

FOR LEASE



Riverstone Village Condos

5501 Cabrera Drive
Sugar Land, TX 77479



2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



FOR LEASE

Riverstone Office Condos

5501 Cabrera Drive | Sugar Land, TX 77479

PROPERTY DESCRIPTION

Introducing the newly constructed office spaces at 5501 Cabrera Dr, designed to meet the needs of modern businesses. These single-story offices offer a range of sizes from 1,225 to 2,450 square feet, providing ample space for your growing business. Each office is thoughtfully designed with essential amenities, including private offices, a conference room, a kitchen, a restroom, closets, and a welcoming reception area.

Enjoy the convenience of private front-door entrances and surface parking for easy access. The property is fully landscaped and maintained as part of a Community Management Association, ensuring a professional and well-kept environment for both you and your clients.

Each office unit also includes an individual HVAC system, with separately metered electricity, giving you full control over your space's climate and energy use.

If you're looking for a brand-new, fully equipped office space, 5501 Cabrera Dr offers an ideal location with everything your business needs to succeed.

For More Information

Will McGrath

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LandPark Commercial

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PROPERTY HIGHLIGHTS

- Brand new construction.
- Stunning Lake Views.
- Office sizes range from 1,225 to 2,450 square feet and include offices, conference room, kitchen, restroom, closets, and reception area.
- Single-story with private front-door entrances, restrooms, lounges, and surface parking.
- Fully landscaped and maintained as part of a Community Management Association.
- Each unit includes an individual HVAC with separately metered electricity.

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



LANDPARK

FOR LEASE



Interior Photos

SPACE AVAILABILITY

SUITE	SF	RATE (MG/sf/yr)
502	1,225 SF	\$28.75 MG (sf/yr)

SPACE DESCRIPTION

Use: Office

Type: Direct

SF Available: 1,225 SF

Floor Contiguous: 2,450 SF

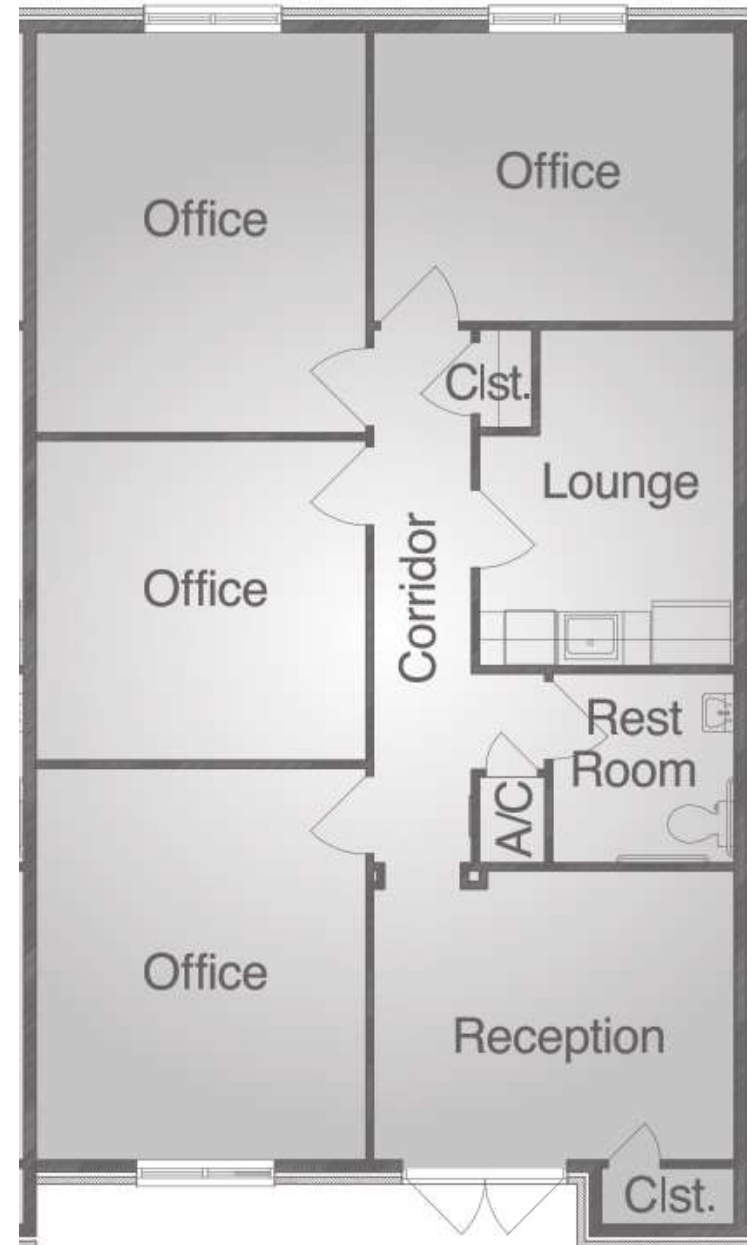
Building Contiguous: 2,450 SF

Rent: \$28.75 MG (Modified Gross)

Occupancy: October 2024

Term: Negotiable

Space Notes: Reception, 4 offices, breakroom with sink, restroom and storage closet. Can be combined with Suite 503 to make 2,450 SF.



SPACE AVAILABILITY

SUITE	SF	RATE (MG/sf/yr)
503	1,225 SF	\$29.24 MG (sf/yr)

SPACE DESCRIPTION

Use: Office

Type: Direct

SF Available: 1,225 SF

Floor Contiguous: 2,450 SF

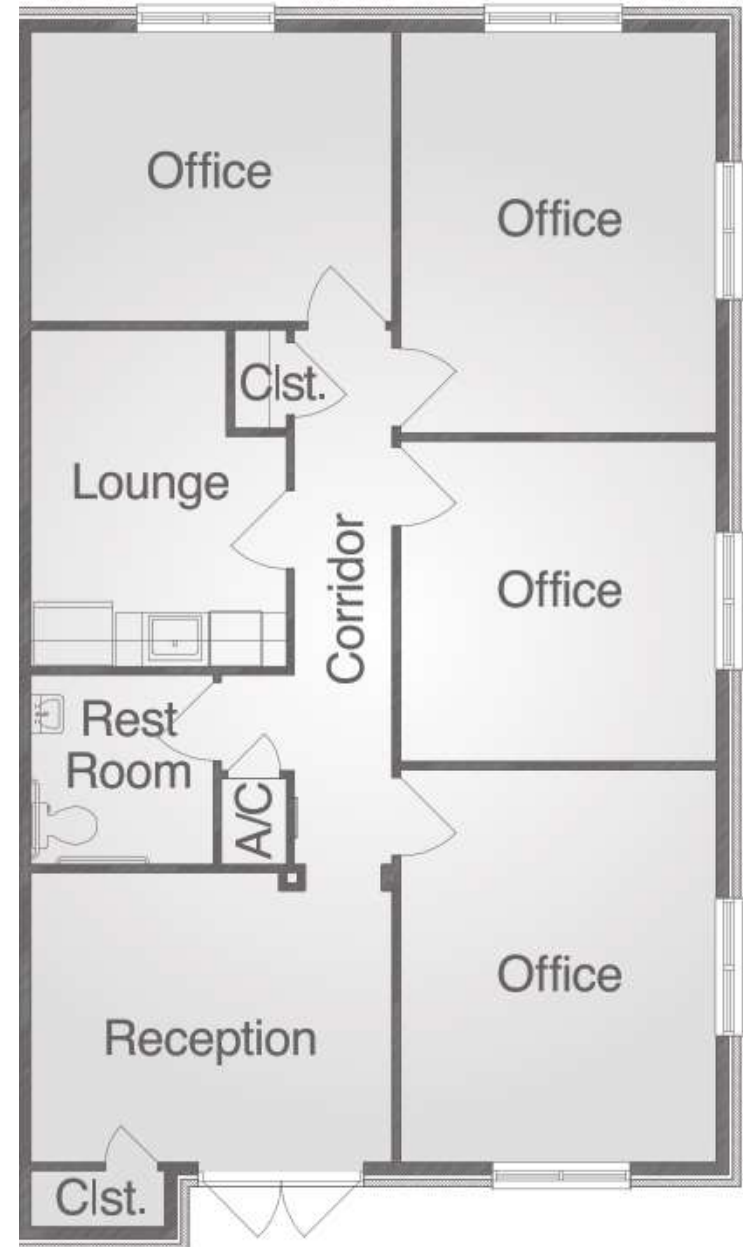
Building Contiguous: 2,450 SF

Rent: \$28.75 MG (Modified Gross)

Occupancy: October 2024

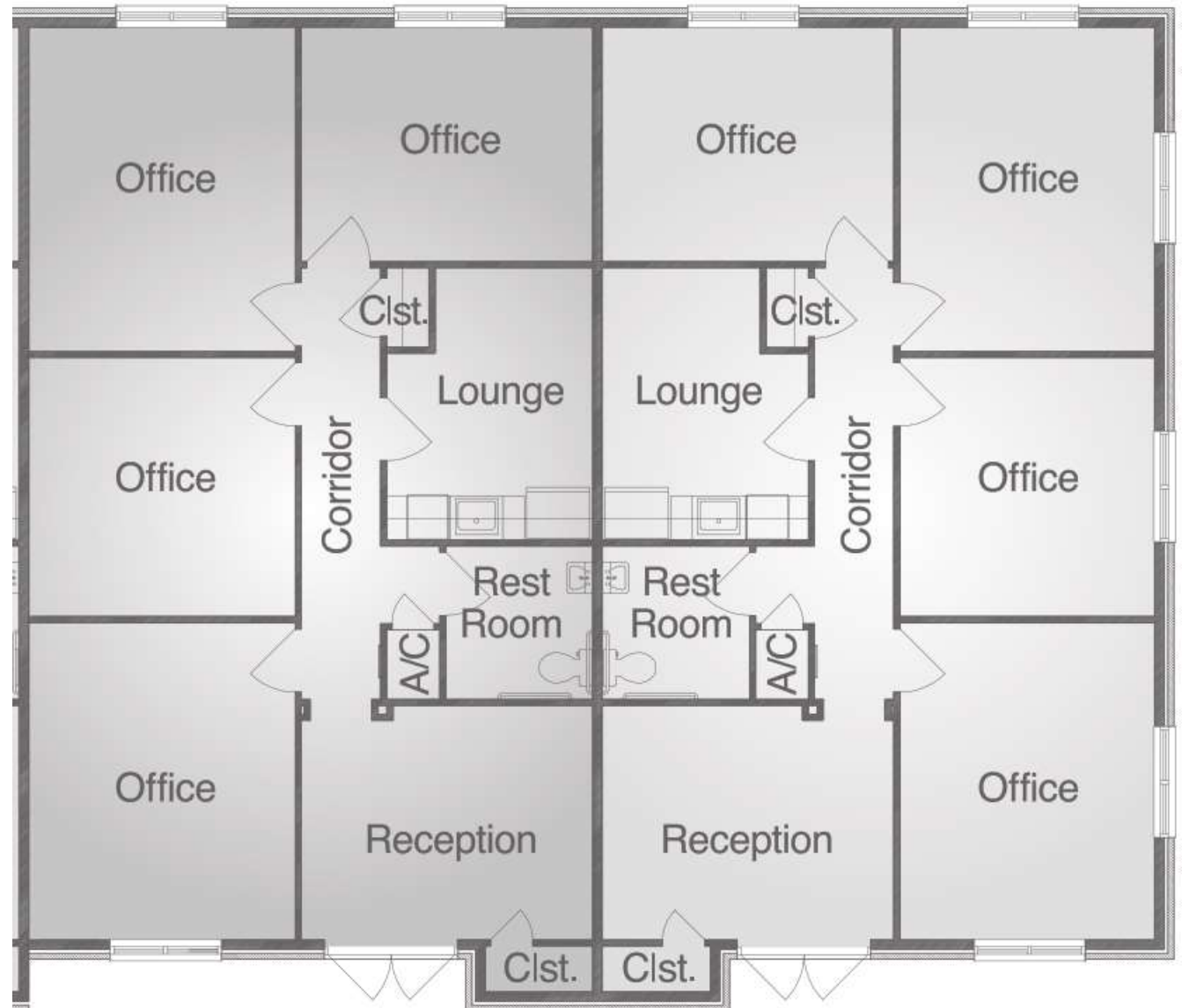
Term: Negotiable

Space Notes: Reception, 4 offices, breakroom with sink, restroom and storage closet. Can be combined with Suite 502 to make 2,450 SF.



SPACE AVAILABILITY

SUITE	SF	RATE (MG/sf/yr)
502-503	2,450 SF	\$29.00 MG (sf/yr)



Suite 502-503





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.

LandPark Brokerage Services	9007266	tthomas@landparkco.com	(281) 822-6518
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Allen McGrath	611273	wmcgrath@landparkco.com	(713) 384-3454
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Allen McGrath	611273	wmcgrath@landparkco.com	(281) 822-6519
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____