



# Office Building For Sale

431 Mason Park Blvd.  
Katy, Texas

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## SALIENT FACTS

431 Mason Park Blvd. is a beautiful professional building constructed in 2008. It has been meticulously maintained by the owner/user since its completion. Uniquely designed to allow the owner to occupy the main suite containing 6,796 sq. ft. or one of the two separate 1,902 sq. ft. suites on either side. The project has been carefully designed to allow maximum flexibility. The user can consolidate all three suites with little cost to create an office with great efficiency to a total of 10,600 sq. ft.

## KEY HIGHLIGHTS

- › Excellent value-office user opportunity
- › Excellent condition with high quality finishes
- › Efficient floor plate
- › Ample parking
- › The asset includes 4 sets of women and men's ADA restrooms, storage areas on the second floor and four kitchen areas (3 downstairs and 1 upstairs)



The floor plan shows a complex layout of the second floor. Key areas include:

- Office Spaces:** Multiple rooms labeled 'Office Space (Sales)', 'Office Space? (Job Analyst?)', 'Office Space (Programmer)', 'Office Space (Mathematician)', and 'Don's Office'. Some rooms have dimensions like 47' 0" x 47' 0" or 47' 0" x 47' 0".
- Server Room:** Located in the upper left, labeled 'Server Room' with a note 'needs extra support, outlet and separate A/C Unit'. It has dimensions 47' 0" x 47' 0".
- Office Space? (Job Analyst?) / Copier Room? / Storage?:** Two rooms in the center, one with dimensions 47' 0" x 47' 0" and another with 47' 0" x 47' 0".
- Office Space (Programmer):** Located in the upper right, with dimensions 47' 0" x 47' 0".
- Office Space (Mathematician):** Located in the lower right, with dimensions 47' 0" x 47' 0".
- Don's Office:** Located in the lower center, with dimensions 47' 0" x 47' 0".
- Additional Conference Area:** Located in the lower center, with dimensions 47' 0" x 47' 0".
- Lynn Inc.:** Located in the lower left, with dimensions 47' 0" x 47' 0".
- Bar Counter Top:** Located in the upper right, with dimensions 47' 0" x 47' 0".
- Storage Closet:** Located in the upper right, with dimensions 47' 0" x 47' 0".
- Elevator:** Located in the center, with dimensions 47' 0" x 47' 0".
- Hallway:** A central corridor with dimensions 47' 0" x 47' 0".
- Restroom:** Located in the center, with dimensions 47' 0" x 47' 0".
- Amenity Room:** Located in the lower center, with dimensions 47' 0" x 47' 0".
- Crest:** Located in the upper left, with dimensions 47' 0" x 47' 0".

## LOCATION

431 Mason Park Blvd. is a strategically placed professional office building with access to major freeways, retail, hospitality, airports and high-end residential developments. The property is within minutes of the vibrant Energy Corridor that includes over twenty-seven million square feet of Class A office space and headquarters to numerous global companies that employ thousands of professionals, most of whom live a few miles away in beautiful planned communities. The area is reported to be within a twenty minute commute for an estimated 40% of all licensed engineers in the Houston area.

## PROPERTY SPECIFICATIONS

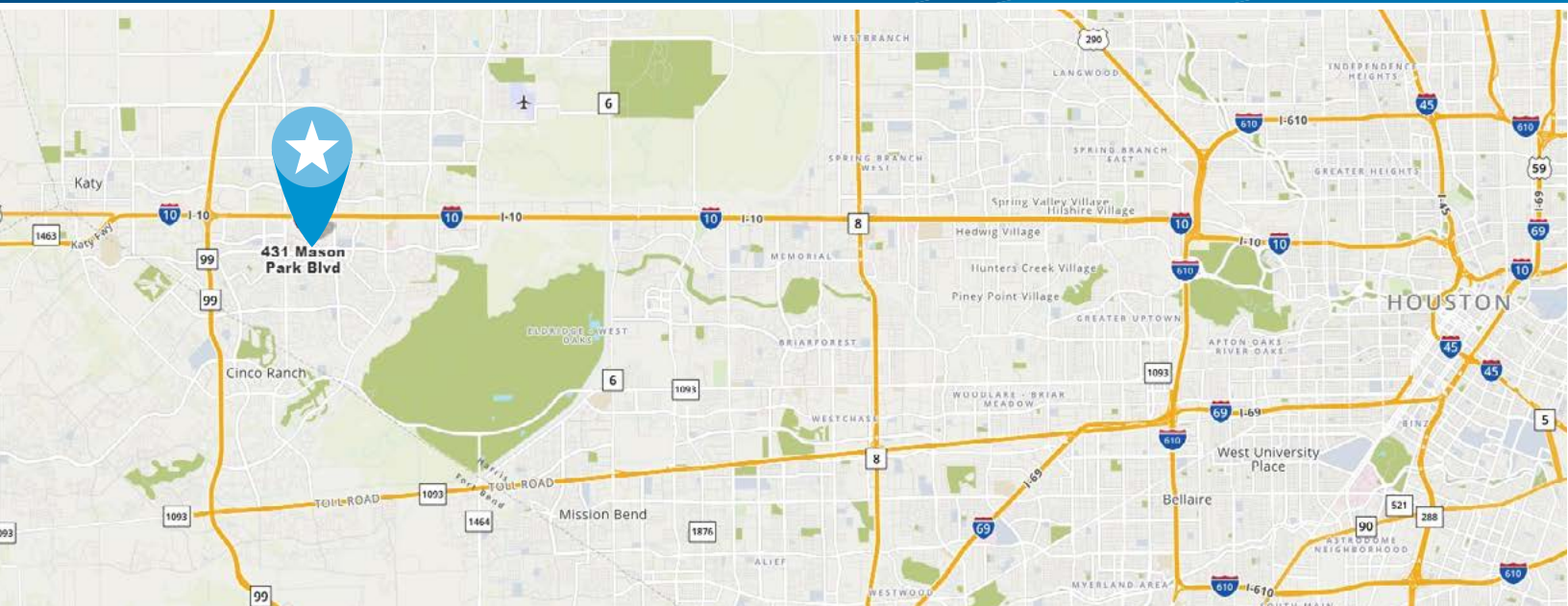
Address:	431 Mason Park Blvd., Katy, TX 77450
Submarket:	Katy/Grand Parkway West
Building Area:	± 10,600 SF
Site Area:	0.4730 Acres (20,602 sq. ft.)
Year Built:	2008
Parking Ratio:	1.89/1,000 SF
Occupancy:	0%
Asset Type:	3-Star office building

## SALES PRICE

Contact Broker for pricing







## CONTACT US

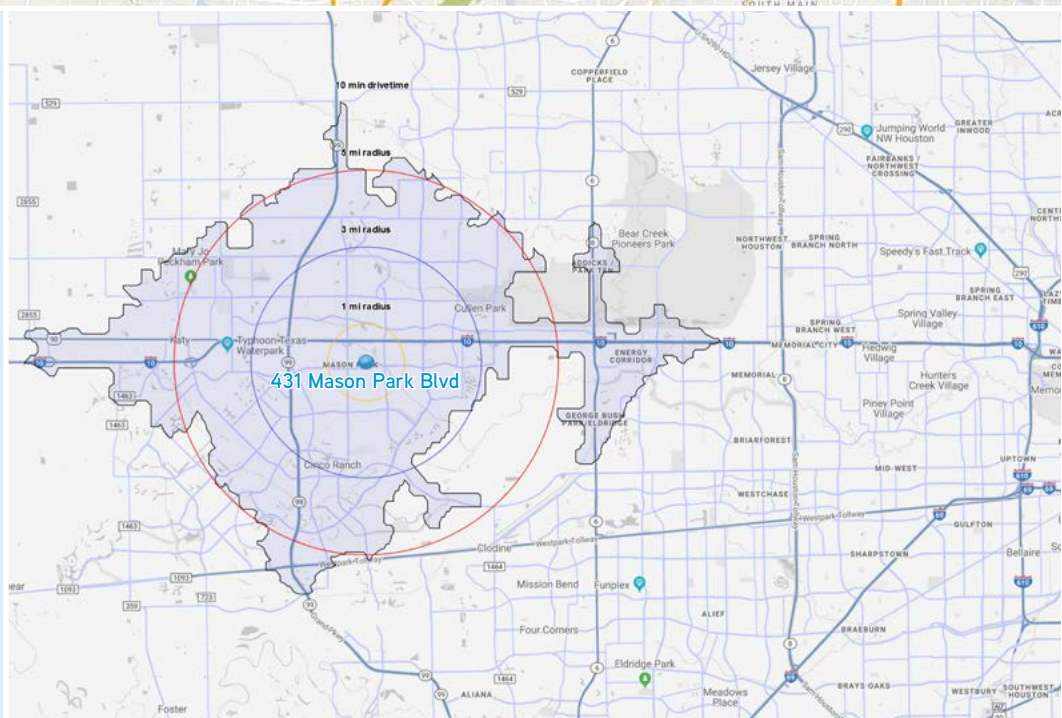
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	1mi radius	3mi radius	5mi radius
<b>TOTAL POPULATION</b>			
2018 Estimate	14,693	128,781	264,621
2023 Projected	15,123	134,061	279,213
<b>AVERAGE HOUSEHOLD INCOME</b>			
2018 Estimate	\$95,153	\$113,607	\$115,467
2023 Projected	\$104,975	\$126,323	\$127,301
<b>TOTAL HOUSEHOLDS</b>			
2018 Estimate	5,966	45,814	90,003
2023 Projected	6,348	49,248	97,767

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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.*

### 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.

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Buyer/Tenant/Seller/Landlord Initials

Date