

104 Industrial

Sugar Land, Texas 77478



Small Office Space
Sugar Land, TX



CORPORATE
2333 Town Center Drive, Suite 300
Sugar Land, Texas 77478

HOUSTON | SUGAR LAND

Mike Gornek
Vice President
281.300.7721 Cell
mgornek@icocommercial.com

Overview

PROPERTY

- Great access from Highway 90A to Highway 59 or Beltway 8
- Highway 90 and Dairy Ashford area
- Excellent accessibility and visibility
- Cater to small office users

OFFICES

- Suite M: 1,265 SF (with lobby exposure) – includes shared kitchen and restroom
- Suite K: 364 SF (with lobby exposure)
- Suite O: 454 SF
- Suite 207: 743 SF
- Suite 210: 581 SF
- Lease Rate: see attached availability



Park 90 Business Park



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Availability

FOR LEASE

Available SF	Suite	Floor	Lease Rate
1,265 SF	M	1 (lobby)	\$2,270.00/MO Full-Service Gross
454 SF	K	1	\$850.00/MO Full-Service Gross
364 SF	O	1 (lobby)	\$850.00/MO Full-Service Gross
743 SF	207	2	\$860.00/MO Full-Service Gross
581 SF	210	2	\$980.00/MO Full-Service Gross

Office Spaces Available
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Regional Map



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Access from Highway 90A to Highway 59



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Neighborhood Map



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Access from Highway 90A to Highway 59



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Site Map



Direct access from Highway 90A and
Industrial Boulevard



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INFORMATION ABOUT BROKERAGE SERVICES (11-02-2015)

BUYER	TENANT	SELLER	LANDLORD
DATE	DATE	DATE	DATE

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.

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complain regarding a real estate licensee, you should contact TREC at PO Box 12188, Austin, TX 78711-2188 or (512) 465-3960. Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov. IABS 1-0

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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