



**OFFICE
CONDOMINIUMS**
AT SUGARLAND
BUSINESS PARK

In the heart of award-winning Sugar Land

PROFESSIONAL OFFICE



FOR LEASE: Julie Rivers Office Condominiums Phase III

**Located near I-90 and I-59 within
the Sugar Land Business Park**

>Professional Office use

>Rental price is \$24.48 per sqft per year

>NO NNN

>Parking Ratio: 4.95/1000 Sqft

>Building Size: 1225 to 6000 Sqft

>Ready to move in NOW

**>Surrounded by national and international
companies you will find Julie Rivers Office
Condominiums located in the heart of Sugar Land**

Features include:

- All units are 100% finished
- Each unit includes high-efficient HVAC
- Beautiful landscape and maintained by community association
- Each unit includes reception area, kitchen, 4 offices and restroom
- All single story with private front door access and surface parking
- Granite countertops in kitchen and wood tile floors in hallways and reception area
- State of the art finishes and options with most up to date technologies

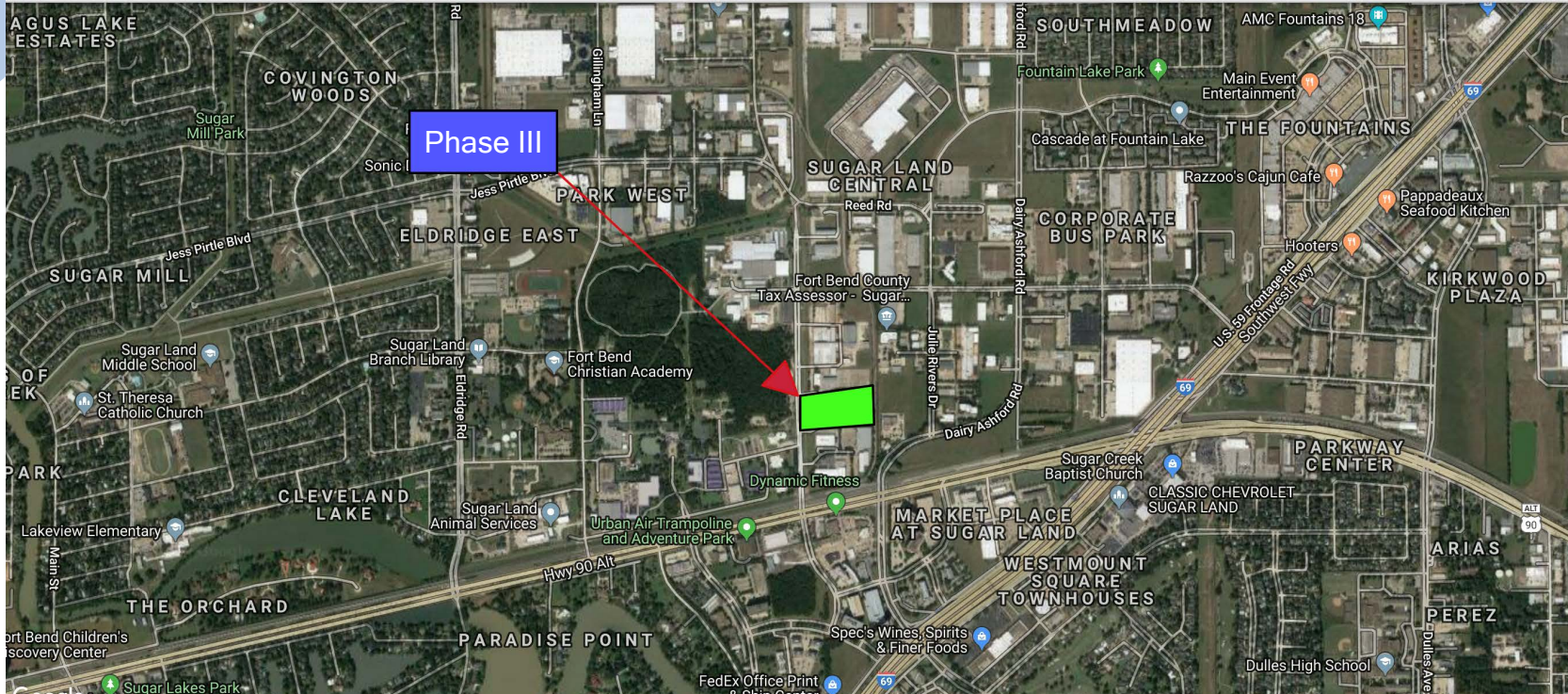
Call or text : 281-793-1832 (Jessica) for more detail

Address 202 Industrial Blvd, Sugar Land, TX 77478.



Investment Highlights

- **Location/Access:** Highway 90A at Industrial Blvd, easy access to Highway 90A, US 59 and Highway 6
- **Uses:** Professional Office Condos
- **Description:** Deed restricted
- **Neighboring Businesses:** Schlumberger, NL Barold



Disclaimer: The information contained in this file, while supplied by credible sources, is subject to errors and omission and is not, in any way, warranted by Jessica Realty or by and agent, independent associate employee of Jessica Realty. This information is subject to change without notice.

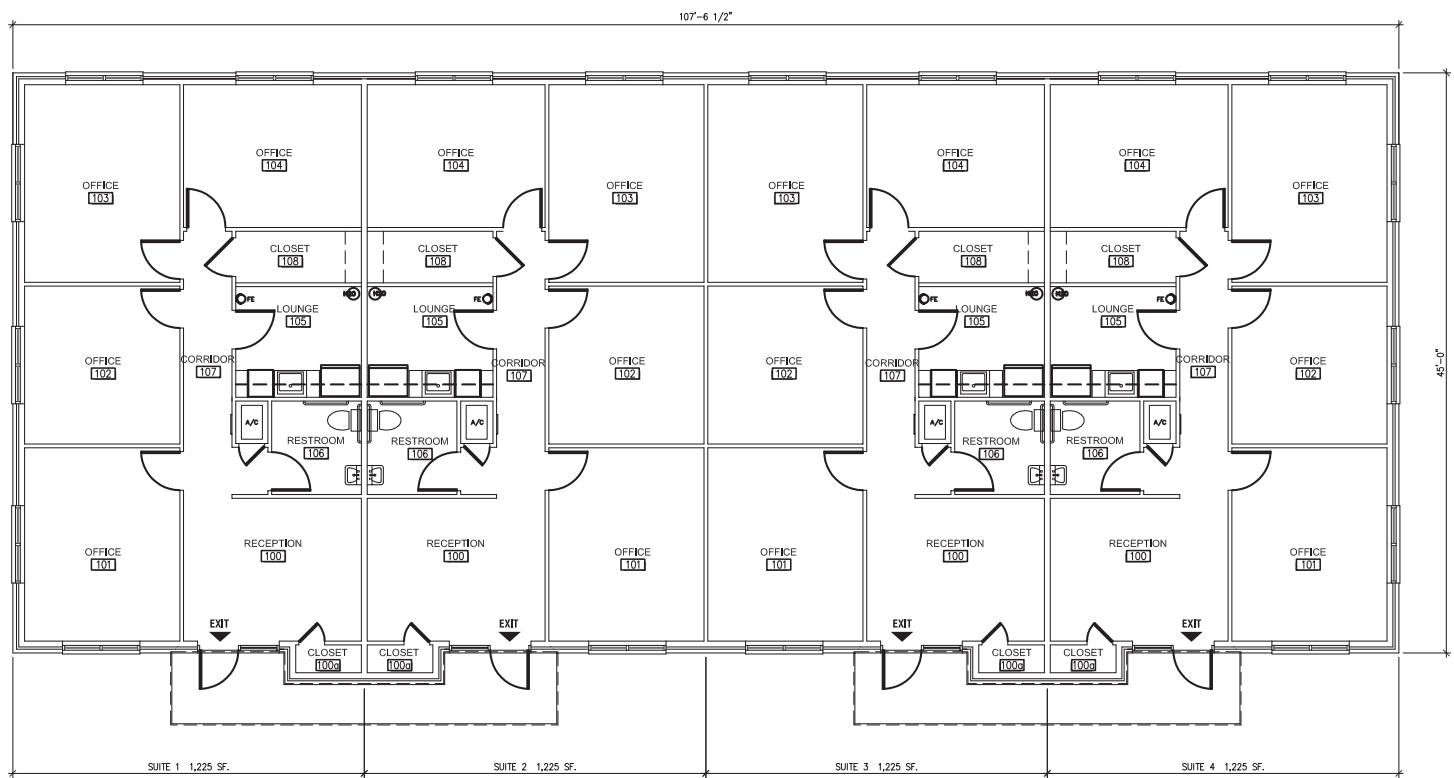
Area Highlights

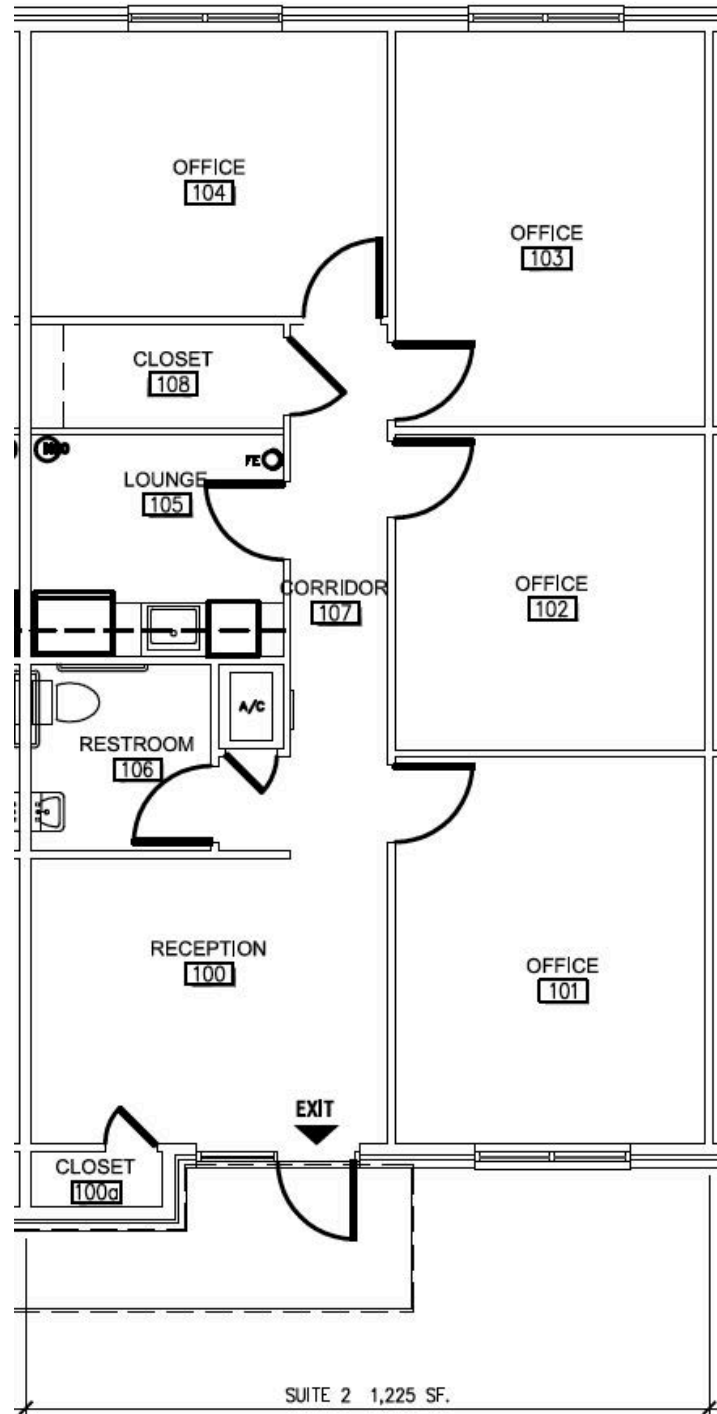
- Strong Local Economy
 - Major corporate employment hub
 - Over 55% population with Bachelor's Degree
 - Over \$100,000 average HH income
- Major Growth and Development Area
 - Over 1 billion capital investments since 1999
 - Projected over 37% job growth over next 10 years
- Regional Location
 - Access to 6 major Highways including State Hwy 6, US - 90, I - 69, Grand Parkway, Beltway 8 and Westpark Tollway
 - Sugar Land airport which is used by over 100 Fortune 500 companies
- Major Intersection
 - 47,000 cars per day on US - 90
 - 49,000 cars per day on State Hwy 6



Sugar Land Office Condominiums III

Site Plan
Not to Scale







Information About Brokerage Services

11-2-2015

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.

Jessica Realty	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date