



Riverpark Ridge

OFFICE CONDOMINIUMS

at Sugar Land

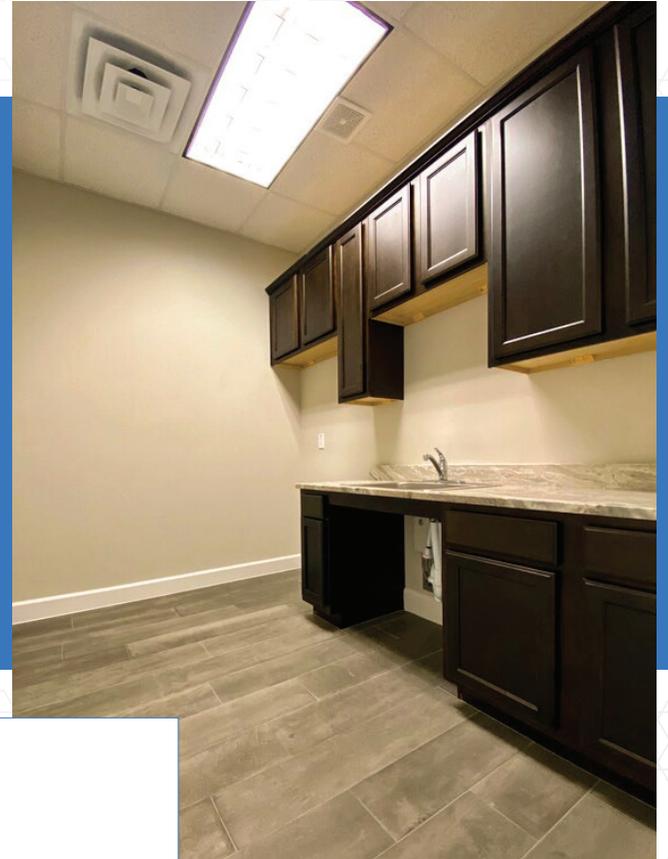
Representative
Property



2743 IMPERIA DRIVE | SUGAR LAND, TEXAS 77479



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

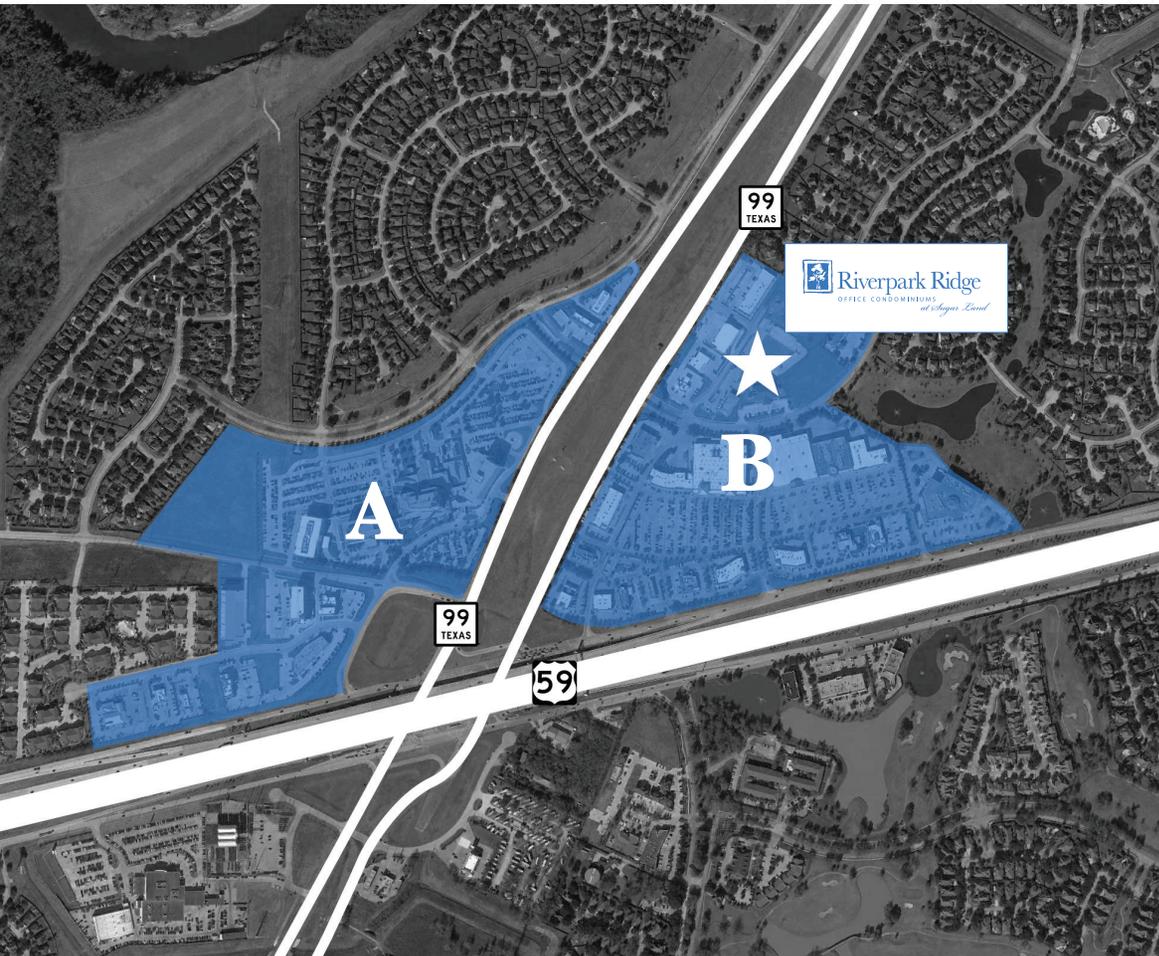


FOR SALE or LEASE

- 1,225 SF units
- Up to 6,125 SF contiguous available
- Medical or professional use
- Single-story with private front-door entrance and surface parking
- High-end finishes
- Several upgrade options available
- Fully landscaped exterior maintained as part of a Community Management Association
- Energy-efficient construction materials
- Commercial-grade windows and doors

Aerial





Amenities

A

- Alicia's Mexican Grille
- AT&T Store
- Chic Nail & Spa
- Doner & Gyros
- Freddy's Frozen Custard & Steakburgers
- Goodwill Donation Center
- Home2Suites by Hilton
- Mama Le
- Memorial Hermann Sugar Land Hospital
- Rudy's Country Store & Bar-BQ
- Sherwin-Williams Paint Store
- Taco Bell
- Wingstop

B

- Bank of America
- Baskin Robins
- BBVA Bank
- Bella Spatiqu Too
- Best Western Sugarland Inn
- Brick House Tavern + Tap
- Chick-fil-A
- Code Ninjas
- Deluxe Nails III
- Dollar Tree
- GP African Foods Market
- Gringo's Mexican Kitchen
- Gyro Republic

- H-E-B
- H&H Music Company
- Hot Bowl Mongolian Grill
- Howdy Hot Chicken
- LA Fitness
- Massage Envy
- Mathnasium
- Mattress Firm
- MOD Pizza
- My Favorite Cleaners
- My Kid's Dentist
- Pearl Dynasty Chinese Cuisine
- Pizza Hut
- PrimeWay Federal Credit Union
- Saltgrass Steakhouse
- Scholars and Scoundrels Bar and Grill
- Smoothie Factory
- Sport Clips
- Star Furniture
- Starbucks
- Sugar Land Modern Dentistry
- Sugar Land Redeemer
- Supercuts
- T-Mobile Store
- Texas Childrens Pediatrics
- The Goddard School of Sugar Land
- Tune Up The Manly Salon
- Twin Liquors
- Walgreens
- Waxing the City
- Whataburger

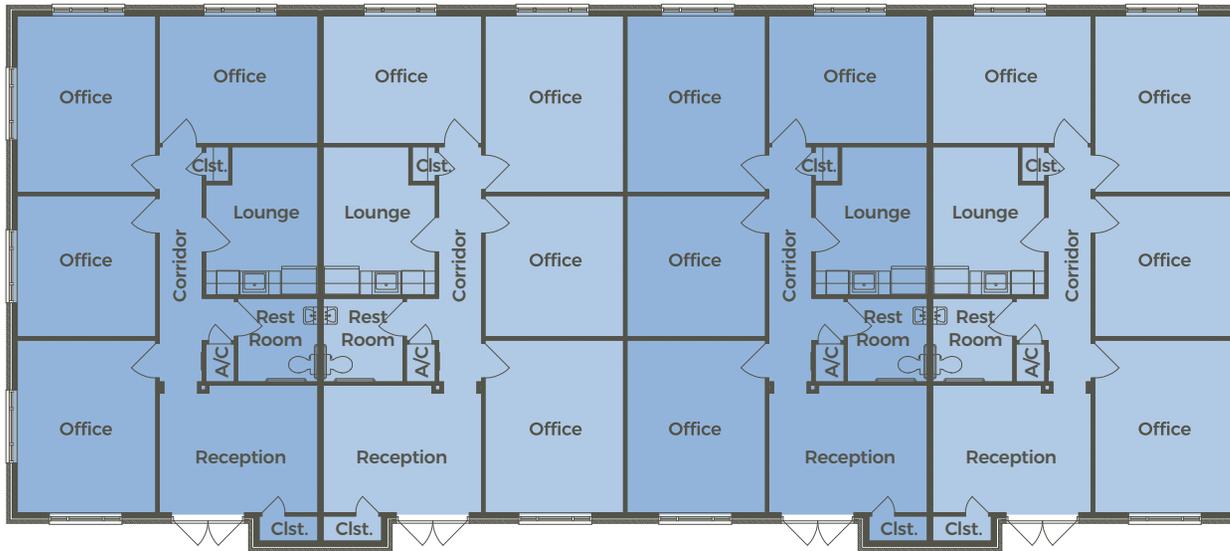
Site Plan





Standard Single Unit Floor Plan

- Multiple floor plans available, including medical use.
- Single units can be combined with two, three, or up to five units.
- Floor plans can be reconfigured to users' specific requirements.



Four Unit Floor Plan

- Offices are efficiently designed with the ability to combined multiple units, creating floor plans for larger users.
- 4 and 5-unit floor plans are available.

# 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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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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