



# GROGANS RIDGE OFFICE CONDOS

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2219 SAWDUST ROAD  
BUILDING 13  
THE WOODLANDS, TEXAS 77380

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**Commercial Real Estate,  
*Reimagined***

Representative Photo

## Property Highlights

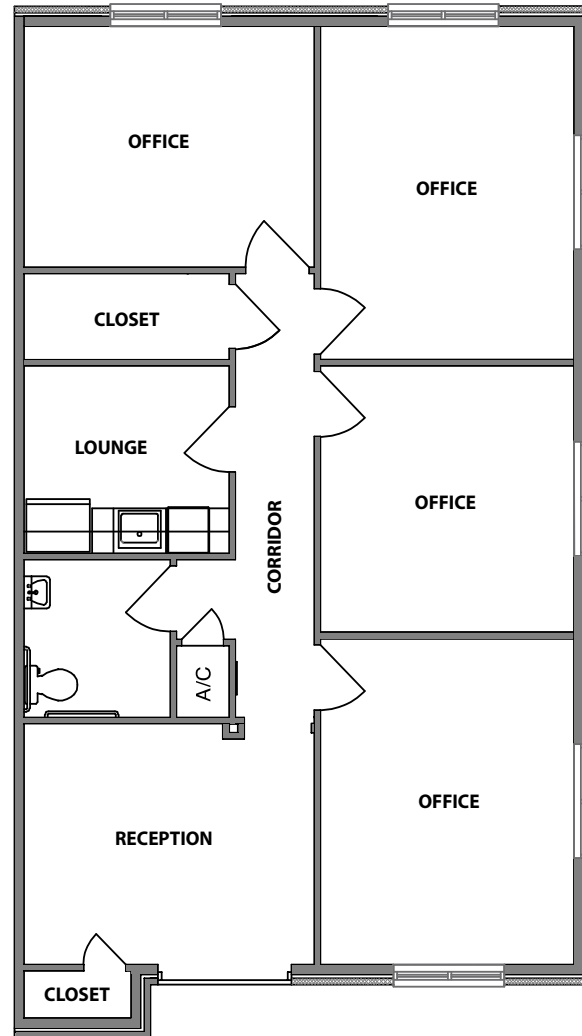
- 1,225 SF unit available
- Move-in ready condition
- Standard office use
- Single-story with private front door entrance and surface parking
- High-end finishes throughout
- Common Area Maintenance includes: parking lot maintenance, landscaping, exterior lighting, dumpster trash, water, and insurance



## Aerial View

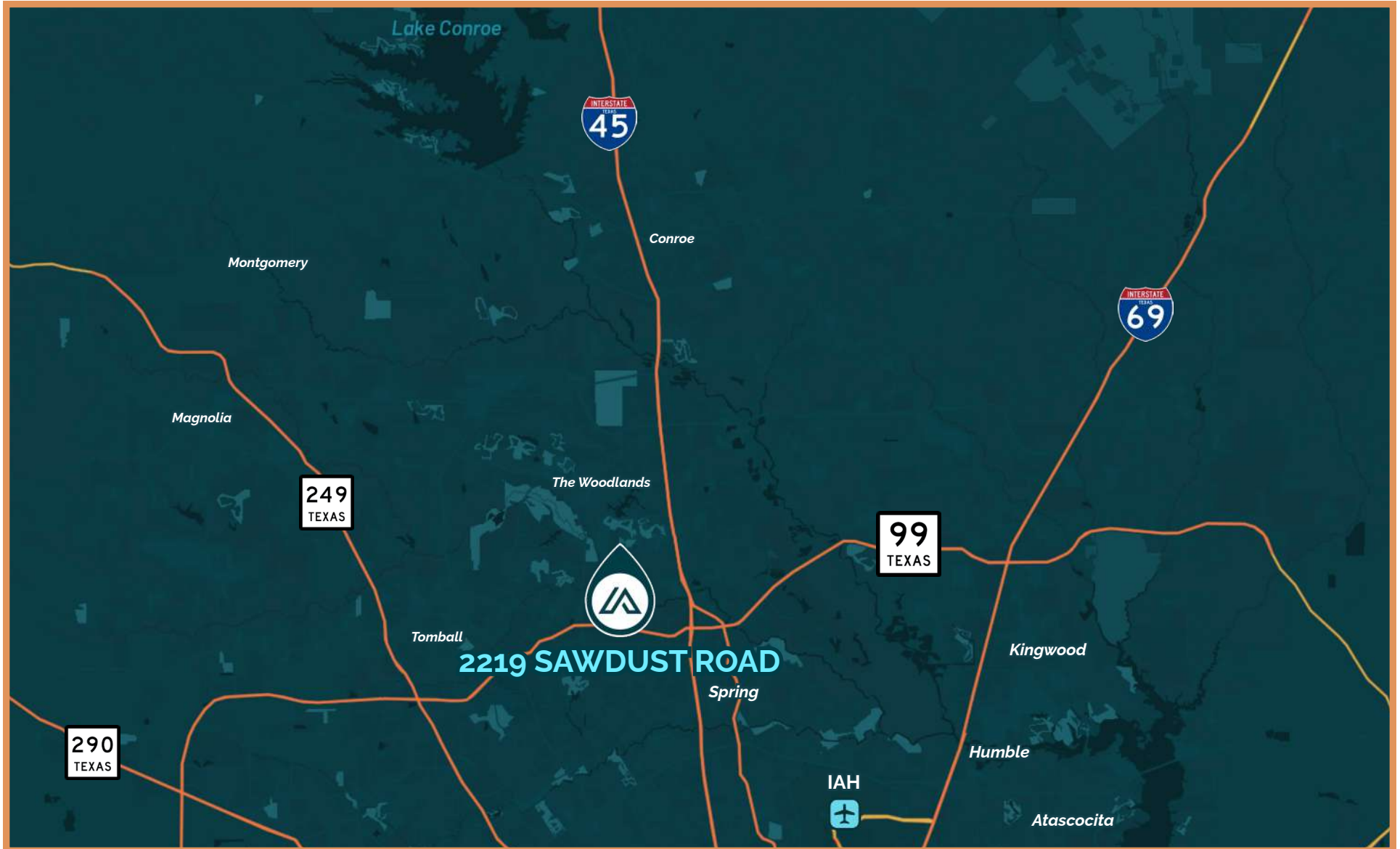


# Standard Office Floor Plan



**1,225 SF**

# Location Map







# Nearby Amenities



- A**
- Ale & Ivy
  - Amerigo's Grille - Italian
  - Antojitos Quiche - Guatemalan
  - Antojitos Junior - Honduran
  - Back Table Kitchen & Bar - New American
  - Becks Prime
  - Burger King
  - Carrabba's Italian Grill
  - Casa Alejandro Restaurant
  - Chick-Fil-A
  - Cicis Pizza
  - Dairy Queen
  - Discount Tire - Tire Shop
  - EL Portal Mexican Grill
  - First Cup Coffee
  - Golden China - Chinese
  - Good Fortune Club
  - Grogan's Mill Village Center - Shopping Mall
  - H-E-B
  - H-E-B Bakery
  - H-E-B Pharmacy
  - Hyderabad House - Indian
  - Hot Wok - Chinese
  - IHOP - Breakfast
  - Jersey Mike's Subs - Sandwich
  - Julio's Mexican Grill
  - Kei's Vegan Eatz
  - Kobe Japanese Grill And Sushi - Teppanyaki
  - La Cocina De Roberto - Mexican
  - LongHorn Steakhouse
  - Marco's Pizza
  - McDonald's
  - Mexican Mom Cocina Tradicional
  - Midnight Cravingz
  - Namaste - Indian And Chinese Cuisine
  - Natalita's #2 - Mexican
  - OlaTee African Cafe - West African
  - Ome Calli Café
  - Phat Eatery Woodlands
  - Pho Viet Tastes - Vietnamese
  - Pit-Master Bar-B-Que
  - Popeyes Louisiana Kitchen
  - Pukara Peruvian Cuisine
  - Raising Cane's Chicken Fingers
  - Ronny Gs - Sports Grill
  - Sawyer Park Icehouse
  - Schlotzsky's
  - Shipley Donuts
  - Sonic Drive-In
  - Starbucks
  - Subway - Sandwich
  - Suxico Sushi - Japanese
  - Taco Bell
  - The Olive Oil Restaurant - Greek
  - The Woodlands Farmers' Market
  - Third Gen Coffee
  - Walgreens - Drug Store
  - Wendy's
  - Wingstop - Chicken Wings
  - + Many More

## About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

## Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific requirements.

## Sales Team



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# GROGANS RIDGE OFFICE CONDOMINIUMS

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# ASPIRE CRE

Photos by Co-Star



# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Aspire Commercial, LLC</b>	<b>9013435</b>	<b>info@aspirecre.com</b>	<b>713-933-2001</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Brandon Avedikian</b>	<b>669686</b>	<b>brandona@aspirecre.com</b>	<b>713-347-9204</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Bradley Segreto</b>	<b>698579</b>	<b>brads@aspirecre.com</b>	<b>713-424-6380</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date