

# FOR LEASE

## FLEX SPACES AVAILABLE

4150 BLUEBONNET DRIVE, STAFFORD, TX 77477

**ico**  
COMMERCIAL



**TIMOTHY BROWN**

281.207.3718 | [tbrown@icocommercial.com](mailto:tbrown@icocommercial.com)

**DANNA SOSSEN**

281.207.3709 | [dsossen@icocommercial.com](mailto:dsossen@icocommercial.com)

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## OVERVIEW

- Suite 105: 1,750 SF flex space
- Suite 107: 1,750 SF flex space
- Well positioned office/flex space strategically located in Greenbriar Southwest/Southwest Business Park
- Neighbors with the Grid offering fast, casual dining
- Near Highway 59 at Kirkwood
- Easy access to Highway 90A & Beltway 8
- Deed restricted business park
- Tilt-wall with brick/stucco/glass exterior finish
- Lease rate: Call for pricing



### KEY FACTS: 3 MILE RADIUS

110,553  
Population

2.8  
Average Household Size

36.9  
Median Age

\$64,127  
Average Household Income

### BUSINESS

7,487  
Total Businesses

81,115  
Total Employees

### EMPLOYMENT

59.1%  
White Collar

22.1%  
Blue Collar

18.8%  
Services

5.7%  
Unemployment Rate

### INCOME

\$64,127  
Average Household Income

\$32,455  
Per Capita Income

\$87,776  
Median Net Worth

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## AVAILABILITY

### For Lease

Available SF	Suite	Floor	Divisible	Lease Rate	Lease Type
1,750 SF	105	1	No	Call for Pricing	Net
1,750 SF	107	1	No	Call for Pricing	Net

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Suite 105  
1,750 SF



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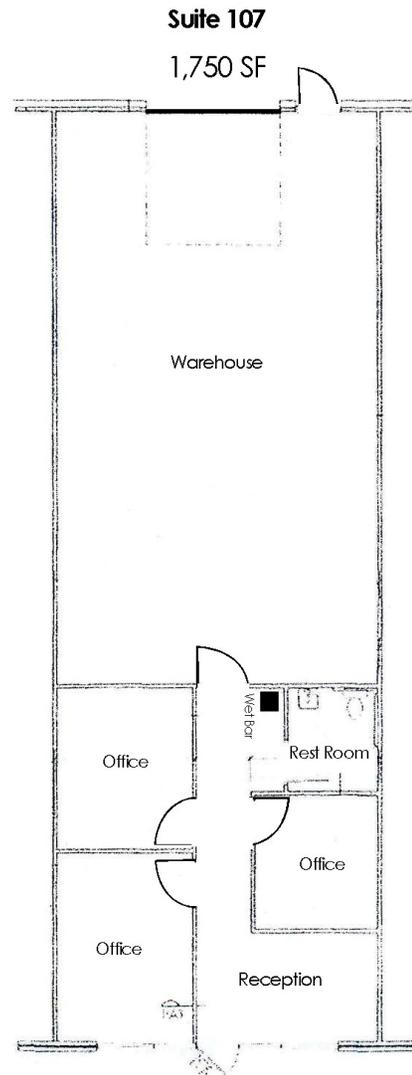
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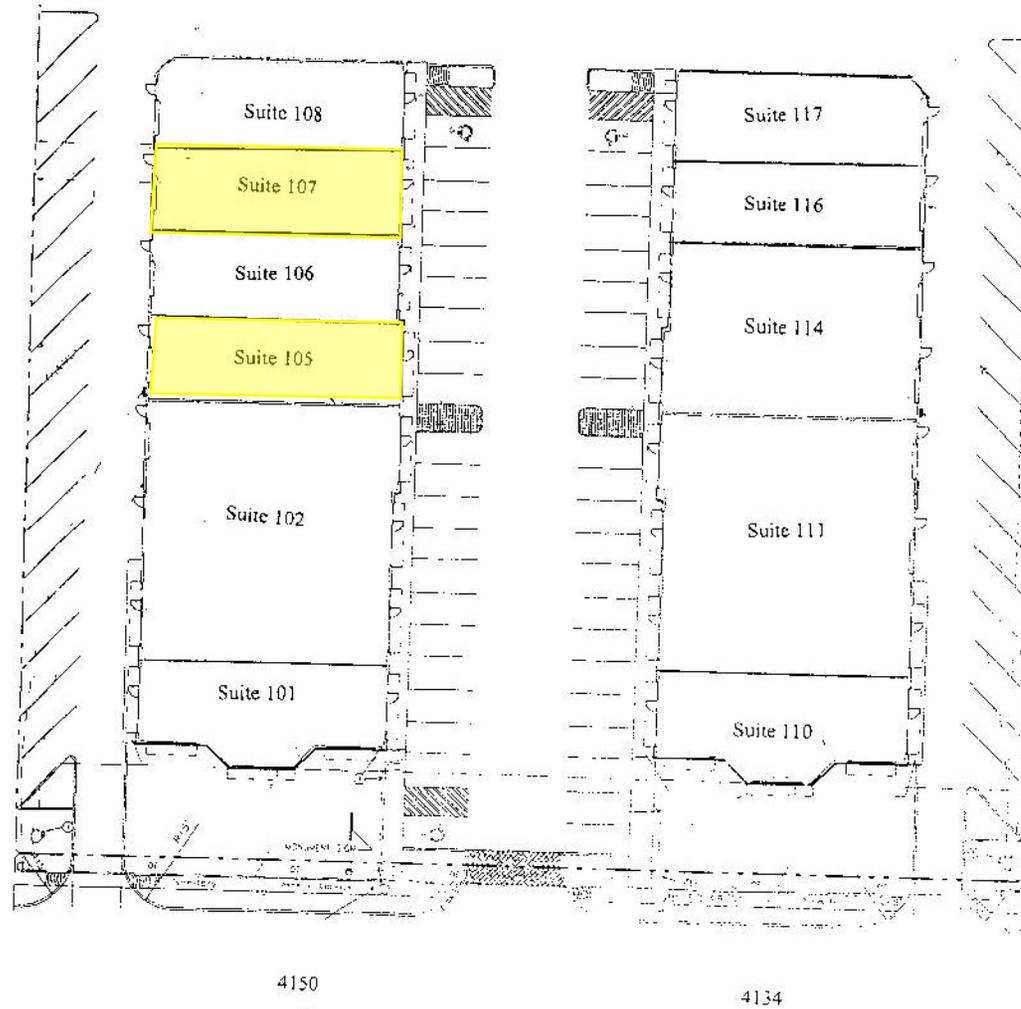
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### LOCAL IMAGE



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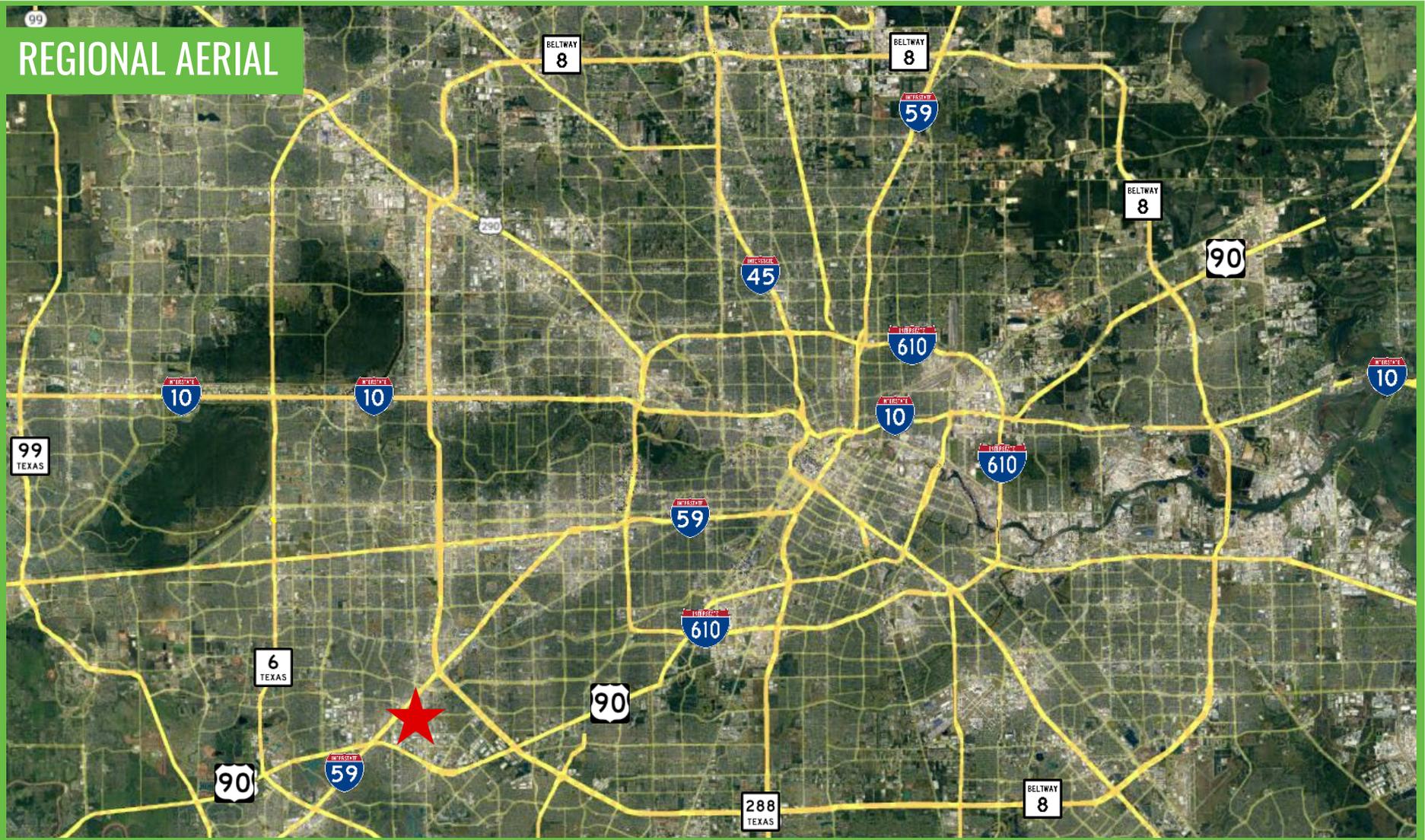
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### REGIONAL AERIAL



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## INFORMATION ABOUT BROKERAGE SERVICES

2-10-2025

### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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**ICO COMMERCIAL - CORPORATE OFFICE**

2333 Town Center Drive, Suite 300, Sugar Land, TX 77478