

FOR LEASE

SUGAR LAND PHYSICIANS CENTER

7616 BRANFORD PL

Sugar Land, TX 77479

PRESENTED BY:

BRANDI SIKES, MCR, CRE

O: 281.367.2220 x171

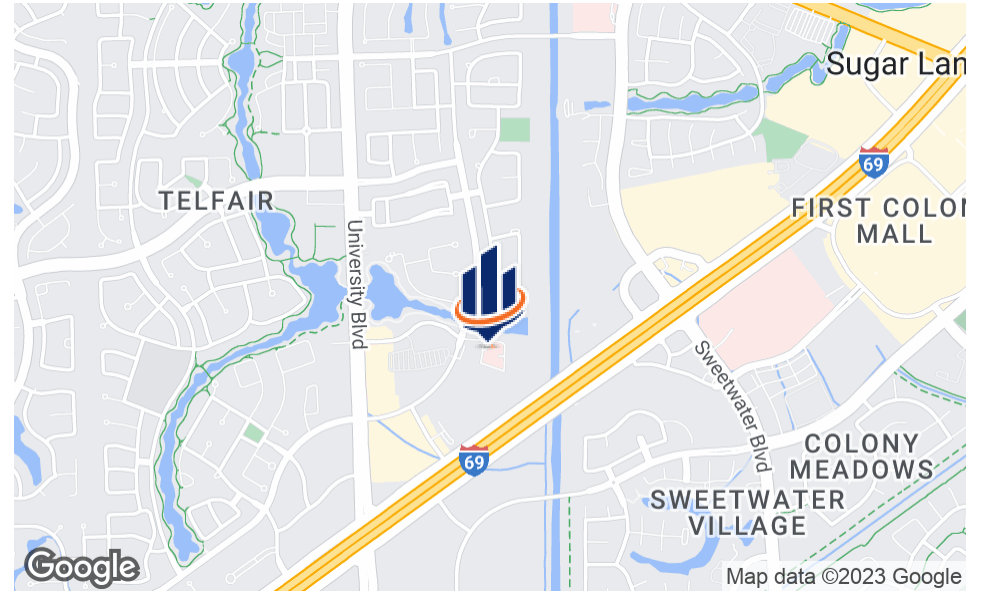
SOBI QAZI

O: 281.367.2220 x173

JEFF BEARD CCIM

O: 281.367.2220 x102





PROPERTY HIGHLIGHTS

- Building Type: Office
- Building Size: 56,595 SF
- Garage Parking: 150 Covered | 75 Uncovered
- Year Built: 2014
- Building Height: 3 Stories
- Building Class: A
- Located just off Highway 59 S.
- Central to the well-established communities of Telfair and First Colony.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	22,132 SF (1,057 - 4,924 SF)
LOT SIZE:	1.99 Acres
BUILDING SIZE:	56,595 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,545	75,775	196,434
TOTAL DAYTIME POPULATION	12,338	82,761	194,703
AVERAGE HH INCOME	\$202,319	\$179,108	\$157,866

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LEASE INFORMATION

LEASE TYPE:

NNN

LEASE TERM:

84 to 120 months

TOTAL SPACE:

22,132 SF [1,057 - 4,924 SF]

LEASE RATE:

Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite 120	Available	4,924 SF	NNN	Negotiable
Suite 130	Available	1,057 SF	NNN	Negotiable
Suite 150	Available	3,565 SF	NNN	Negotiable
Suite 220	Available	2,231 SF	NNN	Negotiable
Suite 310	Available	3,097 SF	NNN	Negotiable
Suite 340	Available	2,572 SF	NNN	Negotiable
Suite 350	Available	4,686 SF	NNN	Negotiable

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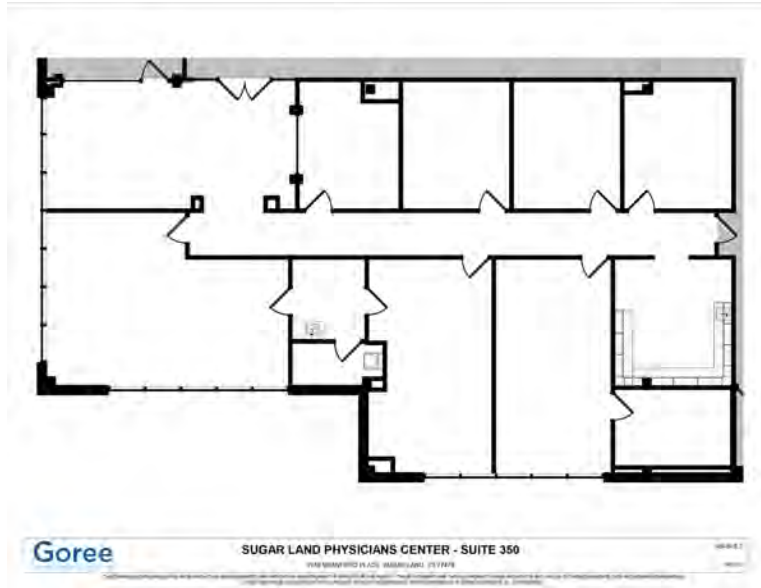
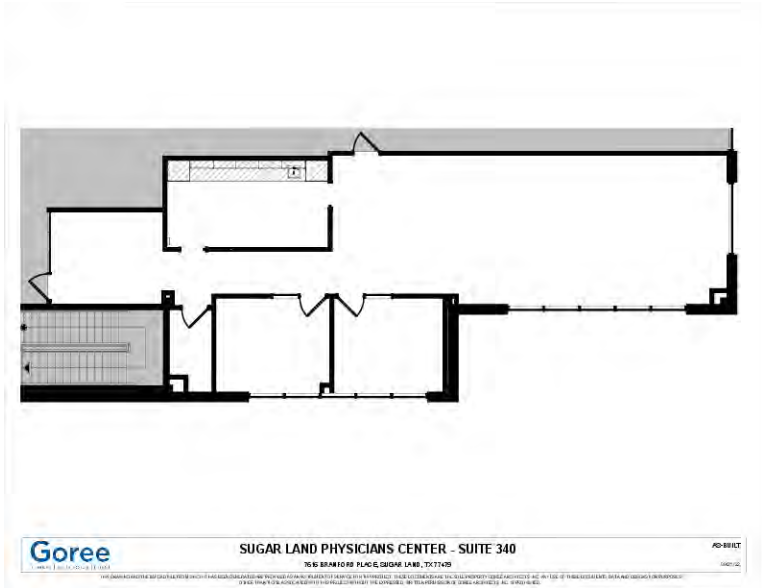
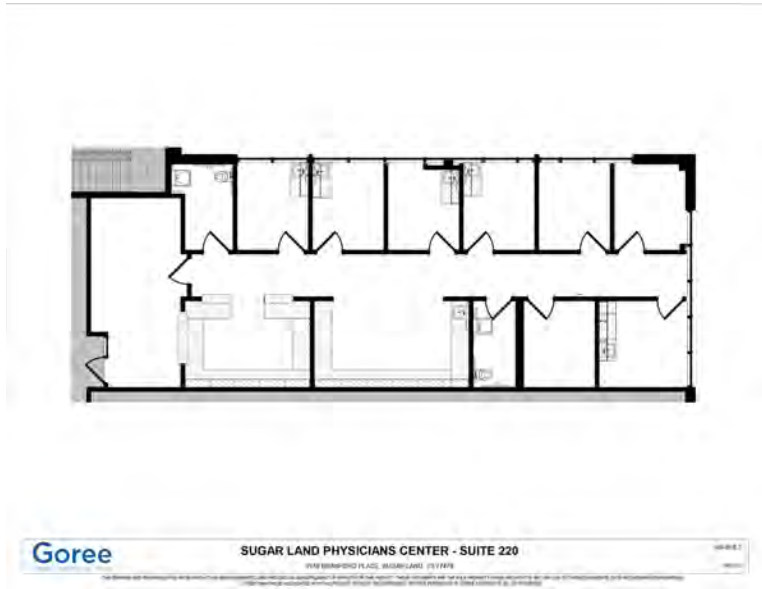
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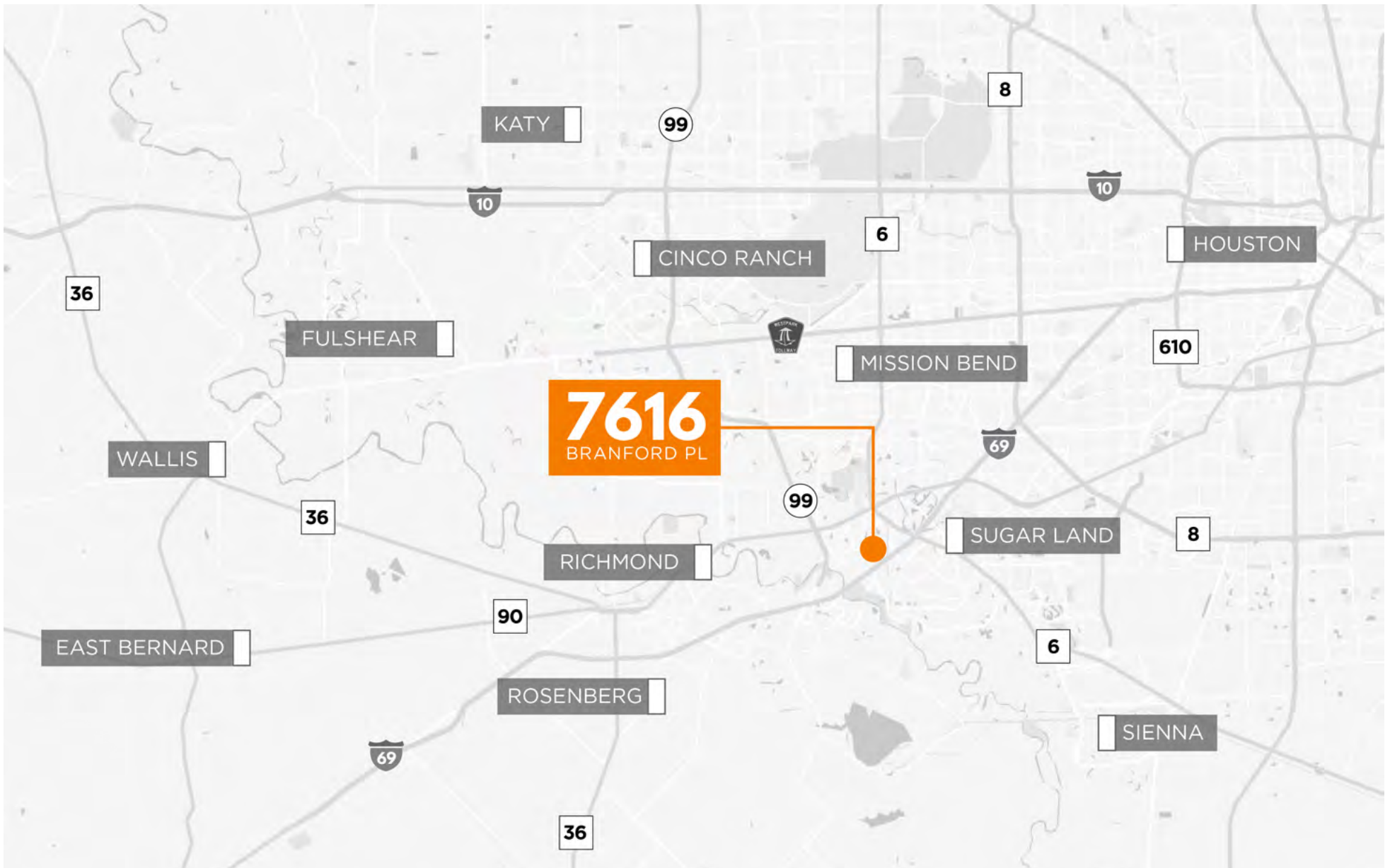
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SUGAR LAND MARKET OVERVIEW

Sugar Land is a city in Fort Bend County, Texas, and is located approximately 20 miles southwest of downtown Houston. Sugar Land is a populous suburban municipality centered around the junction of Texas State Highway 6 and U.S. Route 59. Sugar Land was ranked as one of the "Top Cities in Texas" for business relocation and expansion by both Outlook Magazine and Texas Business.

Sugar Land holds the headquarters to CVR Energy, Western Airways, Nalco Champion's Energy Services division, Schlumberger (an oil services company that has a 33 acre campus with over 250,000 square feet of Class A office space and a 100,000 square foot amenity building), Minute Maid and BMC Software. Sugar Land also has a large number of international energy, software, engineering and product firms.

LOCATION DETAILS

POPULATION	120,553
AVERAGE HH SIZE	2.97
MEDIAN AGE	41.6
TOTAL BUSINESSES	5,754
TOTAL EMPLOYEES	67,818
UNEMPLOYMENT RATE	5.9%
AVERAGE HH INCOME	\$156,040
MEDIAN HH INCOME	\$116,819
PER CAPITA INCOME	\$52,434

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ 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	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date