

For Lease

First Colony Professional Center

3425 Highway 6
Sugar Land, TX 77478



Lakefront Medical and Professional Space For Lease

Jason Gaines

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NAI Partners
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Property Highlights

FEATURES

- High Quality Medical & Professional Space in the Heart of Sugar Land
- Tranquil Lakeside Spaces with Patios
- Second Generation Medical Office Spaces
- Landlord Willing to invest significant TI money

PREMISES

- 12,211 SF Available
- 26,105 SF Total
- \$20.00/SF
- \$7.26 NNN

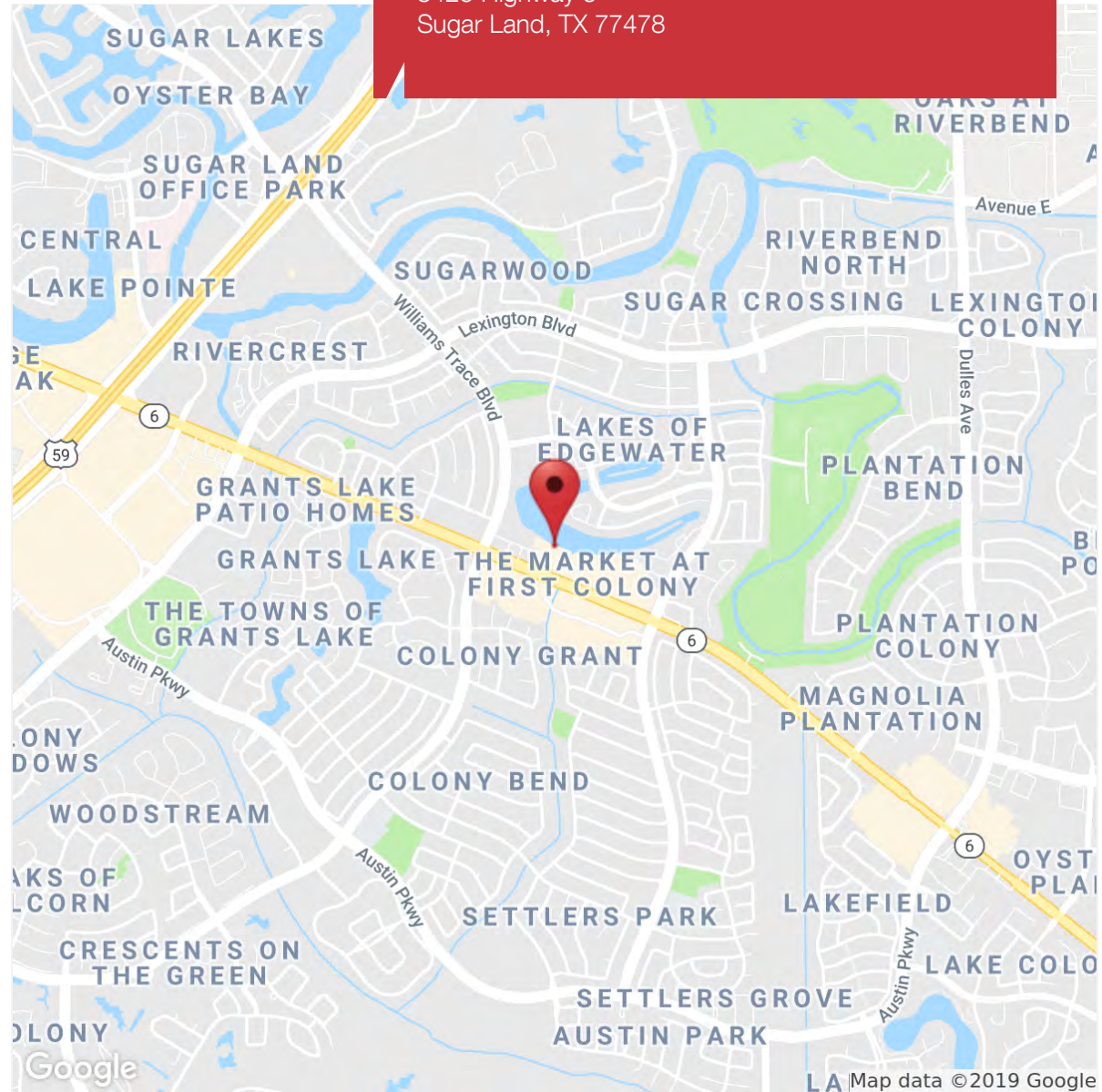
LEASING NOTES

- Suite 100: Former chiropractic office
- Suite 107A: Former hair salon with 2 levels to operate. Landlord will make significant improvement allowance and concessions.
- Suite 107B: Former dental office with plumbing stubbed to exam rooms. Landlord will make significant improvement and concessions.
- Suite 109: Former doctor's office
- Suite 110B: Second generation retail space

TRAFFIC COUNT

- Williams Trace Blvd. to Hwy 6 - 19K vpd
- Settlers Way Blvd. to Hwy 6 - 22K vpd

Area Retailers



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Suite	Tenant	SF
100	Available 9/1/2021	1,992
102	State Farm	1,998
103	Kinghaven Counseling	2,839
104	Pharmacy	2,061
105	Dermatologist	1,660
106	Dentist	1,538
107A	Available	2,527
107B	Available	1,999
108	Edgewater Dental	3,167
109	Available	2,505
110A	Zarina Pharmacy	1,250
110B	Available	3,188

INTERNAL THROUGHWAY



HWY 6



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,093	81,400	188,600
MEDIAN AGE	40.0	39.6	37.7
MEDIAN AGE (MALE)	39.6	38.6	36.2
MEDIAN AGE (FEMALE)	40.3	40.6	38.8

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,051	27,084	61,362
# OF PERSONS PER HH	2.8	3.0	3.1
AVERAGE HH INCOME	\$113,653	\$117,037	\$105,999
AVERAGE HOUSE VALUE	\$211,453	\$268,249	\$259,942

RACE	1 MILE	3 MILES	5 MILES
% WHITE	53.4%	48.7%	50.0%
% BLACK	5.3%	11.3%	15.8%
% ASIAN	34.2%	34.3%	28.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	0.4%	0.4%	0.4%
% OTHER	2.8%	3.1%	3.5%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	11.3%	11.4%	16.3%

* Demographic data derived from 2010 US Census

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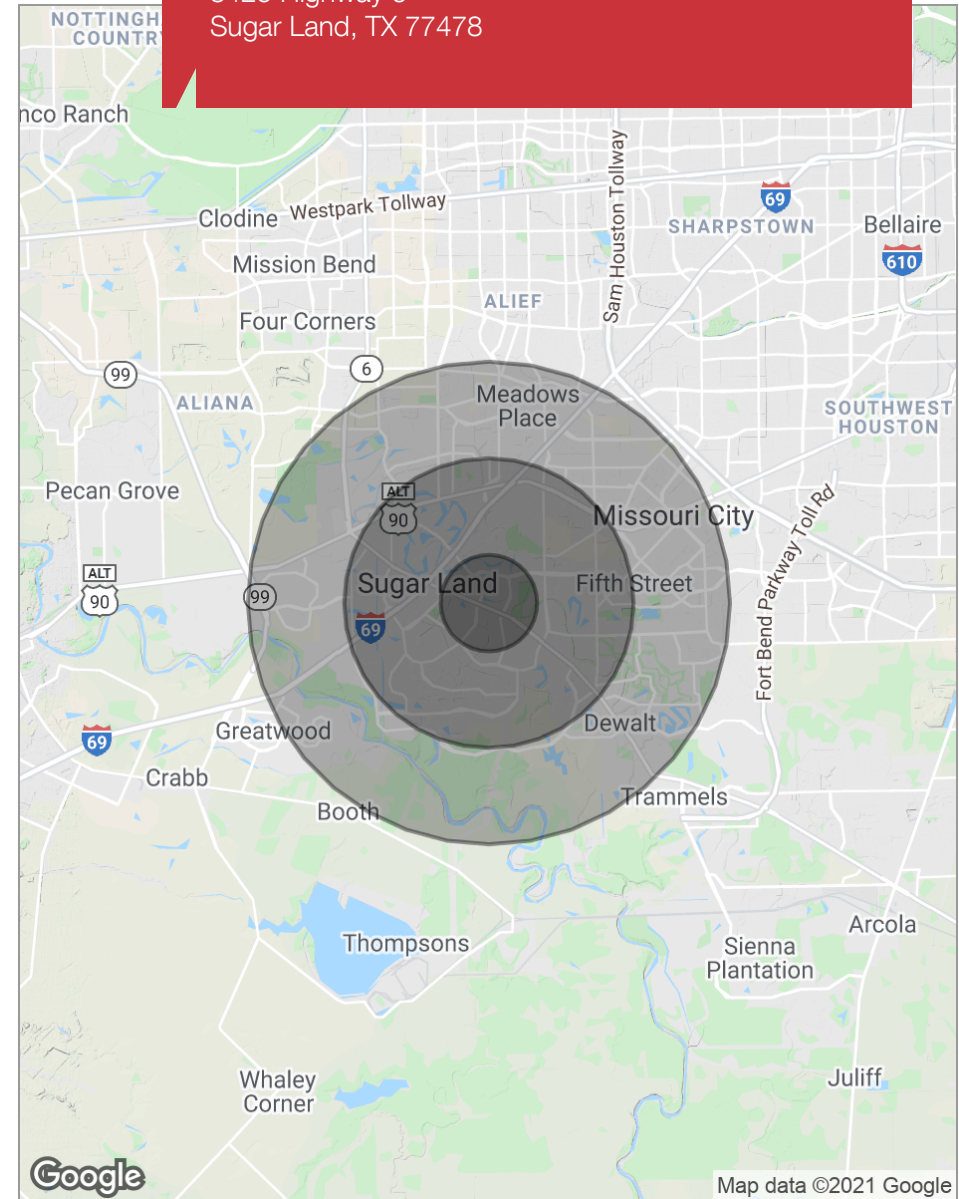
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Information About Brokerage Services

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

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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