

OFFICE SPACE AVAILABLE FOR LEASE

SUNRISE LAKE VILLAGE (OFFICE)

2734 SUNRISE BOULIVARD, PEARLAND, TX 77584



LOCATION

- Located at the lighted intersection of FM 518 (Broadway) and CR 90, Pearland, TX 77584
- Four story office building with a variety of square footage's available for immediate occupancy
- Ample Free Parking
- On-Site Porter

SPACES AVAILABLE

Suite 302- 1,902/ sf.
(Dentist office)
Suite 402- 2,136/sf.
Suite 406-2,565/ sf.
Suite 408-1,284/sf.



DEMOGRAPHICS

	1 Mi. Radius	3 Miles	5 Miles
Population 2015 Estimate	12,484	24,965	51,228
Ave HH Income Population	\$157,009	\$119,049	\$103,210
Traffic Counts FM 518	32,121 cars per day		
C.R. 90	7,387 cars per day		

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CLARION PROPERTIES, LTD.

RANDY FERTITTA
MANAGER/ BROKER

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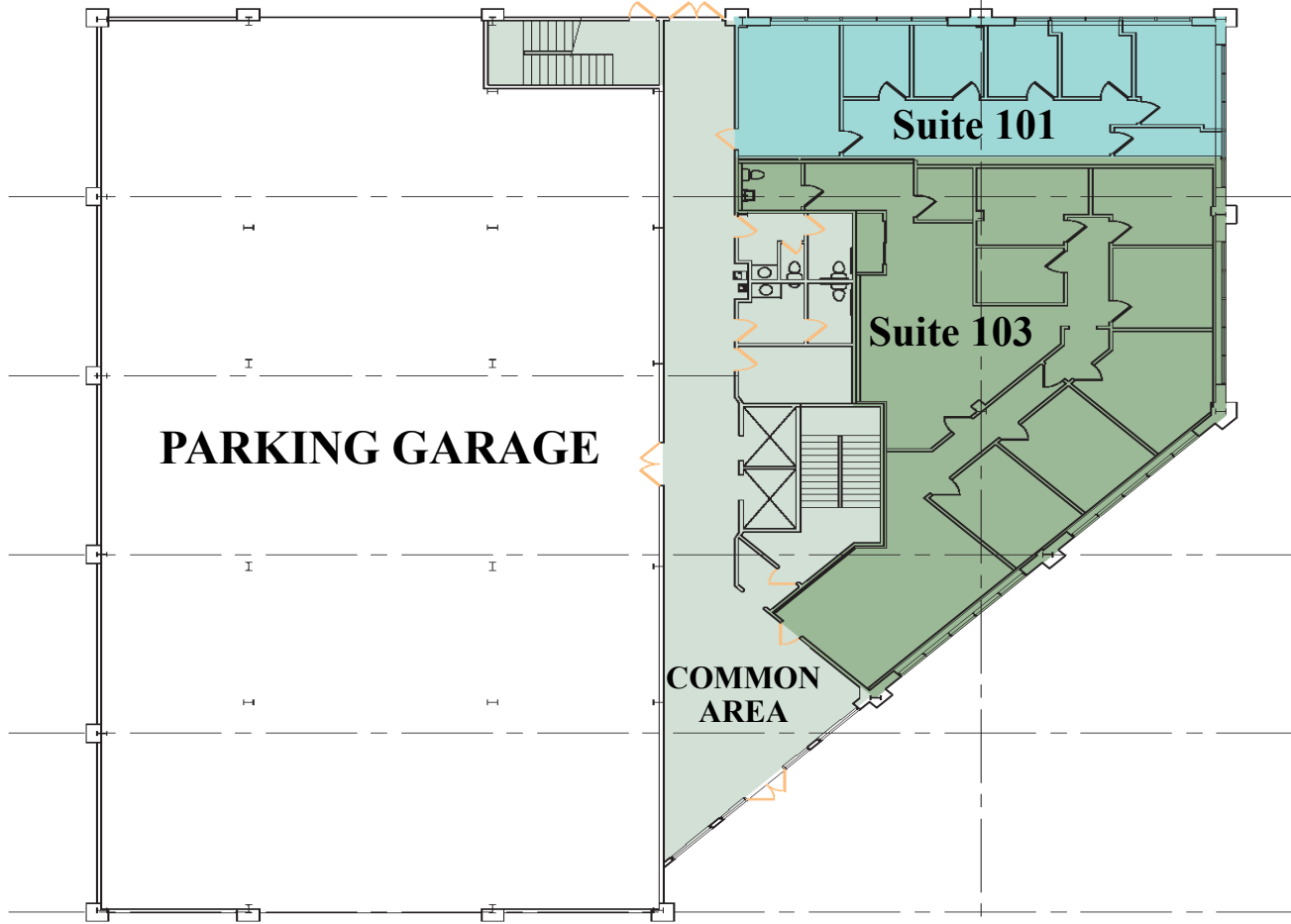
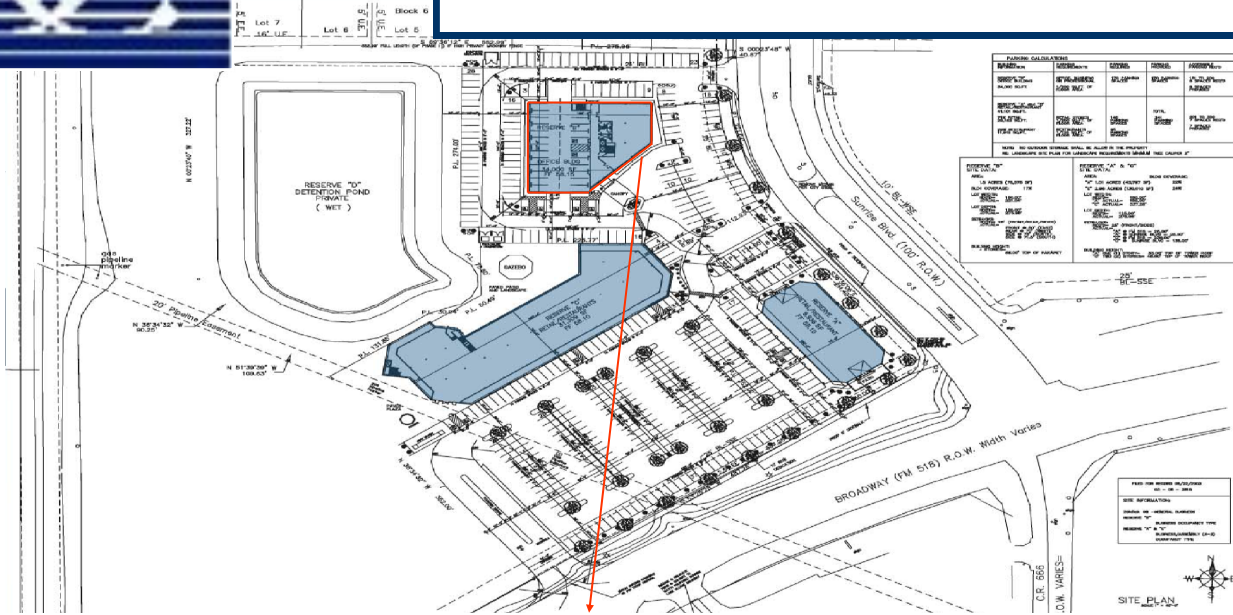
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LEASING - COMMERCIAL BROKERAGE - CONSULTING





Sunrise Lake Village (Office) 1st Floor

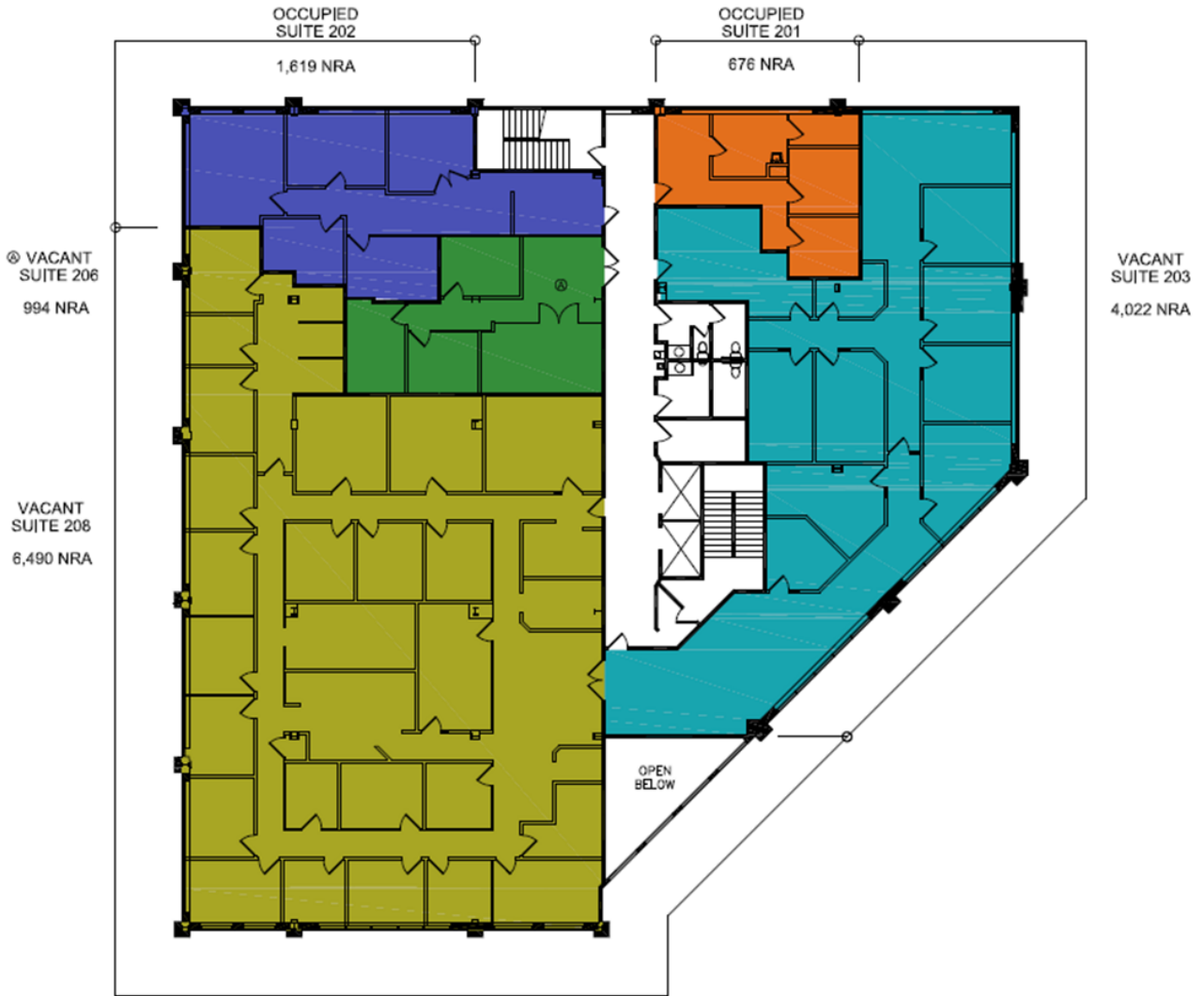


Site Plan		
Suite 101	Smart Choice Chiropractic	1,338 Sq. Ft.
Suite 103	TJ Roberts Law	3,113 Sq. Ft.

FIRST FLOOR PLAN



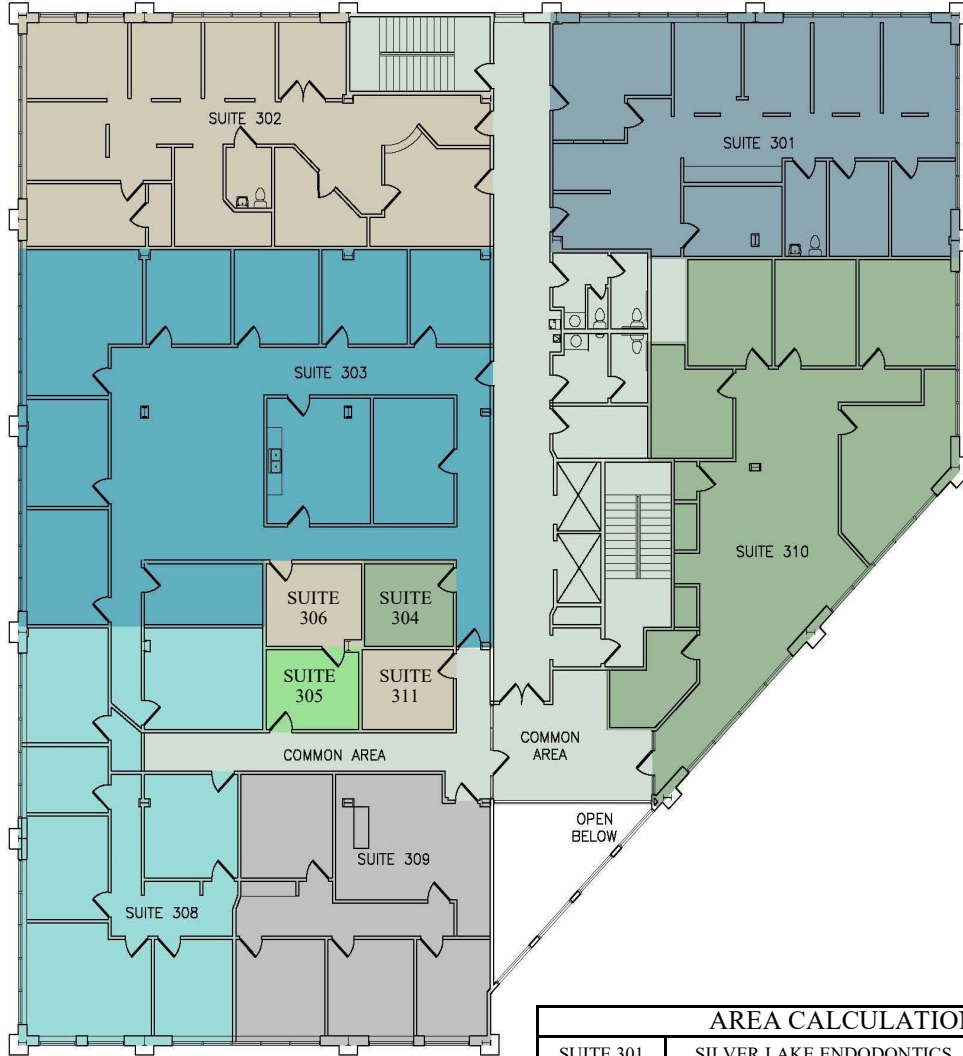
Sunrise Lake Village (Office) 2nd Floor



Site Plan		
Suite 201	Keller Williams Realty	676 Sq. Ft.
Suite 202	A-1 Mortgage	1,619 Sq. Ft.
Suite 203	Keller Williams Realty	4,022 Sq. Ft.
Suite 206	Momentum Title, LLC	994 Sq. Ft.
Suite 208	Keller Williams Realty	6,490 Sq. Ft.



Sunrise Lake Village (Office) 3rd Floor



THIRD FLOOR PLAN
 SCALE: 1/16" = 1'-0"

AREA CALCULATIONS		
SUITE 301	SILVER LAKE ENDODONTICS	LEASED 1,887 SF.
SUITE 302	AVAILABLE (Dentist Office)	LEASED 1,902 SF
SUITE 303	RETINA & VITREOUS	LEASED 3,165 SF
SUITE 304	Keith B French Law	1,284 SF
SUITE 306	PROCESS WISE	164 SF
SUITE 308	FRANKLIN ENGINEERING	LEASED 1,835 SF
SUITE 309	SERENE COUNSELING & WELLNESS	1,328 SF
SUITE 310	SERENE COUNSELING & WELLNESS	2,344 SF
SUITE 311 & 305	ARIGEND HEALTH	328 SF

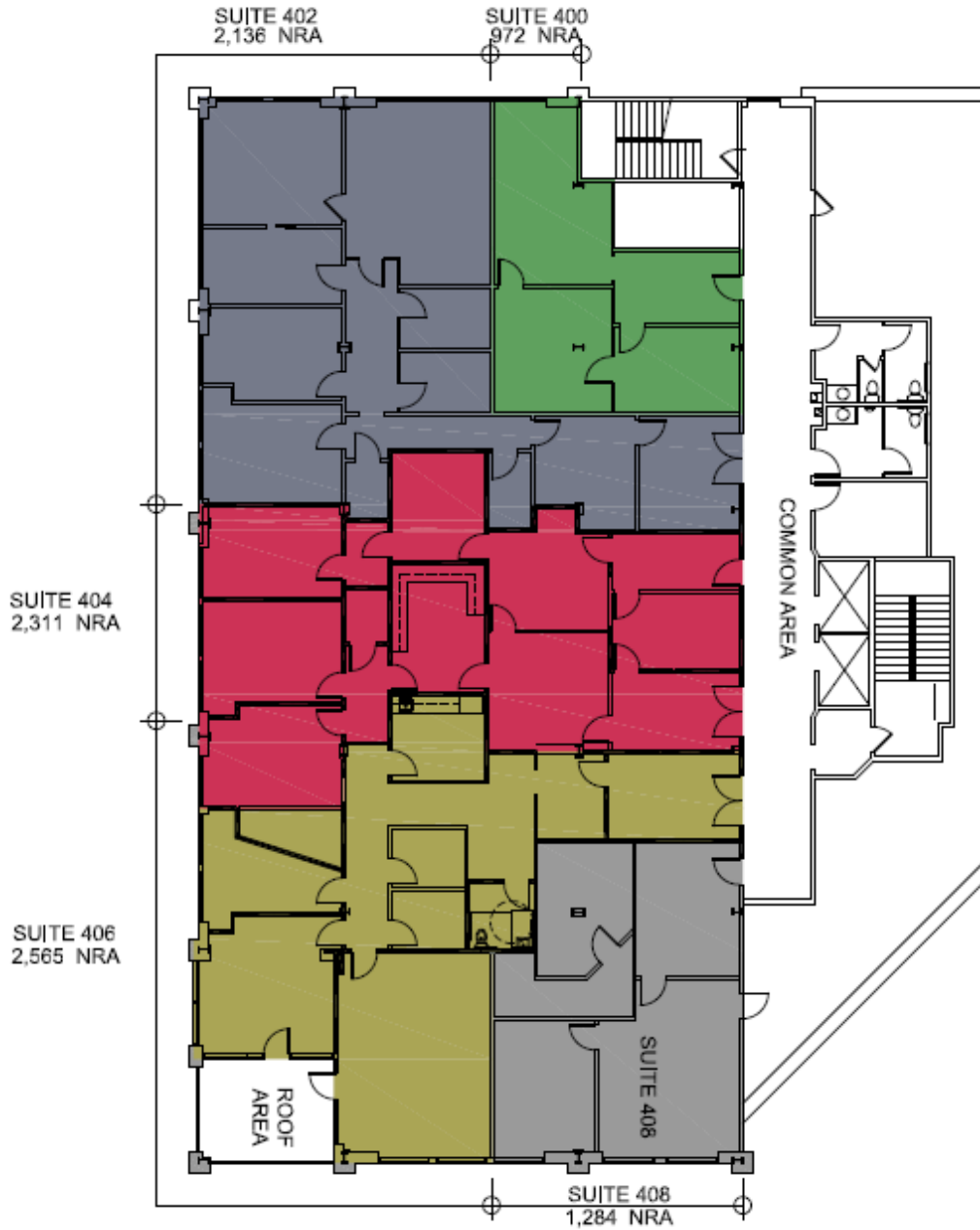
THIRD FLOOR- OFFICE BUILDING 'B'

SUNRISE LAKE VILLAGE
2734 SUNRISE BLVD.
PEARLAND, TX 77584

OSBORN & VANE ARCHITECTS ^{LLP}
12026
29 MARCH 2017



Sunrise Lake Village (Office) 4th Floor



SITE PLAN		
Suite 400	Grey Matter Diagnostics	972 Sq. Ft.
Suite 402	AVAILABLE	2,136 Sq. Ft.
Suite 404	AVAILABLE	2,311 Sq. Ft.
Suite 406	AVAILABLE	2,565 Sq. Ft.
Suite 408	AVAILABLE	1,284 Sq. Ft.

Demographic Report
FM 518 at County Road 90, Pearland, TX
 Pop Facts: Demographic Quick Facts

Pop Facts: Demographic Quick Facts	FM 518 @ CR 90 1 mile ring		FM 518 @ CR 90 3 mile ring		FM 518 @ CR 90 5 mile ring	
Population						
2020 Projection	13,790		77,034		144,000	
2015 Estimate	12,484		68,415		128,652	
2010 Census	11,148		58,115		109,890	
2000 Census	4,560		22,040		50,969	
Growth 2015-2020	10.46%		12.60%		11.93%	
Growth 2010-2015	11.98%		17.72%		17.07%	
Growth 2000-2010	144.48%		163.69%		115.60%	
Households						
2020 Projection	4,336		25,339		47,110	
2015 Estimate	3,988		22,800		42,499	
2010 Census	3,742		19,980		37,047	
2000 Census	1,717		7,918		17,354	
Growth 2015-2020	8.72%		11.14%		10.85%	
Growth 2010-2015	6.59%		14.12%		14.72%	
Growth 2000-2010	117.92%		152.34%		113.48%	
2015 Estimated Population by Single-Classification Race	12,484		68,415		128,652	
White Alone	5,847	46.84%	32,363	47.30%	59,374	46.15%
Black or African American Alone	3,002	24.05%	17,778	25.98%	37,520	29.16%
American Indian and Alaska Native Alone	44	0.35%	298	0.44%	650	0.51%
Asian Alone	2,675	21.43%	12,217	17.86%	16,529	12.85%
Native Hawaiian and Other Pacific Islander Alone	1	0.01%	16	0.02%	56	0.04%
Some Other Race Alone	427	3.42%	3,467	5.07%	10,499	8.16%
Two or More Races	488	3.91%	2,277	3.33%	4,023	3.13%
2015 Estimated Population by Ethnicity (Hispanic or Latino)	12,484		68,415		128,652	
Hispanic or Latino	1,974	15.81%	12,222	17.86%	31,158	24.22%
Not Hispanic or Latino	10,510	84.19%	56,193	82.14%	97,494	75.78%
2015 Occupied Housing Units by Tenure	3,988		22,800		42,499	
Owner-Occupied	2,942	73.78%	17,804	78.09%	33,707	79.31%
Renter-Occupied	1,046	26.22%	4,996	21.91%	8,792	20.69%
2015 Average Household Size	3.12		2.99		3.02	
2015 Est. Households by Household Income	3,988		22,800		42,499	

Demographic Report
FM 518 at County Road 90, Pearland, TX

Pop Facts: Demographic Quick Facts	FM 518 @ CR 90 1 mile ring		FM 518 @ CR 90 3 mile ring		FM 518 @ CR 90 5 mile ring	
Income Less than \$15,000	100	2.50%	1,081	4.74%	2,560	6.02%
Income \$15,000 to \$24,999	159	3.98%	913	4.00%	2,232	5.25%
Income \$25,000 to \$34,999	192	4.82%	1,176	5.16%	2,701	6.36%
Income \$35,000 to \$49,999	371	9.31%	2,155	9.45%	4,715	11.09%
Income \$50,000 to \$74,999	495	12.40%	3,740	16.40%	7,524	17.70%
Income \$75,000 to \$99,999	639	16.03%	3,549	15.57%	6,461	15.20%
Income \$100,000 to \$124,999	469	11.76%	2,951	12.94%	5,313	12.50%
Income \$125,000 to \$149,999	292	7.33%	1,905	8.36%	3,334	7.85%
Income \$150,000 to \$199,999	319	8.01%	2,352	10.32%	3,687	8.68%
Income \$200,000 to \$249,999	175	4.38%	928	4.07%	1,401	3.30%
Income \$250,000 to \$499,999	410	10.29%	1,386	6.08%	1,823	4.29%
Income \$500,000 or more	367	9.19%	663	2.91%	747	1.76%
2015 Est. Average Household Income	\$157,099		\$119,049		\$103,210	
2015 Est. Median Household Income	\$102,040		\$91,446		\$80,870	
2015 Median HH Inc. by Single-Classification Race						
White Alone	\$118,761		\$92,641		\$84,379	
Black or African American Alone	\$82,956		\$85,056		\$74,029	
American Indian and Alaska Native Alone	\$48,405		\$47,990		\$49,367	
Asian Alone	\$117,277		\$113,568		\$112,417	
Native Hawaiian and Other Pacific Islander Alone	\$15,000		\$39,491		\$43,051	
Some Other Race Alone	\$77,130		\$59,337		\$52,362	
Two or More Races	\$67,610		\$70,694		\$75,369	
Hispanic or Latino	\$86,233		\$72,842		\$62,998	
Not Hispanic or Latino	\$104,661		\$95,188		\$85,983	



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.

Clarion Properties Licensed Broker/Broker Firm Name or Primary Assumed Business Name	419362 License No.	Email	Phone
Randy Fertitta Designated Broker of Firm	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Randy Fertitta Licensed Supervisor of Sales Agent/ Associate	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real estate Commission

TAR 2501

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056

Joe Evans

Information available at www.trec.texas.gov

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Information About

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