



Riverstone Village
OFFICE CONDOMINIUMS

Representative
Property



5501 CABRERA DRIVE | SUGAR LAND, TEXAS 77479



SHB Development
COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING



ASPIRE
COMMERCIAL



FOR SALE or LEASE

- 1,225 SF units
- Up to 6,125 SF contiguous available
- Medical or professional use
- Single-story with private front-door entrance and surface parking
- High-end finishes
- Several upgrade options available
- Fully landscaped exterior maintained as part of a Community Management Association
- Energy-efficient construction materials
- Commercial-grade windows and doors



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Amenities

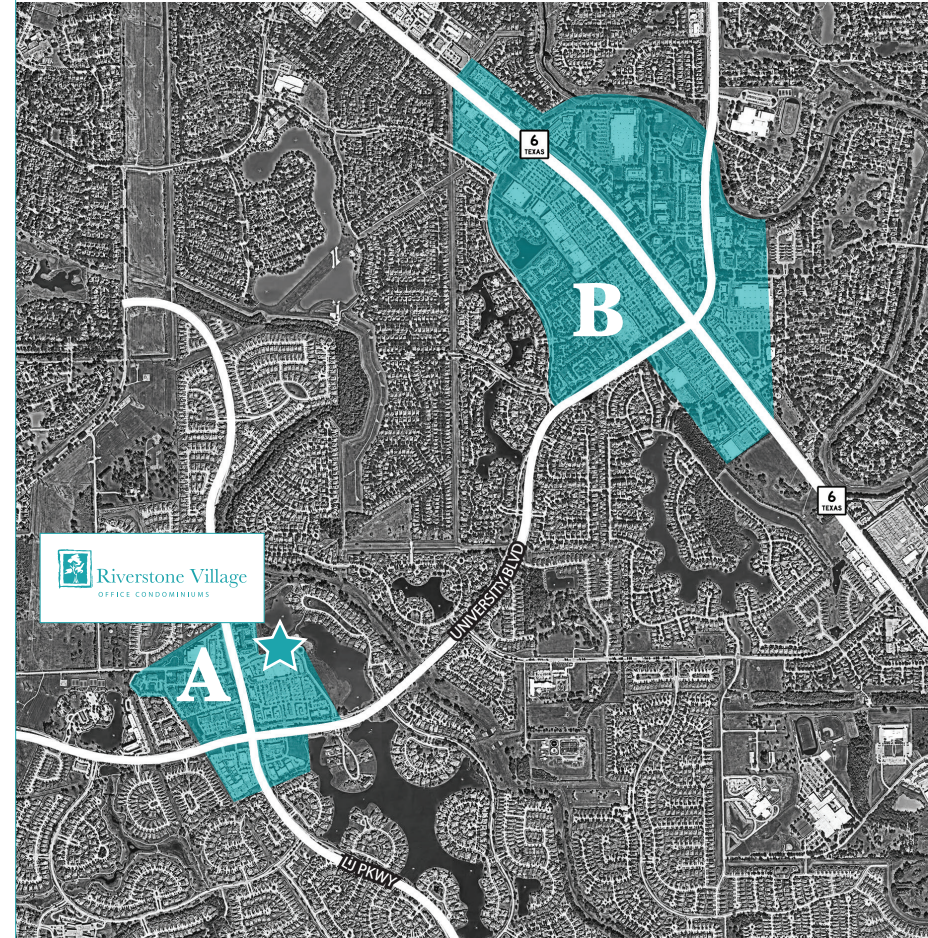
A

- 88 Bistro
- Angle Liquor
- Brite Touch Cleaners
- Cakes U Crave
- Chase Bank
- CVS Pharmacy
- Cycle Bar
- Diesel Barbershop
- F45 Training
- Grab N Go Tacos
- Goodwill Donation Center
- Guru Cool Learning
- Hand & Stone
- Hospitality Urgent Care
- Houston Methodist Primary Care Group
- Icebox Cryotherapy
- Jersey Mike's Subs
- Kroger
- Kroger Fuel Center
- Kroger Pharmacy
- Main Squeeze Juice Co.
- Massage Nara
- Mod Pizza
- Orange Theory Fitness
- Postal+
- Regions Bank
- Republic | Roots Coffee + Juice Co.

- Riverstone Montessori
- Riverstone Nutrition
- Salad Works
- Shell
- Southern Maid Donuts
- Spice Bazaar
- Starbucks
- Starbucks (Kroger)
- Store Space Self Storage
- Stretch Lab
- Subway
- Super Cuts
- Texas State Optical
- Thai American Bistro
- The Chemist Pharmacy
- The JOINT Chiropractic
- The Perfect Round Bar & Indoor Golf
- Timewise
- Timewise Car Wash
- Umami Japanese Restaurant
- Upscale Cleaners
- Valvoline Instant Oil Change
- V Lotus
- Wendy's
- Wing Station
- Yoga Six

B

- Advance Auto Parts
- Amegy Bank
- Anytime Fitness
- AT&T Store
- Avis Car Rental
- BBVA Bank
- Bradani's Restaurant & Wine Bar
- Calibre Collision
- Capone's Pizza
- Chase Bank
- Chevron
- Chili's Grill & Bar
- Chipotle Mexican Grill
- Dairy Queen
- Dave's Hot Chicken
- Denny's
- Dollar Tree
- Domino's Pizza
- Dunkin' Donuts
- Enterprise Rent-A-Car
- Five Below
- Five Guys
- Frost Bank
- GameStop
- Great Clips
- Happy Crab Cajun Seafood
- Hobby Lobby
- Home Depot
- Jack In The Box
- Jiffy Lube
- Jimmy John's
- Jolibee
- Kohl's
- Kolache Factory
- Kroger
- LA Crawfish
- LA Fitness
- Leslie's Pool Supplies
- Lowe's Home Improvement
- Marco's Pizza
- Massage Envy
- McDonald's
- Million Cakes
- Mister Car Wash
- Ninfa's Mexican
- NTB-National Tire & Battery
- Office Depot
- Old Hickory Inn Barbecue
- Orange Leaf Frozen Yogurt
- Papa John's
- Pepperoni's Pizza
- PetSmart
- Raising Cane's Chicken Fingers
- Riverstone Dental
- Ross Dress for Less
- Smoothie King
- Sonic Drive-In
- Spec's
- Starbucks
- Subway
- Sugar's Cajun & Bar
- SummerHill Inn & Suites
- Super 6 Buffet
- T-Mobile Store
- Taco Bell
- Taco Cabana
- Target
- The UPS Store
- Verizon Store
- Walmart Super Center
- Wells Fargo Bank
- Wendy's
- Whataburger
- Woodforest National Bank



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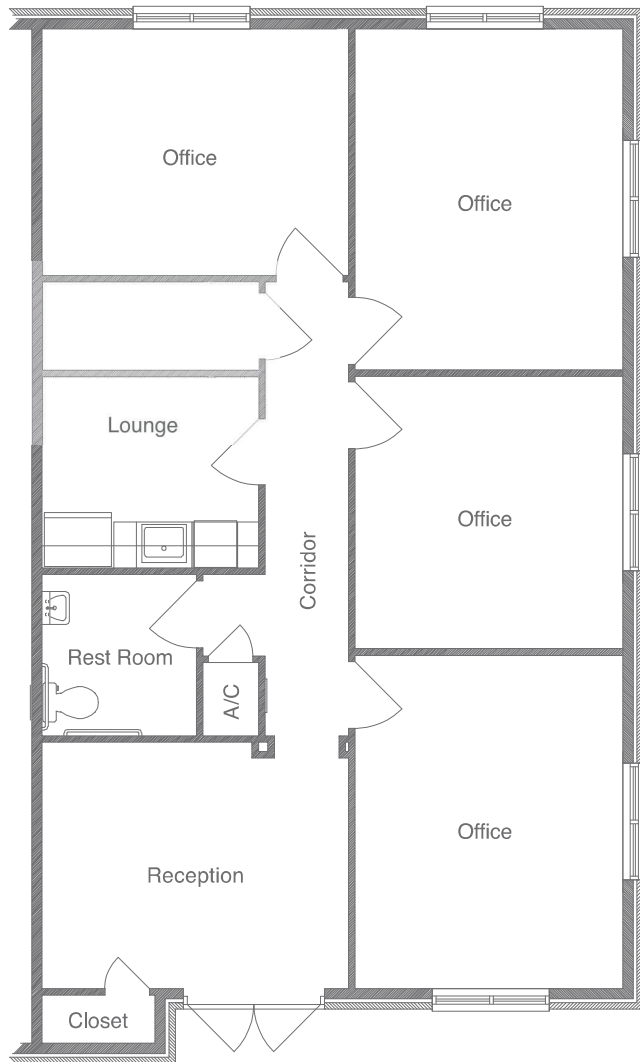
Site Plan



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Standard Single Unit Floor Plan

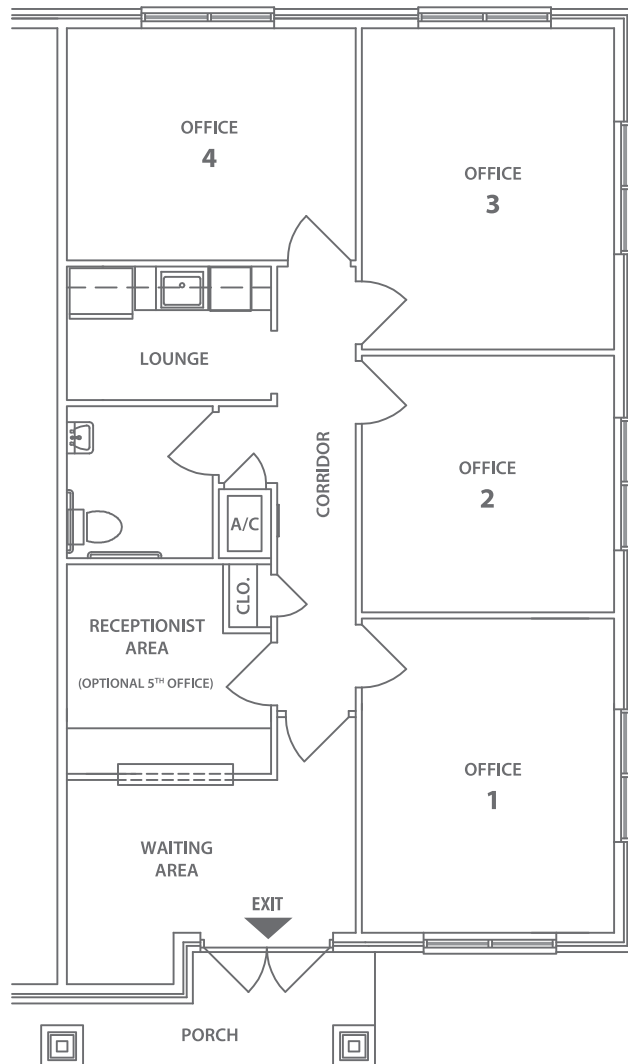
- This is our standard floor plan. Many customizations can be made to create the perfect space for your business needs.



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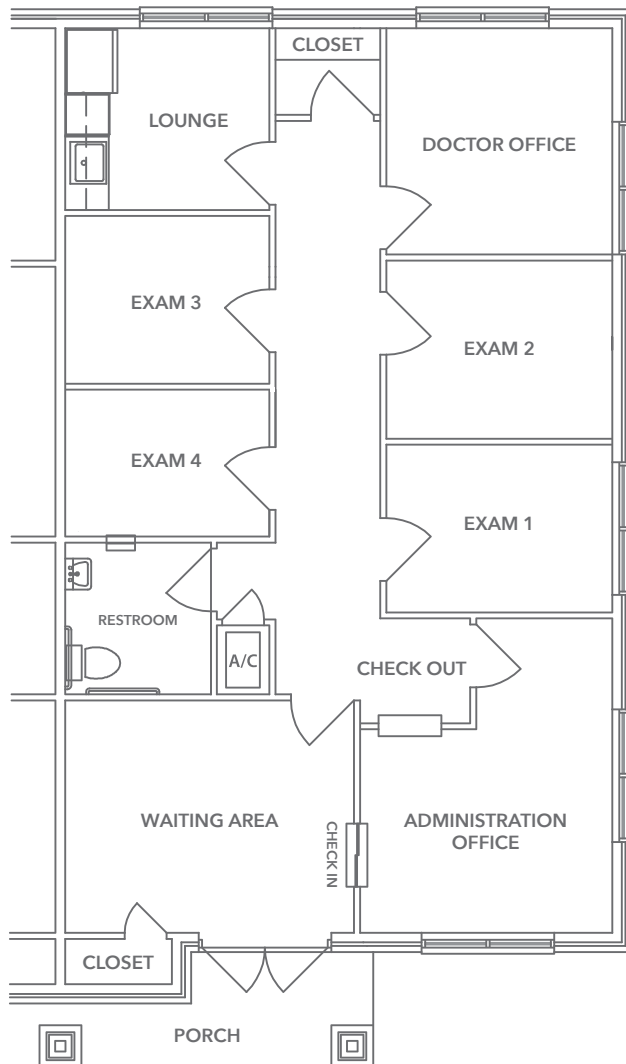
Receptionist/5th Office Single Unit Floor Plan

- This is our receptionist/5th office floor plan. Many customizations can be made to create the perfect space for your business needs.
- This plan includes all the features of the standard unit plus a modified lounge, receptionist desk with granite top and sliding glass window.
- The 5th office plan is the same as the receptionist plan minus the desk and sliding glass window.



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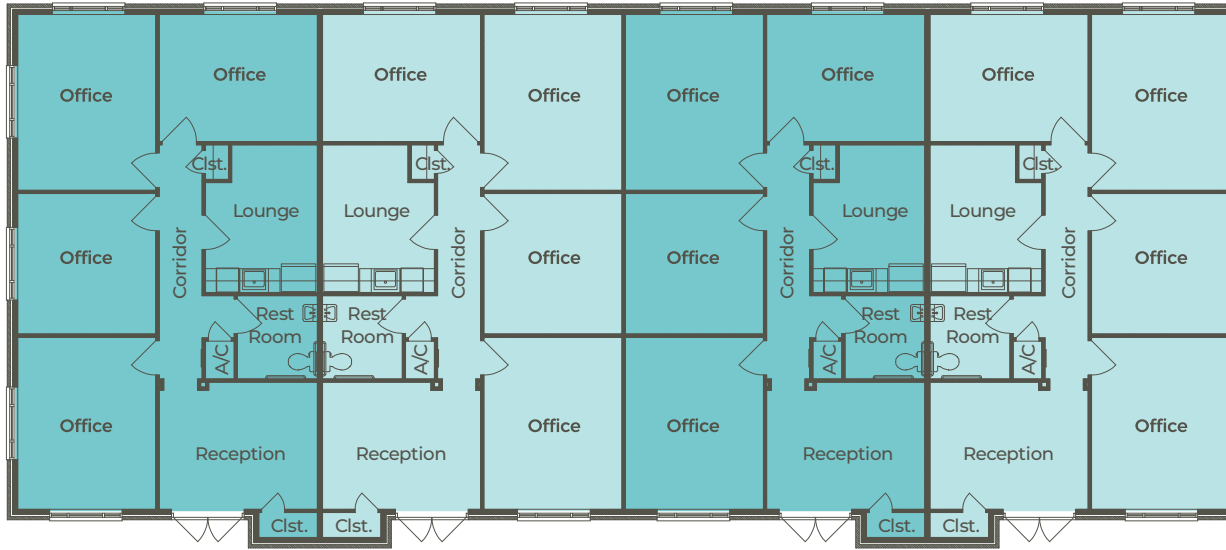
Professional Single Unit Floor Plan

- This is our professional floor plan. This plan is ideal for medical, healthcare, and other users.
- This plan includes all the features of the standard unit plus a modified lounge, lab with lower cabinets with sink and administration desk with granite top and sliding glass window.
- Additional options for this plan include but are not limited to exam room cabinets with sinks, upper cabinets for lab, and additional upper and lower cabinets in the administration area.



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Four Unit Floor Plan

- Offices are efficiently designed and can be combined to create larger units.
- Picture shows a 4-unit floor plan. 3, 4, and 5-unit floor plans are available.

# 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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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:
 - 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.

Aspire Commercial, LLC	9013435	brandona@aspire-cre.com	713-440-8290
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brandon Avedikian	669686	brandona@aspire-cre.com	713-440-8290
Designated Broker of Firm	License No.	Email	Phone
Brandon Avedikian	669686	brandona@aspire-cre.com	713-440-8290
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bradley Segreto	698579	brads@aspire-cre.com	713-540-8578
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date