

TELFAIR OFFICE PARK

800 Bonaventure Way #148 And #149, Sugar Land, TX 77479



File Photo of Similar Property

OFFERING SUMMARY

| | |
|-------------------------|------------|
| NUMBER OF UNITS: | 2 |
| AVAILABLE SF: | 2496 |
| LEASE RATE: | \$20/sf |
| TERM: | Negotiable |
| YEAR BUILT: | 2020 |
| BUILDING SIZE: | 3,744 SF |

PROPERTY OVERVIEW

Abel Property Group at KW Commercial is pleased to exclusively list for lease 2 1248sf office condos, which can be combined for a total of 2496sf. These soon to be completed condos will be ready to move in by September 2020. The fully built out office spaces, each with four offices, a reception, a restroom & a kitchen are an endcap bathed in natural light and an interior suite with windows at front and back. The flooring includes wood laminate, carpeting in each office, and matching tile in the kitchens and restrooms. Spacious reception areas with beautiful hanging fixture and double glass door entries create a welcoming environment for your visitors.

PROPERTY HIGHLIGHTS

- Telfair Office Park is a 70 unit complex with Phase I complete and Phase II completed soon. A variety of nearby restaurants and retail options abound. Easy access to Hwy 6, Hwy 90 and Hwy 59.
- These spaces would be great for: CPA, Business Services, Medical Office(dentist, Family Doctor, Insurance, Attorney)
- The 2496sf can be split into two separate suites of 1248sf each.

KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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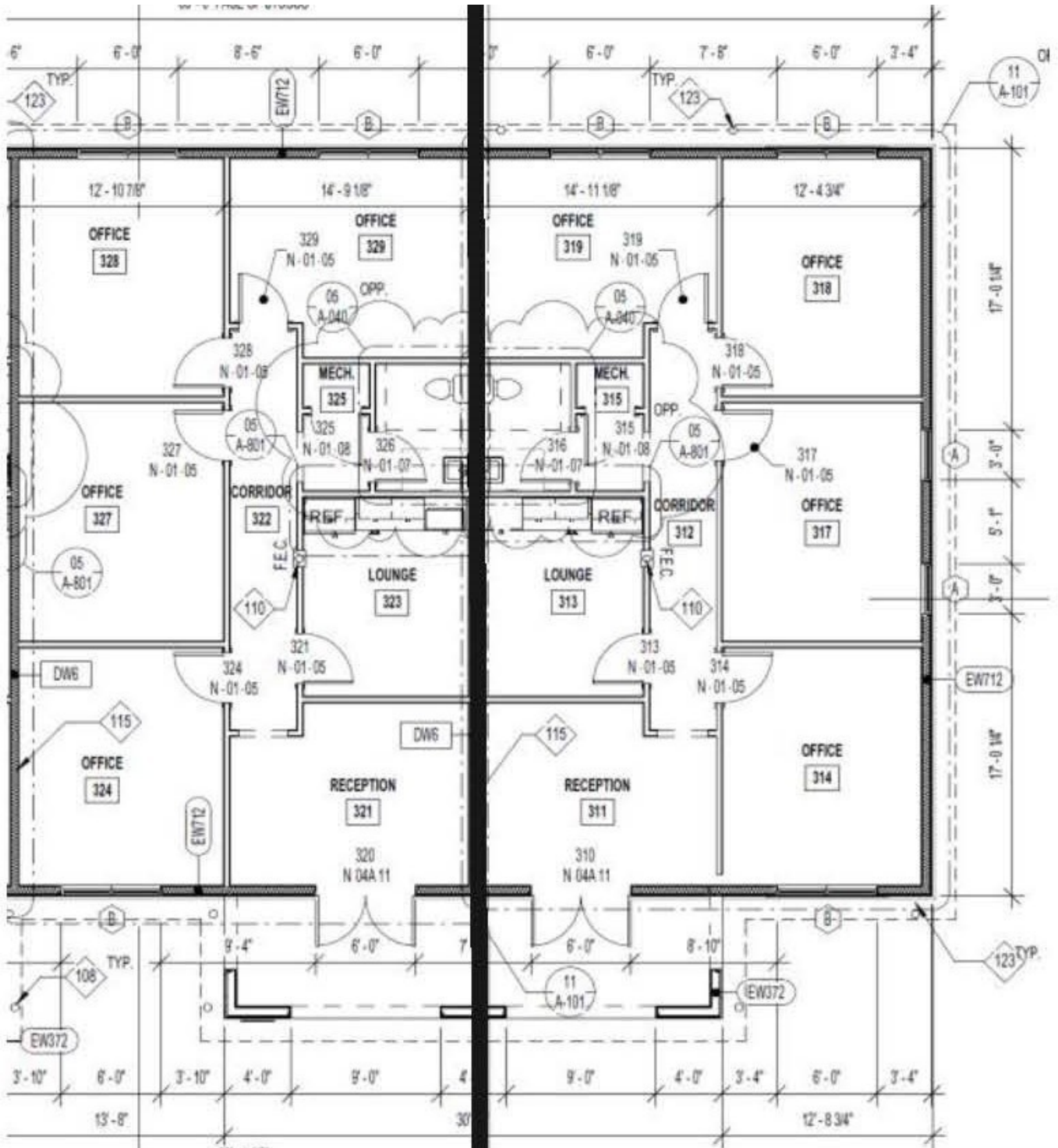
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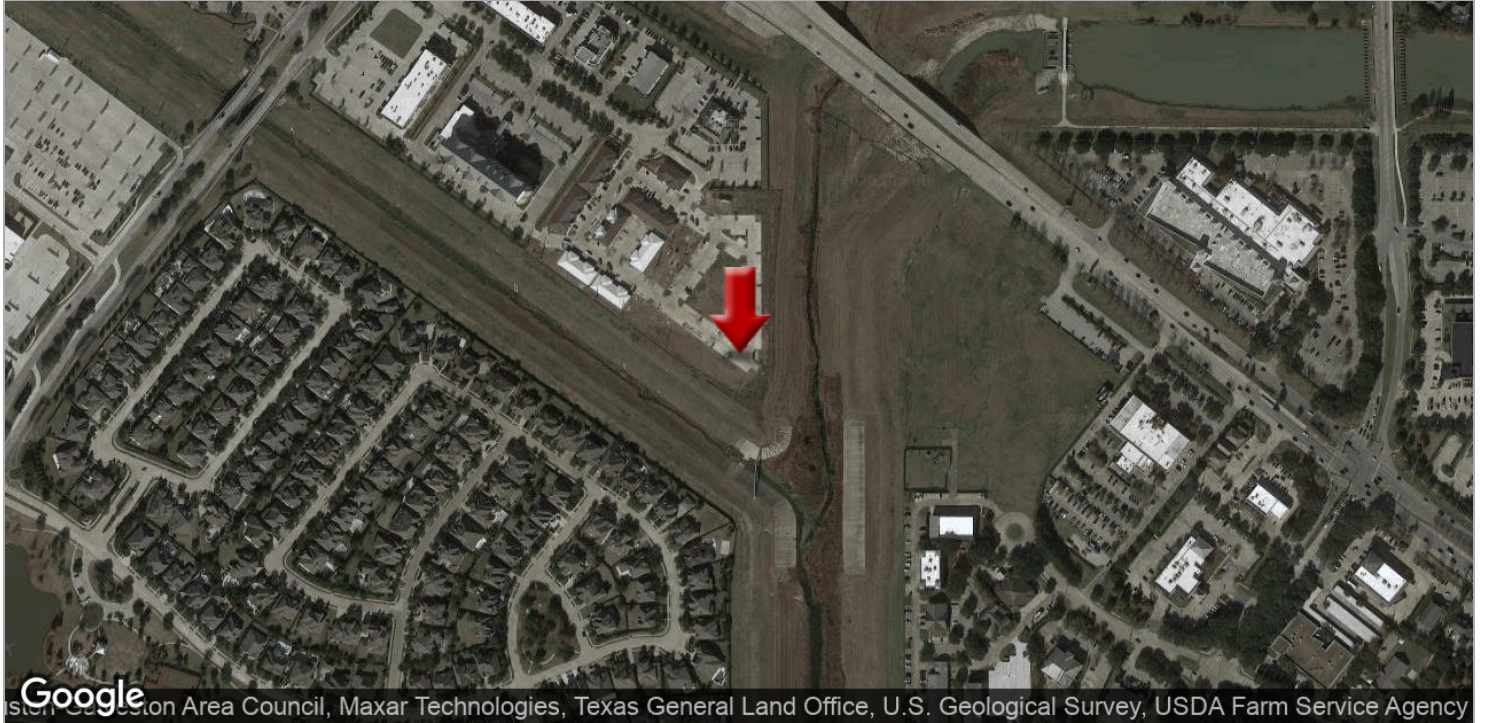
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 3,572 | 188,612 | 768,323 |
| Median age | 40.9 | 36.9 | 33.8 |
| Median age (male) | 39.3 | 35.9 | 32.3 |
| Median age (Female) | 41.9 | 37.8 | 34.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,201 | 58,947 | 250,959 |
| # of persons per HH | 3.0 | 3.2 | 3.1 |
| Average HH income | \$125,415 | \$109,373 | \$78,250 |
| Average house value | \$373,526 | \$246,490 | \$205,012 |

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

| | | | |
|---|----------------|------------------------------------|----------------------|
| Keller Williams Signature Realty | 9004054 | alrincon@kw.com | (281)599-7600 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Alfred Rincon | 525285 | alrincon@kw.com | (281)599-7600 |
| Designated Broker of Firm | License No. | Email | Phone |
| Alfred Rincon | 525285 | alrincon@kw.com | (281)599-7600 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Christopher Abel | 670646 | chris.abel@kwcommercial.com | (713)444-9008 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date