shadow Creek Ranch, Southern Trails, Orchard Grove, Alameda Heights, and Fresno. An abundance of amenities including retail, hotels, and restaurants are located in the nearby Pearland Town Center and other centers located just a short drive away.



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PROPERTY HIGHLIGHTS

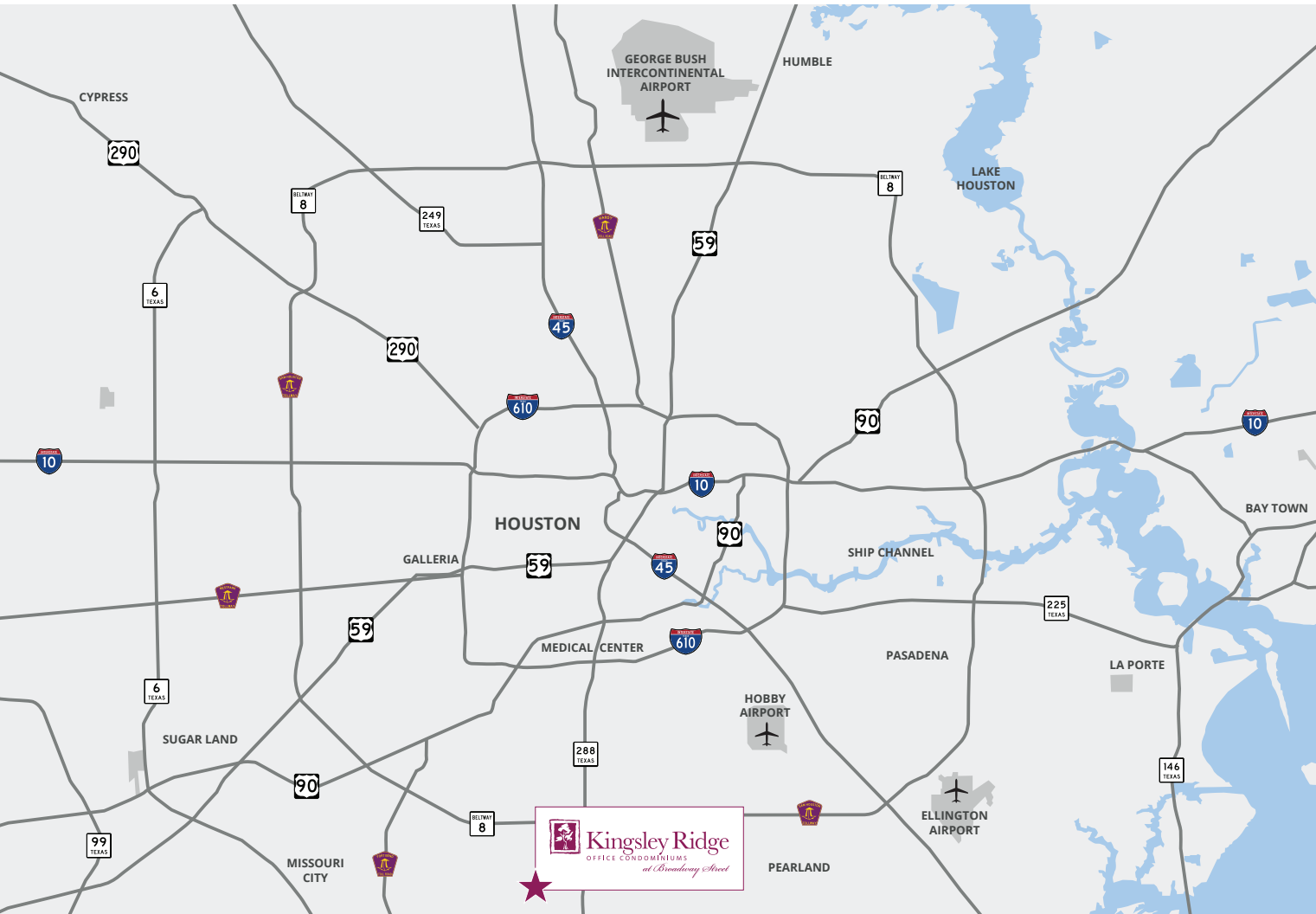
- For sale or lease
- Office sizes range from 1,225 to 6,125 SF
- Brand new construction
- Customizable floor plans and design choices
- Single-story with private front-door entrances and surface parking
- Wood floors in hallways and reception area
- Granite countertops in kitchen.
- Fully landscaped exterior maintained as part of a Community Management Association
- High-end finishes and options with the latest energy-efficient construction technologies
- Commercial-grade windows and doors
- Multiple storage closet options available





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LOCATION MAP



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SITE PLAN



- FOR SALE
- FOR LEASE
- SOLD
- LEASED



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STANDARD SINGLE UNIT FLOOR PLAN

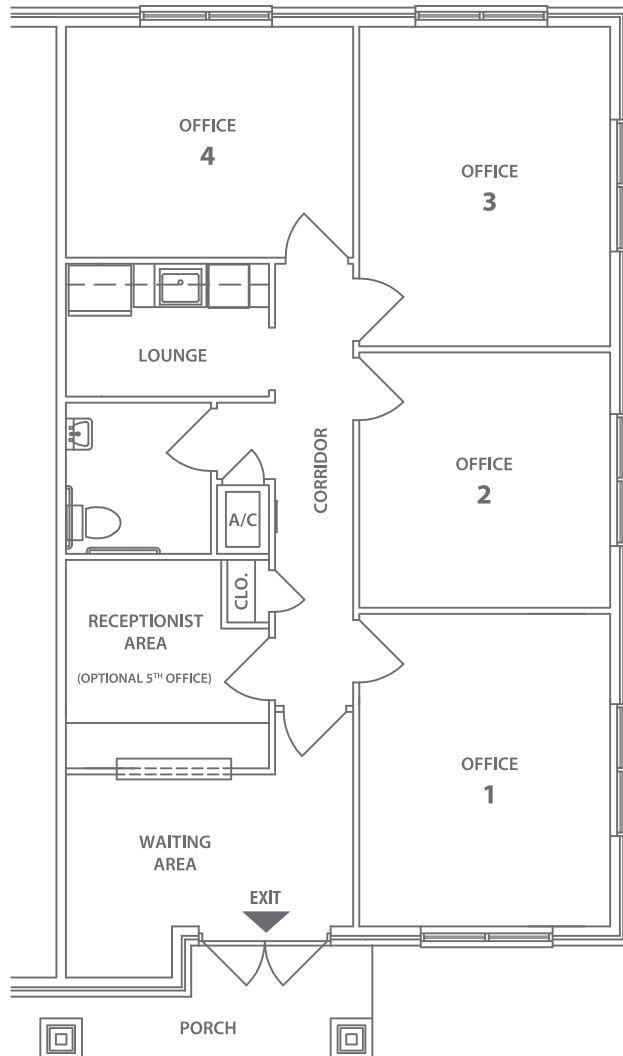
- This is our standard floor plan. Many customizations can be made to create the perfect space for your business needs.



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RECEPTIONIST/5TH OFFICE SINGLE UNIT FLOOR PLAN

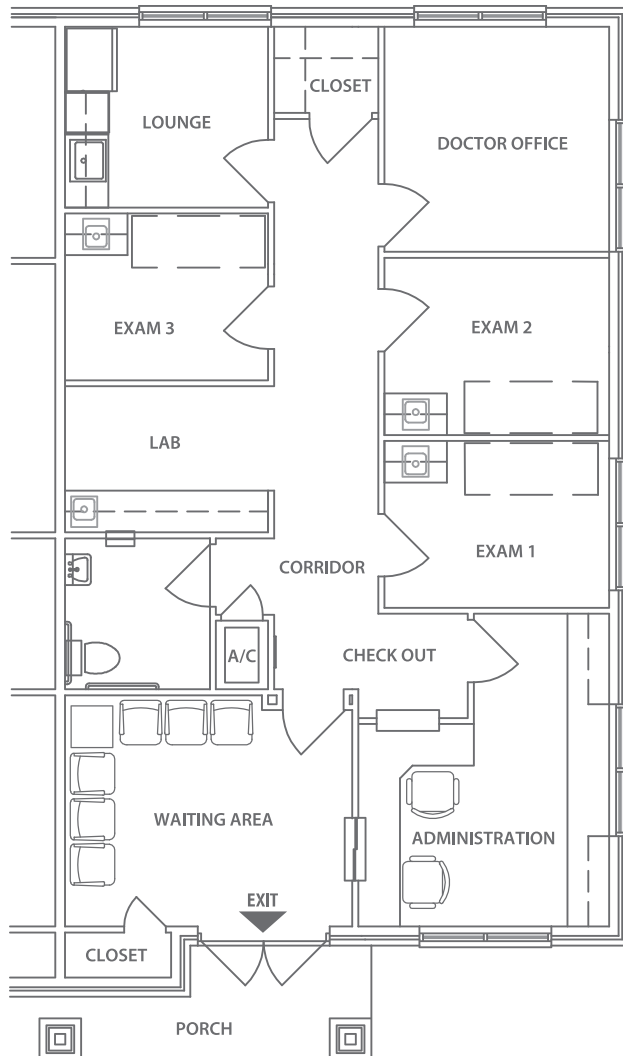
- This is our receptionist/5th office floor plan. Many customizations can be made to create the perfect space for your business needs.
- This plan includes all the features of the standard unit plus a modified lounge, receptionist desk with granite top and sliding glass window.
- The 5th office plan is the same as the receptionist plan minus the desk and sliding glass window.



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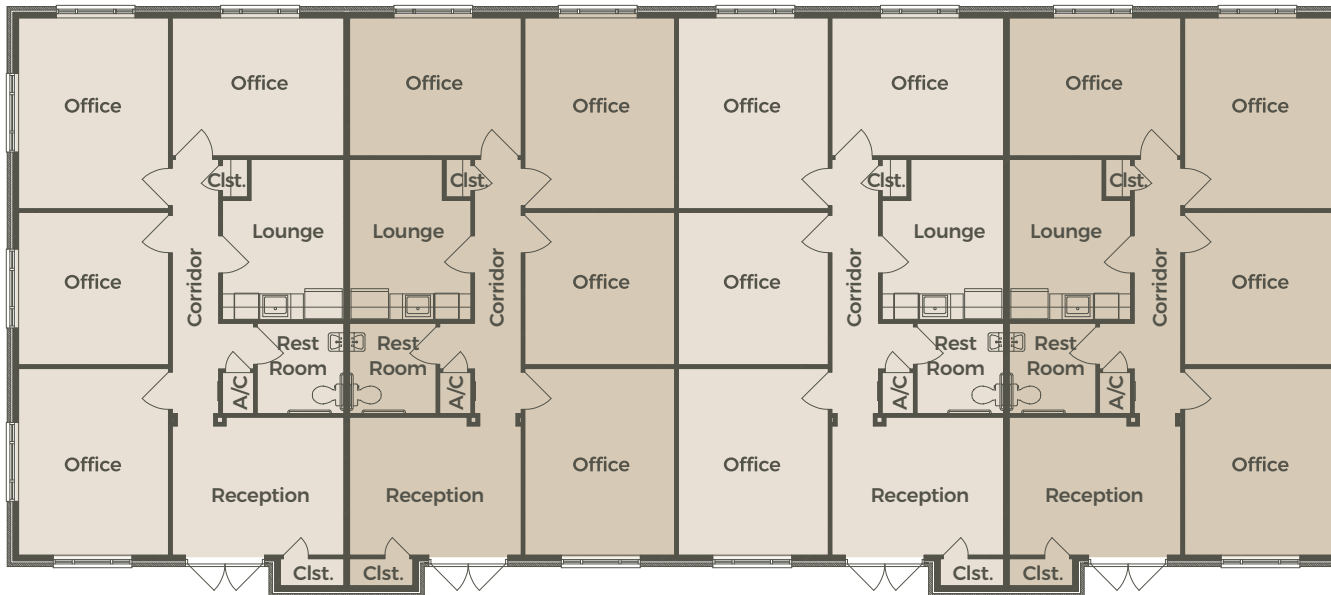
PROFESSIONAL SINGLE UNIT FLOOR PLAN

- This is our professional floor plan. This plan is ideal for medical, healthcare, and other users.
- This plan includes all the features of the standard unit plus a modified lounge, lab with lower cabinets with sink and administration desk with granite top and sliding glass window.
- Additional options for this plan include but are not limited to exam room cabinets with sinks, upper cabinets for lab, and additional upper and lower cabinets in the administration area.



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FOUR UNIT FLOOR PLAN

- Offices are efficiently designed and can be combined to create larger units.
- Shown is a 4-unit floor plan. 5-unit and 3-unit floor plans are available upon request. Choose from 1,225 square feet up to 6,125 square feet*.

# of Units	1	2	3	4	5
Square Feet	1,225	2,450	3,675	4,900	6,125

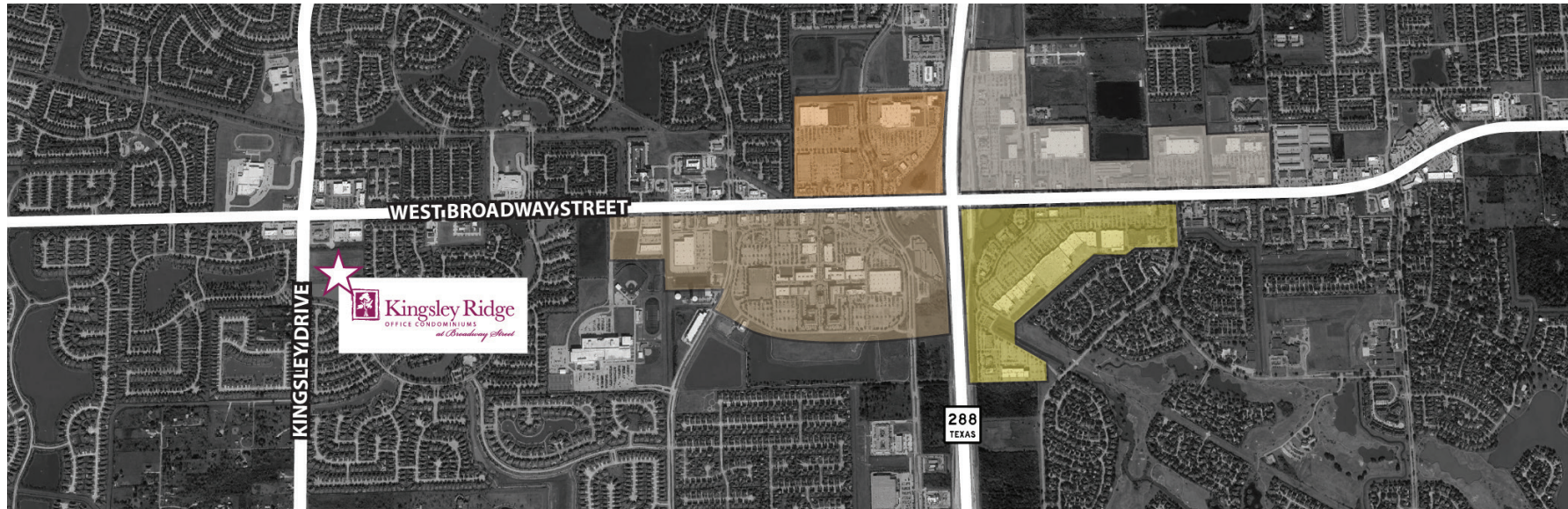
*Measurements are approximate



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AMENITY MAP



- Starbucks
- Wendy's
- At Home
- Zoes Kitchen
- Gringo's Mexican Kitchen
- Krispy Kreme
- Popeye's Louisiana Kitchen
- Dairy Queen
- Freebirds World Burrito
- Burger King
- Red Robin
- Pei Wei
- Poppin' Perfection
- Italiano's
- Shogun Japanese Grill & Sushi Bar
- BJ's Restaurant & Brewhouse
- Smallcakes Cupcakery
- Fish City Grill
- Red Lobster
- Steak 'n Shake

- La Madeleine French Bakery & Café
- Courtyard by Marriott
- Honeybaked Express
- Dillard's
- Macy's
- Kung Fu Tea
- Stadia Sports Grill
- BonChon Chicken
- Chop Ice Cream
- Mongo
- Popbar
- Pretzelmaker
- Russo's New York Pizzeria
- Dick's Sporting Goods
- Goodyear
- Barnes & Noble
- Mattress Firm
- Hobby Lobby
- Academy Sports + Outdoors
- Subway

- Burlington
- Baby Depot
- Denny's
- Taco Cabana
- Wells Fargo
- Sakura
- Which Wich Superior Sandwiches
- Salata
- Thai Cottage
- BBVA Bank
- Comerica Bank
- Longhorn Steakhouse
- McDonald's
- H-E-B Plus
- Verizon
- FedEx Office Print & Ship Center
- Comcast
- Sub Zero Ice Cream & Yogurt
- Natural Pawz
- Frost Bank

- IHOP
- Chili's Grill & Bar
- Whataburger
- Marble Slab Creamery
- Saltgrass Steakhouse
- Cinemark Theatre
- Sam's Boat
- Target
- Michael's
- Ulta Beauty
- PetSmart
- Chuck E. Cheese
- Office Depot
- Marshall's
- Ross Dress for Less
- Total Wine & More
- GameStop
- Starbucks
- Chase Bank
- Kohl's
- Randalls
- Bank of America

- JCPenney
- Party City
- Half Price Books
- Seoul Pig Korean BBQ
- Texas Roadhouse
- Best Buy
- TGI Friday's
- Lupe Tortilla Mexican
- Old Navy
- Bed Bath & Beyond
- Olive Garden
- Chipotle Mexican Grill
- Five Guys Burgers & Fries
- Chase Bank
- Capital One Bank
- Cold Stone Creamery
- Panera Bread
- The Simple Creek
- Walmart Supercenter
- Discount Tire
- Biryani Express
- The UPS Store

- Subway
- Smart Financial Credit Union
- Chick-fil-A
- The Home Depot
- Sonic Drive-in
- 24 Hour Fitness
- Advanced Auto Parts
- China Star Buffet



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date