



OFFICE CONDO FOR LEASE

SIZE: 1,248 Square Feet

RENT: \$3,000 Per Month

TERM: 12 months or longer

Telfair Office Park

800 Bonaventure Way (off Hwy 6), Sugar Land, TX 77479

Unit 161

ADDRESS
COMMERCIAL

Inna Radford
713-817-5030
inna@addresscre.com

Disclaimer: Information contained here in, while supplied by sources deemed reliable, is subject to errors and is not warranted by ADDRESS Commercial or its agents. This information is subject to change without notice.

AVAILABLE SPACE

Unit 161: 1,248 Square Feet

RENT

\$3,000 Per month

LANDLORD PAYS FOR

HOA fee, water, taxes

TENANT PAYS FOR

Electric, Internet, Interior Cleaning, Signage (optional), insurance

BUILT IN

2020/2021

ALLOWED USES

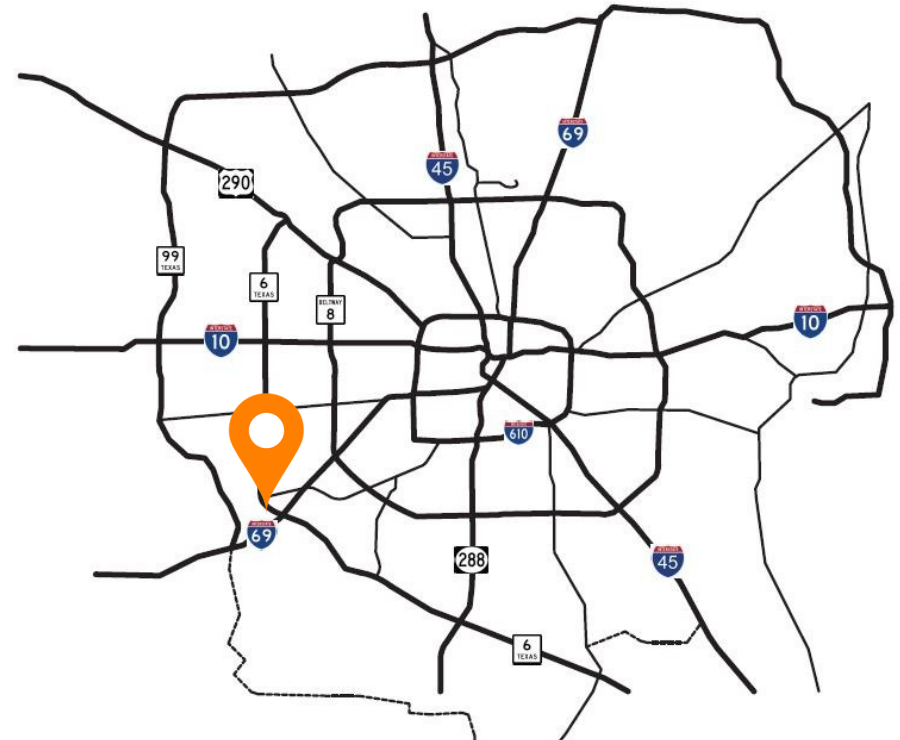
Professional and Medical Offices,
Limited Beauty/Cosmetic Services.

Flood Zone

Not in the flood zone

PARKING RATIO

5 Spaces Per 1000 Square Feet



LOCATION

STRONG LOCAL ECONOMY

- Major corporate employment hub
- Over \$120,000 in Average HH Income

MAJOR GROWTH & DEVELOPMENT AREA

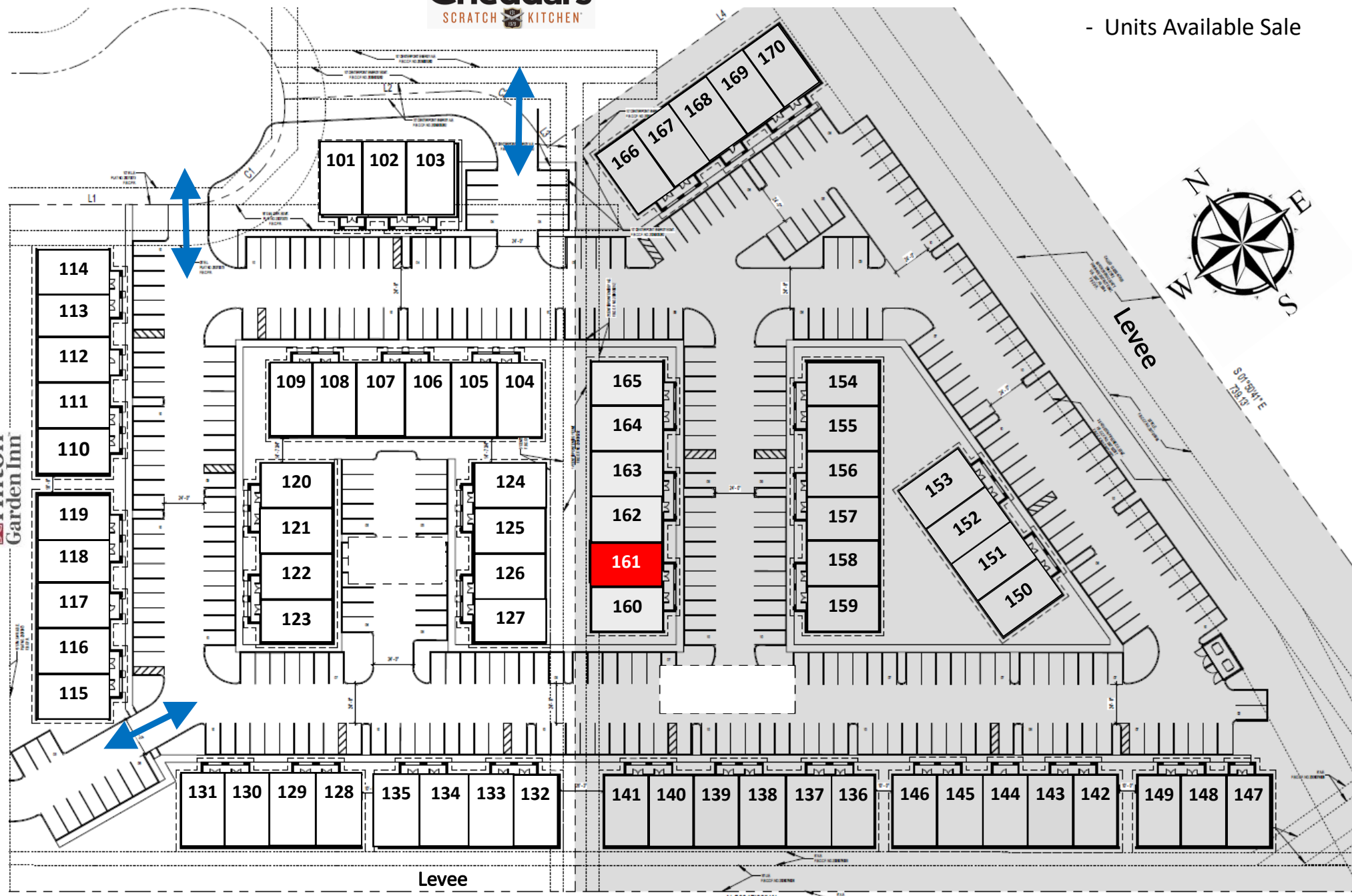
- Projected job growth through 2025: 17.68%

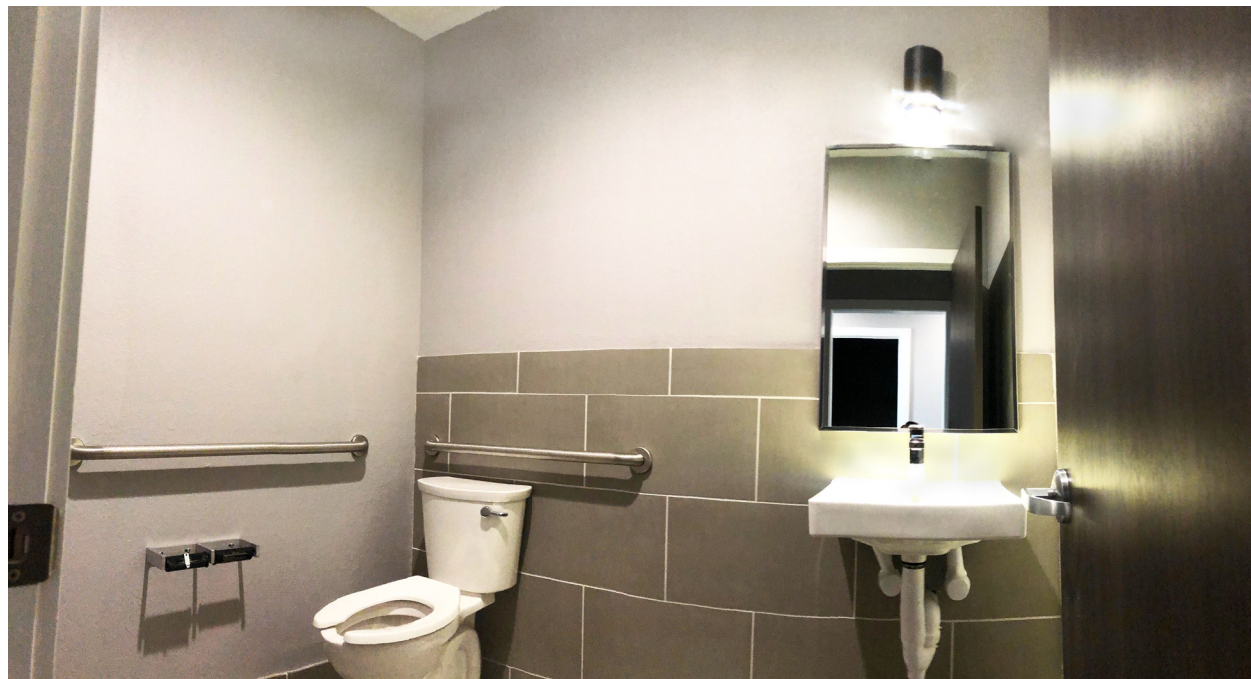
REGIONAL LOCATION

- Access from 6 major highways within a 7 mi radius: State Highway 6, US-90, I-69, Grand Parkway, Beltway 8/Westpark Tollway
- Sugar Land Airport with on-site U. S. Customs service 250 aircrafts

Cheddar's
SCRATCH & KITCHEN

- Units Available Sale







FLOOR PLAN: Shown to the right

- Four Offices
- Reception area
- Bathroom
- Kitchenette
- Reception/entry area

FLOORING:

- Four Offices: Mohawk "Out of the Gate" BC438 Color 955
- Kitchen and Bathroom: Dusk Collection Trinity Tile Steel
- Reception area and hallway: Mohawk Living Local 958 2 tone

KITCHEN:

- Quartz countertops: Vicastone
- Cabinets: Wilsonart Premium Laminate Skyline Walnut 7964K-12
- One sink

BATHROOM:

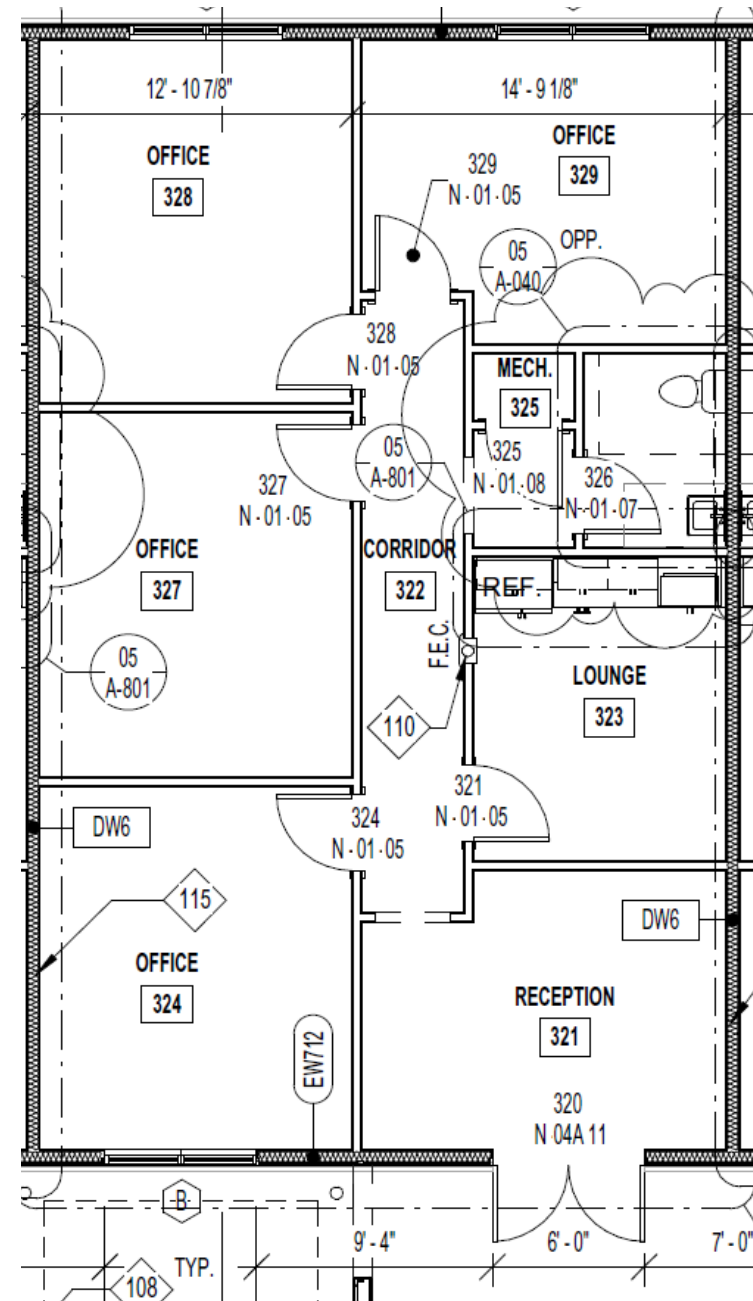
- One white sink
- One mirror above the sink

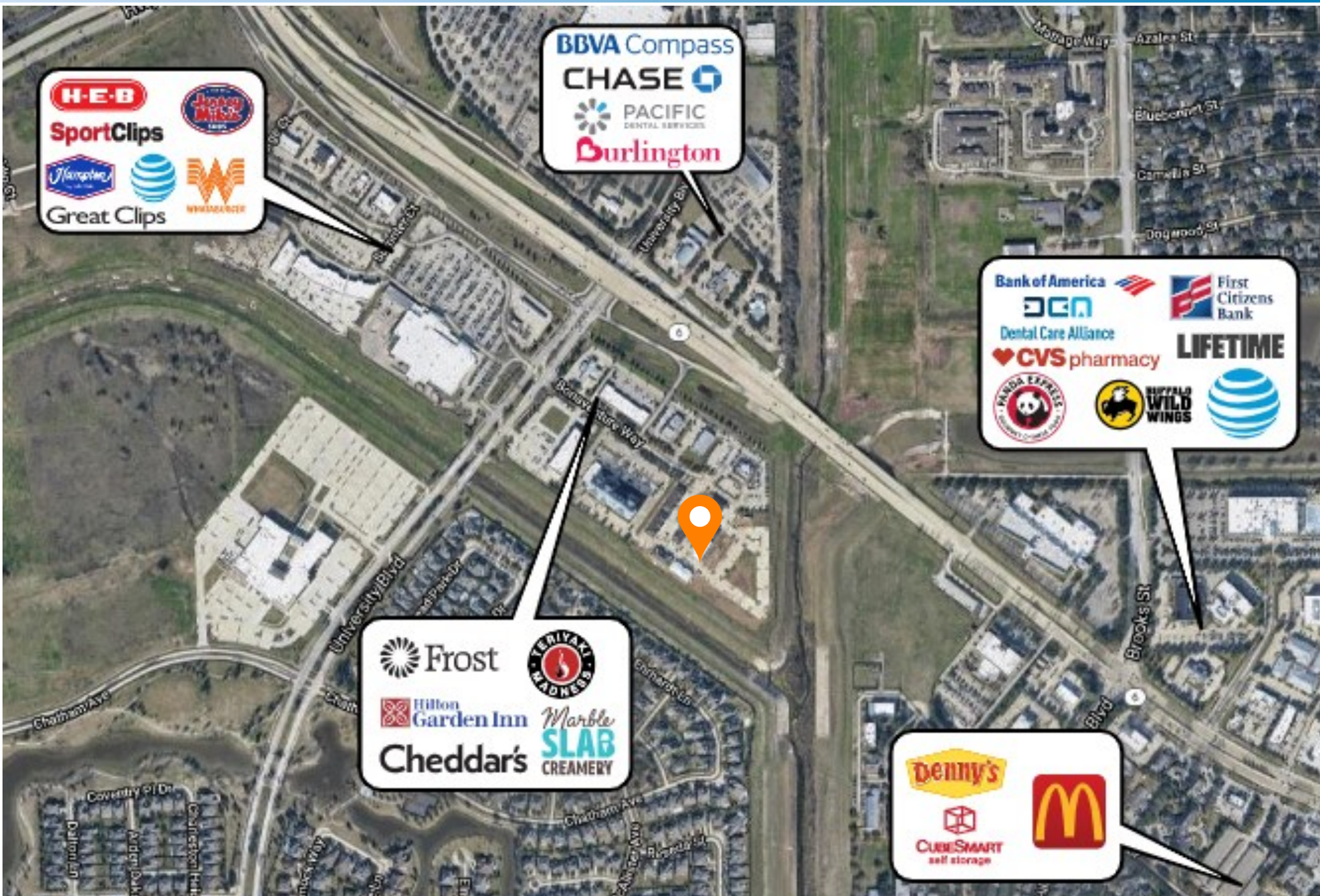
WALL PAINT:

- Sherwin Williams 6002 Essential Gray

HVAC:

- One split HVAC unit, ductwork installation and a thermostat





SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6053/-95.6423

RS1

800 Bonaventure Way
Sugar Land, TX 77479

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2021 Estimated Population	6,609	78,891	227,365
2026 Projected Population	7,744	85,337	246,798
2010 Census Population	3,999	67,866	195,191
2000 Census Population	2,774	56,056	143,787
Projected Annual Growth 2021 to 2026	3.4%	1.6%	1.7%
Historical Annual Growth 2000 to 2021	6.6%	1.9%	2.8%
2021 Median Age	43.2	41.5	38.6
HOUSEHOLDS			
2021 Estimated Households	2,331	27,282	75,877
2026 Projected Households	2,722	29,365	81,874
2010 Census Households	1,381	22,830	63,579
2000 Census Households	978	17,690	45,065
Projected Annual Growth 2021 to 2026	3.4%	1.5%	1.6%
Historical Annual Growth 2000 to 2021	6.6%	2.6%	3.3%
RACE AND ETHNICITY			
2021 Estimated White	46.4%	40.6%	37.9%
2021 Estimated Black or African American	9.5%	11.2%	15.7%
2021 Estimated Asian or Pacific Islander	38.6%	41.7%	38.0%
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2021 Estimated Other Races	5.4%	6.3%	8.0%
2021 Estimated Hispanic	13.1%	14.0%	17.7%
INCOME			
2021 Estimated Average Household Income	\$184,626	\$159,803	\$141,231
2021 Estimated Median Household Income	\$126,957	\$118,031	\$107,942
2021 Estimated Per Capita Income	\$65,204	\$55,436	\$47,319
EDUCATION (AGE 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.0%	4.4%
2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.1%	3.8%
2021 Estimated High School Graduate	16.2%	13.8%	15.9%
2021 Estimated Some College	9.5%	14.7%	16.5%
2021 Estimated Associates Degree Only	3.9%	6.4%	7.2%
2021 Estimated Bachelors Degree Only	34.5%	33.0%	31.4%
2021 Estimated Graduate Degree	31.3%	26.1%	20.8%
BUSINESS			
2021 Estimated Total Businesses	844	6,144	13,137
2021 Estimated Total Employees	7,636	51,550	104,920
2021 Estimated Employee Population per Business	9.0	8.4	8.0
2021 Estimated Residential Population per Business	7.8	12.8	17.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Information About Brokerage Services

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

ADDRESS	Commercial	9005944	info@addresscre.com	713-817-5030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
Inna Radford		625625	Inna@addresscre.com	713-817-5030-
Designated Broker of Firm		License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
Susan Yi		726841	susan@addresscre.com	832-860-9818
Sales Agent/Associate's Name		License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date