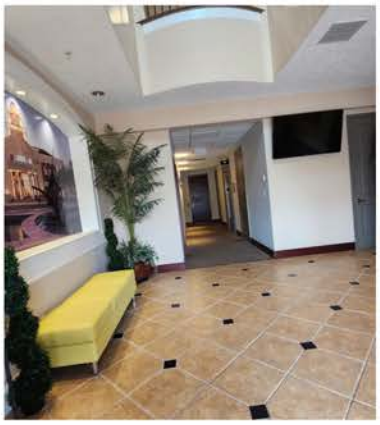
TC Global Commercial Real Estate
Brokerage • Investment Advisory
Development • Property Management

COMMERCIAL REAL ESTATE

BROKERAGE | INVESTMENT ADVISORY | DEVELOPMENT | PROPERTY MANAGEMENT

280 SF Office Space Available For Lease!

1470 First Colony Blvd, Sugar Land, TX 77479



- Over 10000 businesses in a 5-mile radius
- Located just a stone's throw away from Highway 6
- Parking ratio 3.4:1000
- The prime business district in Sugar Land
- Traffic count at HWY 6: 15903 CPD
- 223,723 resident population in a 5-mile radius
- Average HHI: $162,139

- A 280 SF Office for lease with 3 Rooms & Windows
- Ideal for insurance, finance, medical, investment, and many other types of business
- The space features three offices with windows, providing a tranquil environment for focused work and relaxation.
- Parking is available, along with the option for first two rows covered parking at a nominal fee.

TARO CHELLARAM, CCIM
(O): +1 (832)-858-3855
(E): tchellaram@gmail.com

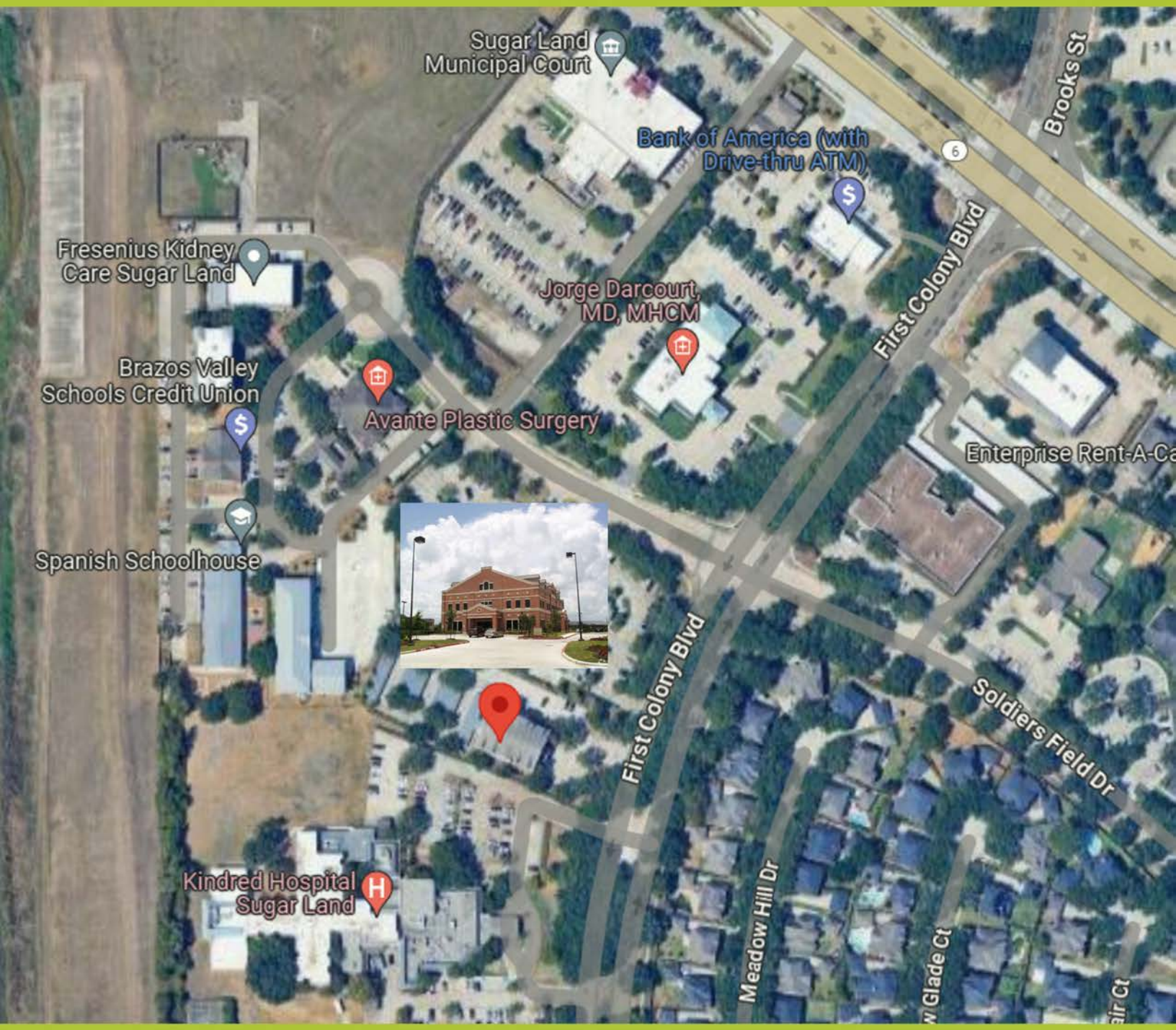
CCIM EXPERT

TC Global Commercial Real Estate

Brokerage • Investment Advisory
Development • Property Management

COMMERCIAL REAL ESTATE

BROKERAGE | INVESTMENT ADVISORY | DEVELOPMENT | PROPERTY MANAGEMENT



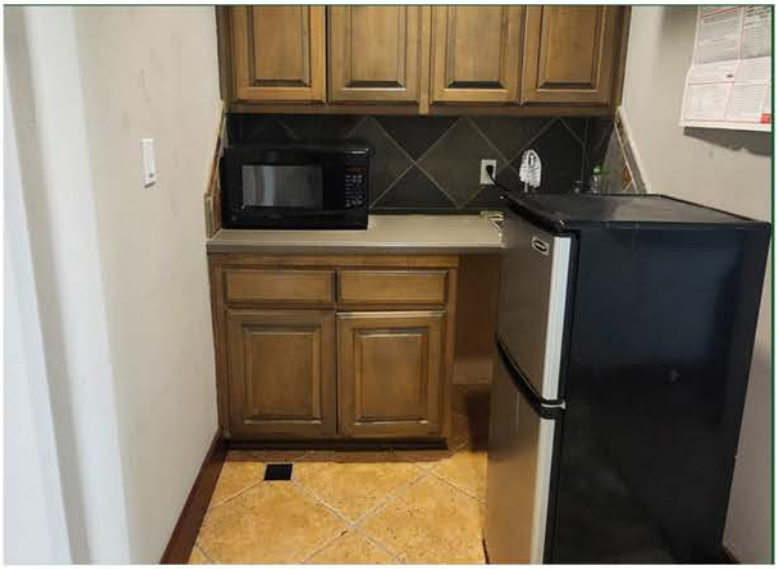
1470 First Colony Blvd, Sugar Land, TX 77479

TC Global Commercial Real Estate
Brokerage • Investment Advisory
Development • Property Management

COMMERCIAL REAL ESTATE

BROKERAGE | INVESTMENT ADVISORY | DEVELOPMENT | PROPERTY MANAGEMENT

1470 First Colony Blvd, Sugar Land, TX 77479



TARO CHELLARAM, CCIM
(O): +1 (832)-858-3855
(E): tchellaram@gmail.com

CCIM EXPERT

POPULATION

1 Mile	3 Mile	5 Mile
7,157	72,192	232,062

Businesses

1 Mile	3 Mile	5 Mile
1,394	4,634	10,430

TARO CHELLARAM, CCIM
(O): +1 (832)-858-3855
(E): tchellaram@gmail.com

CCIM EXPERT

Information About Brokerage Services

Texas law requires all real estate licensees 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.

TC Global Realty, LLC	**9007283**	**info@tcglobalcommercial.com**	**(832)858-3855**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TC Global Commercial Real Estate	**9007283**	**tchellaram@tcglobalcommercial.com**	**(832)858-3855**
Designated Broker of Firm	License No.	Email	Phone
Taro Chellaram, CCIM	**0547624**	**tchellaram@gmail,com**	**(832)858-3855**
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