OFFICE SPACE FOR LEASE @ Telfair Office Park

800 Bonaventure Way near Corner of University and Hwy-6



Sugar Land Market | University and Hwy-6



SUITE 123 - New Construction

FOR MORE INFORMATION PLEASE CONTACT:

Michael Blount Jr

Managing Broker

+1 832 702 8152

michael@panopticrealty.com



SIZE:

1,225 square feet (approx) office

PRICE:

LEASE - \$26 NNN/year, \$2.16 NNN/month

PROPERTY HIGHLIGHTS:

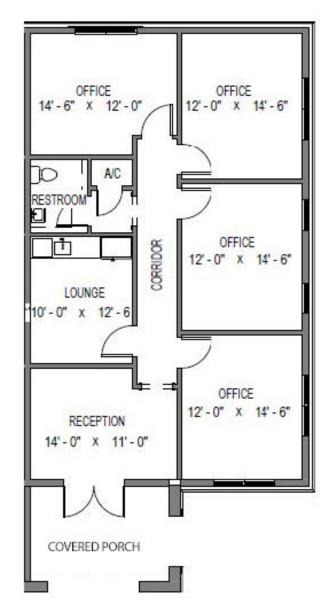
- Covered porch, reception, 4 offices, kitchenette / lounge, restroom
- Clean, modern design with neutral color palette
- Double-door entry with impressive chandelier
- · Adjacent to restaurants, fast food, retail
- Easy access to University Blvd, Hwy-6, Hwy-59/69
- Professional landscaping with sprinkler systems
- Pre-wired for telephone and data
- Corner suite with additional windows and extra parking

PROPERTY SUMMARY:

New construction - this is easily the nicest suite in the office park. Suite is located on the corner of the building, facing northwest. Suite features an abundance of windows - at least one in every office. Corner location of suite provides parking on two sides. Entry to the suite is through decorative double doors, covered by a generous porch area. Reception features retro-modern chandelier that sets a high-end tone to the office space. All finishes throughout the suite re-affirm the same high-end feel established upon entry to the suite. Additional upgrades include dishwasher in kitchen / lounge and hookups for washer / dryer should you wish to add them.

LOCATION SUMMARY:

Conveniently locate your at the center of Sugar Land on the intersection of University Blvd and Hwy-6. Located just behind the retail center on the Southeast corner of University Blvd and Hwy-6 on Bonaventure Way. Enjoy plentiful restaurants, fast food, banking, and retail - all conveniently located close by. Near Sugar Land Airport - frequented by 1/5 Fortune 500 companies. Easy hotel accommodations are available for visitors next door at the Hilton Garden Inn.





















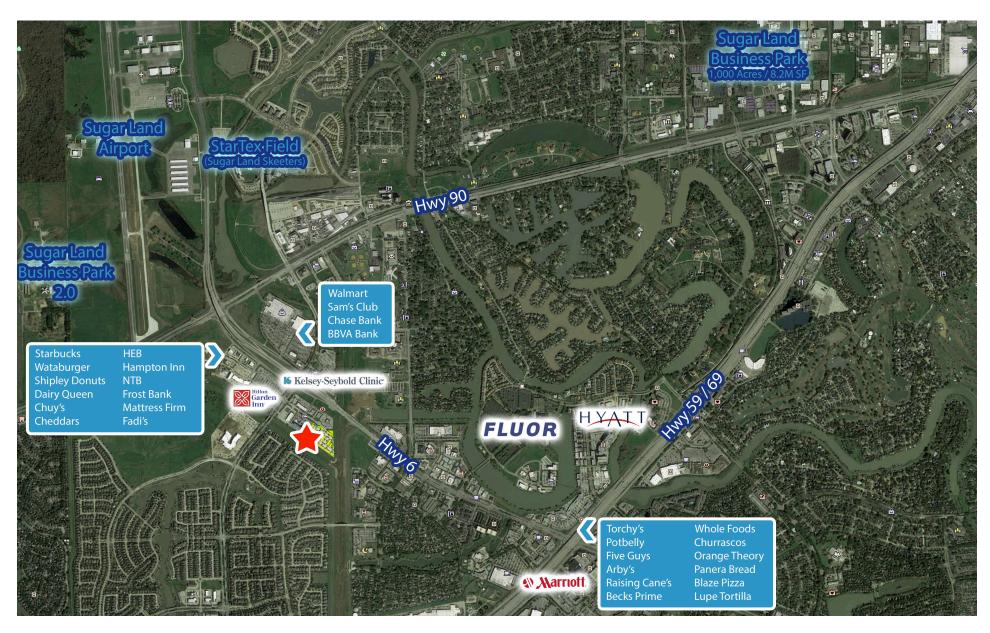






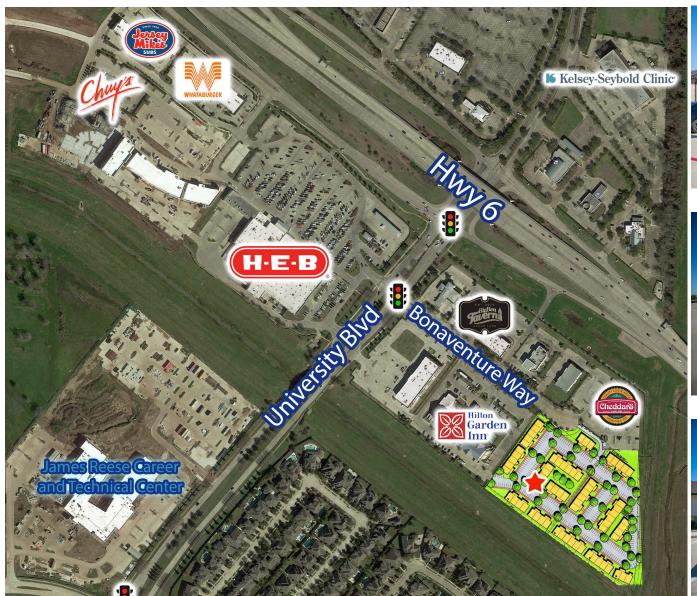
Aerial View





Aerial View













Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROWER 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 MODER'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;
- Asswer 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 CANNER [SELLEN/LANDLOWD]: The broker becomes the property maner'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 BUYEN/TERIANT: 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 MOTH - INTERMEDIANY: 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 brukes 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/benant 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 DETWEEN 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. Mease acknowledge receipt of this notice below and retain a copy for your records.

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Ligensed Broker /Broker Firm Name or Primary Assumed Business Name	License Mn.	Email	Phone
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	Plune
Buyer	Tenant/Seller/Land	ord Initials Date	

Regulated by the Texas Real Estate Commission