



Ashford Ridge

OFFICE CONDOMINIUMS

at Sugar Land Business Park

830 JULIE RIVERS DRIVE
SUGAR LAND, TEXAS 77478

**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 Ashford Ridge Office Condominiums at Sugar Land Business Park is an eight building office condo community located in Sugar Land, Texas. The community's central location at Julie Rivers Drive and Dairy Ashford Road allows easy access to Interstate 69, Highway 90, and the Sam Houston Tollway. The community is situated near abundance of amenities including retail, hotels, and restaurants located in the nearby Fountains on the Lagoons 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





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STANDARD SINGLE UNIT FLOOR PLAN

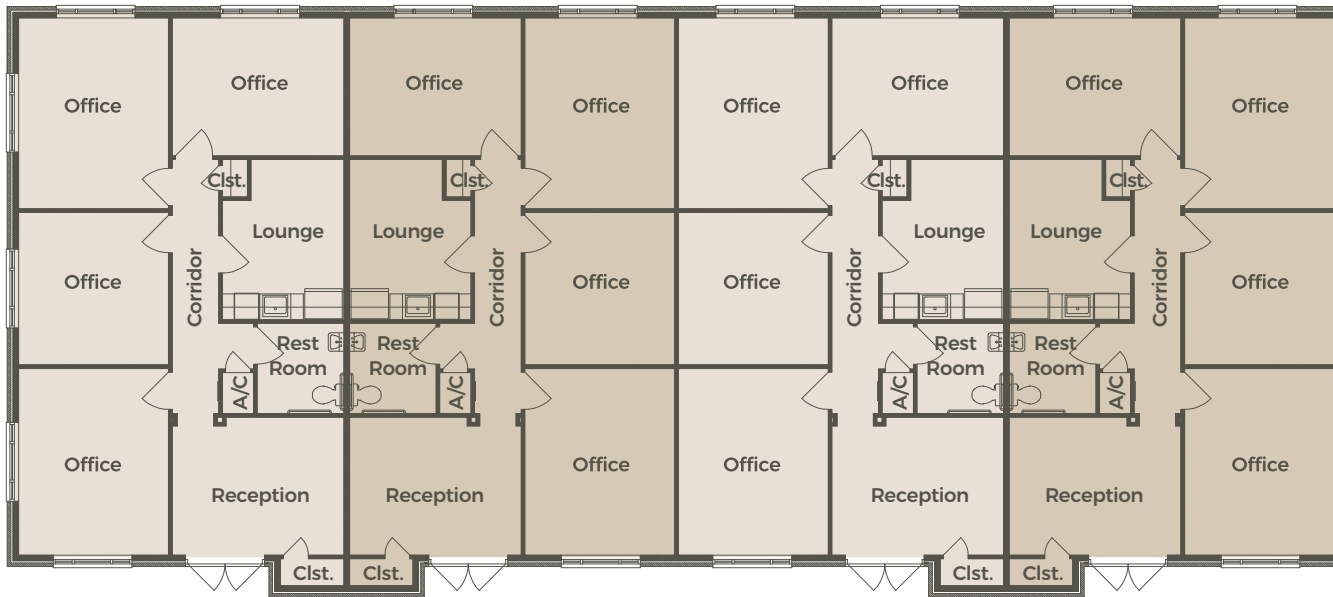
- This is our standard floor plan. Many customizations can be made to create the perfect space for your business needs.
- For more square footage, single units can be combined with two, three, or up to five units.
- Floor plans can be reconfigured with interior wall customization to work the way your business flows.



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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

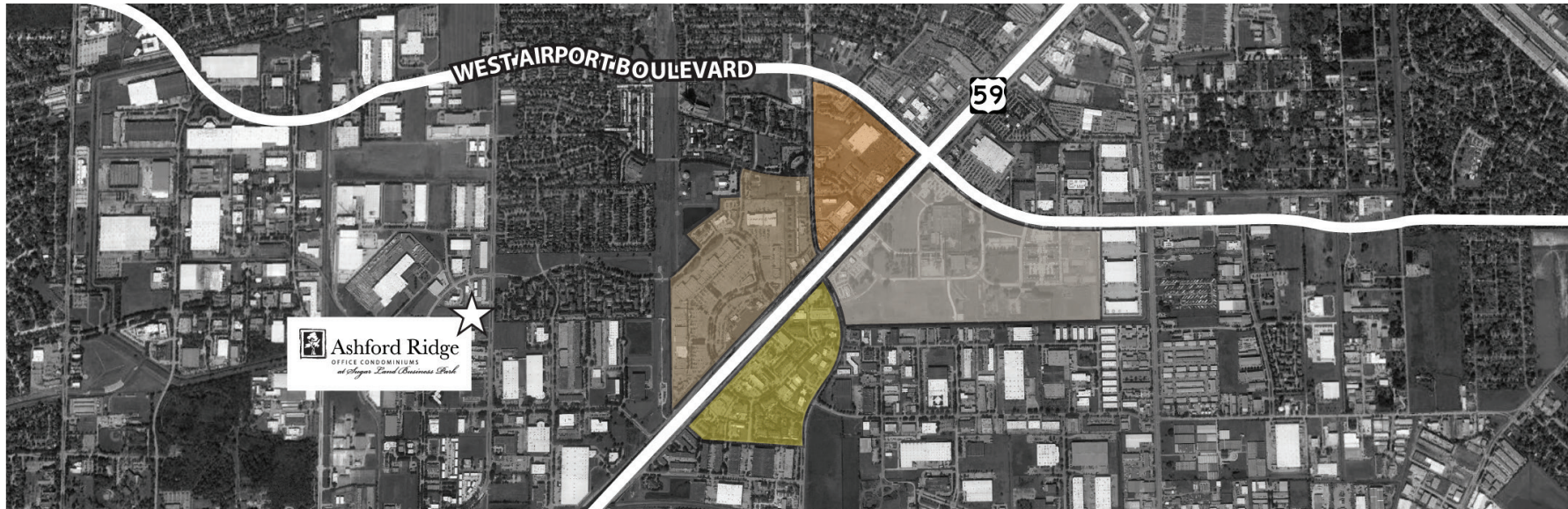


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AMENITY MAP



- AMC Fountains 18
- Applebee's
- AT&T Store
- Avalon Diner
- Bed Bath & Beyond
- Brewinz
- Brewski's Oub
- Burkes Outlet
- Chair King Backyard Store
- Cold Stone Creamery
- Conn's Home Plus
- Edible Arrangements
- El Tiempo Cantina
- Five Below
- Fuddruckers
- Guitar Center

- Hobby Lobby
- Home2Suites by Hilton
- Jos. A Bank
- Kim Son
- Main Event
- Marble Slab Creamery
- Mattress Firm
- NTB
- Office Max
- Old Navy
- OshKosh B'gosh
- Otto's Barbecue
- Quiznos
- Rack Room Shoes
- Razoo's Cajun Café
- Ross Dress for Less

- Show Flow
- Spirit of Texas Bank
- Staybridge Suites
- Stein Mart
- Sterling Bank
- Subway
- Super Cuts
- Supreme Shave & Barber
- The Children's Place
- Brenda's Taqueria
- Church's Chicken
- Denny's
- Extended Stay America

- Gringo's Mexican Kitchen
- InTown Suites
- Kelley's Country Cookin'
- KFC
- Kwik Kar Lube & Tune
- Regal Seafood House & Lounge
- Rooms To Go
- Sam's Club
- Sonic Drive-In
- Taco Bell
- The P.U.B. Fountains
- Walgreens

- America Buffet
- China Bear
- Comfort Suites
- Hampton Inn
- Homewood Suites
- Hooters
- IHOP
- LaQuinta Inn & Suites
- Las Haciendas Mexican Bar & Grill
- Pappadeaux Seafood Kitchen
- Residence Inn by Marriott
- Sleep Inn & Suites
- Studio 6

- Chipotle Mexican Grill
- Great Clips
- In-N-Out Burger
- McAlister's Deli
- My Eye Lab
- Outback Steakhouse
- Pluckers Wing Bar
- Refine Dentistry
- Verizon Store
- Whiskey Cake Kitchen & Bar



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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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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