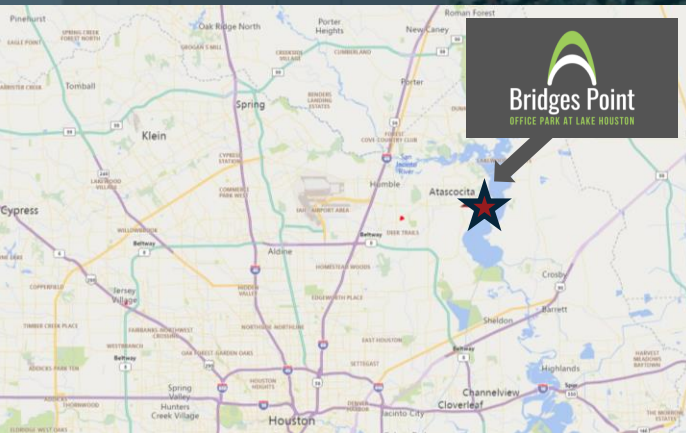


For More Information, please visit:
BridgesPointOfficePark.com

For Sale

Bridges Point Office Park at Lake Houston
17904 W Lake Houston Pkwy
Atascocita, Texas 77346



Commercial grade office condominium project in the West Lake Houston/Atascocita community to provide ownership opportunities for small business owners and investors.

* Conceptual Rendering

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OFFICE CONDOMINIUM RENDERING



* 4-UNIT BUILDING

* Conceptual Rendering

LEGEND



Under Contract



Available



Accepting Reservations
(Phase 2)



- +/- 5.64 Acre Park
- 10 Office Buildings Total
 - 3 – 6,120 SF buildings (5-Unit Condos)
 - 6 – 4,900 SF buildings (4-Unit Condos)
 - 1 – 3,680 SF building (3-Unit Condo)
- 42 Total Units @ 1,225 SF each
- Buildings range from 3,680 - 6,120 SF
- Approximately 51,450 SF Total Office Space
- Office Buildings will be a part of a Property Owner's Association (POA)

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OFFICE FEATURES

- Available 100% turnkey or build to suit.
- Office sizes range from approximately 1,225 to 6,125 square feet.
- Includes 3-4 offices/conference room, lounge, restroom, closets and reception area.
- Single-story with private entrances.
- Commercial-grade finishes.
- Each unit has own HVAC system and is individually metered
- Crown molding in reception area, granite countertops in lounge.
- Fully landscaped.
- Exterior maintenance maintained as part of a Property Owners Association.

For More Information, please visit:
BridgesPointOfficePark.com

PRICE: Starting in the \$330's

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Bridges on Lake Houston



Highlights:

- Strategically located at the Southeast corner of W. Lake Houston Pkwy & Will Clayton Pkwy
- Master Planned Development
 - Single-family residential
 - Retail
 - Office
- Under Construction
 - Bridges Point Office Park
 - Kelsey Seybold
 - EOS Fitness

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Overall Site Plan



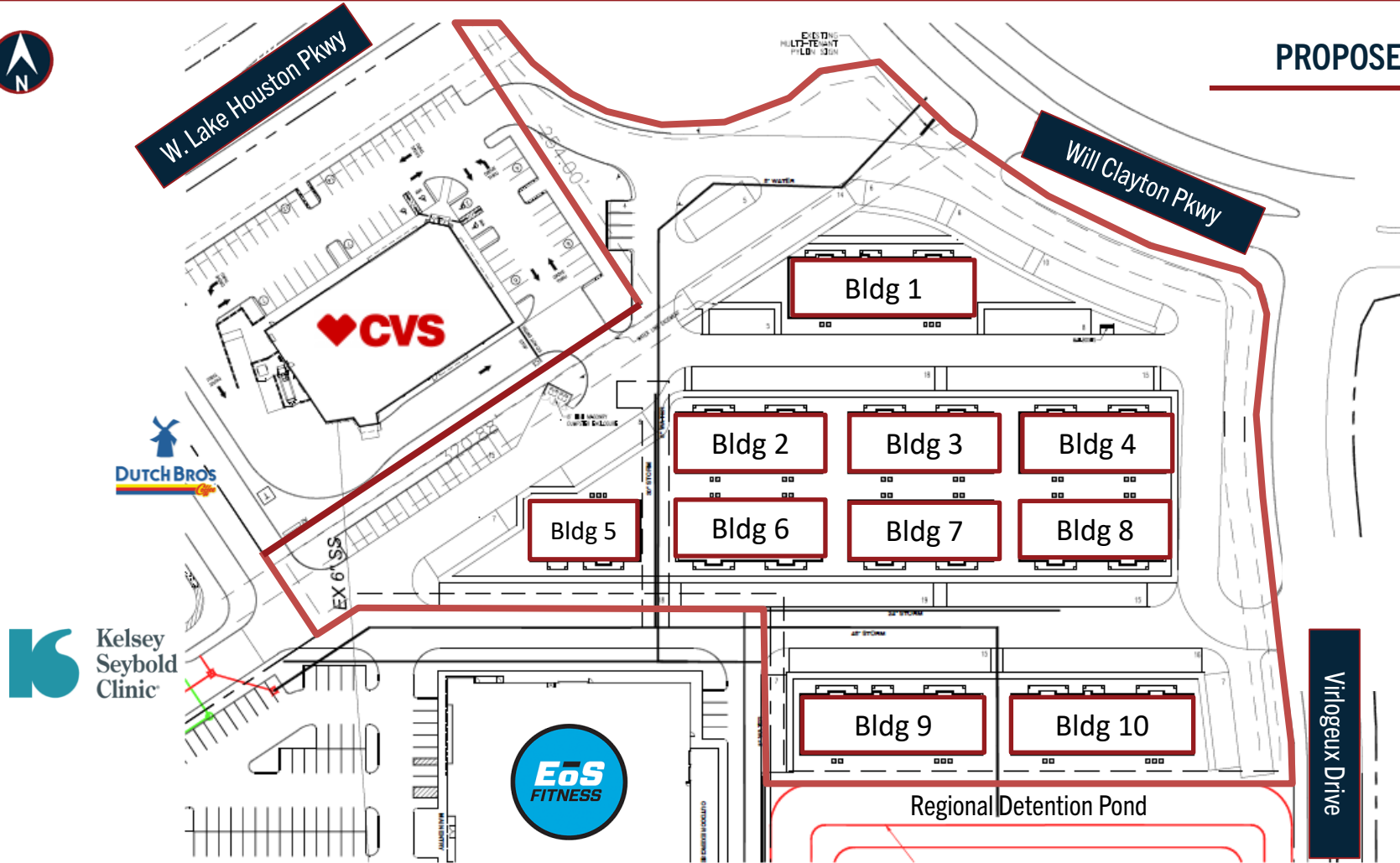
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PROPOSED SITE PLAN



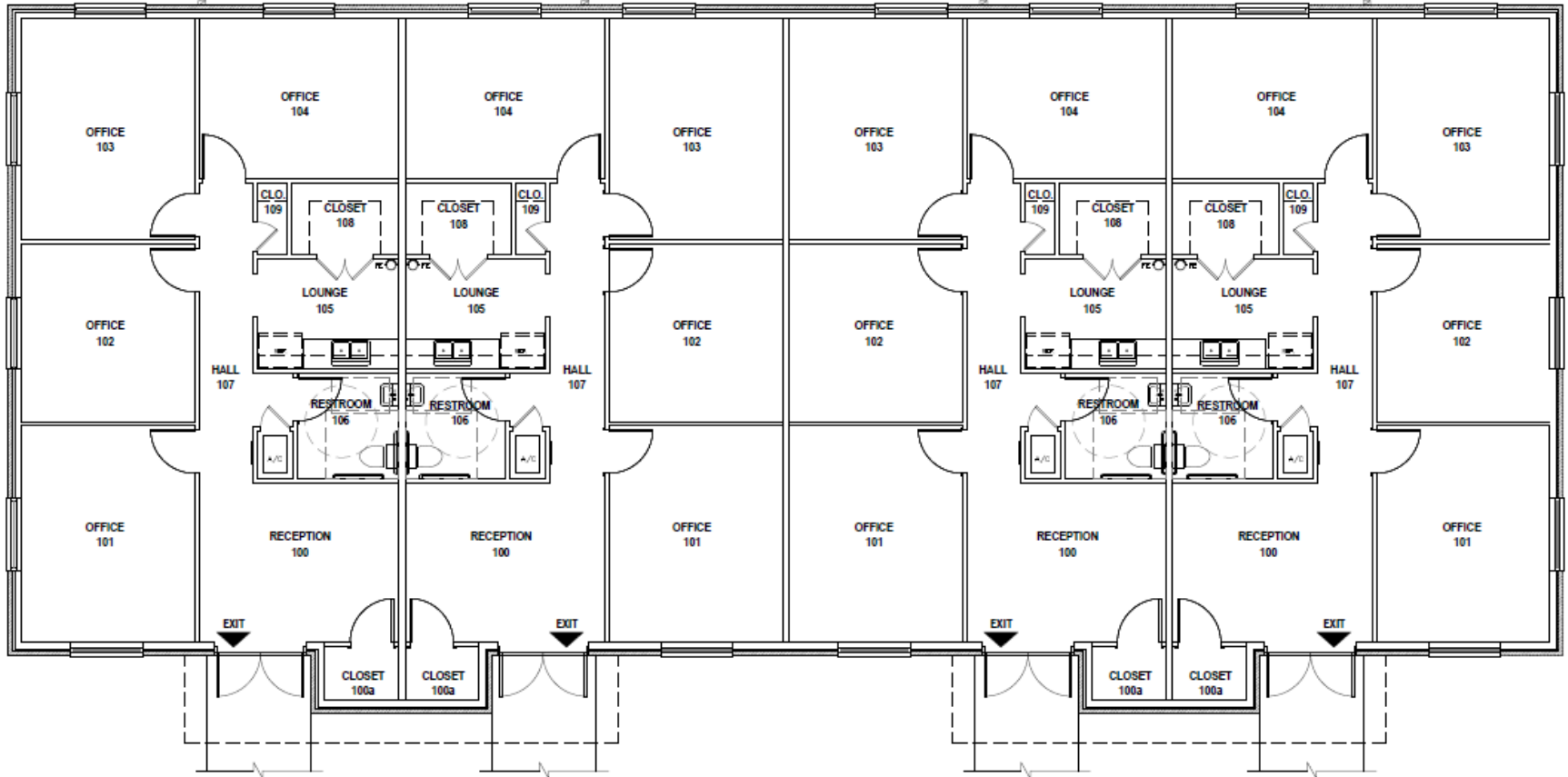
Atascocita Office Condominiums

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PROPOSED FLOOR PLANS



Floor Plan - 4 Unit Building

Bridges Point
Office Condominiums
17904 W. Lake Houston Parkway

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION
Matty Calmes
ARCHITECT
16028

NOT TO SCALE
24 May, 2023



Information About Brokerage Services

11/2/2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Edmonds & Company Real Estate, LLC</u>	<u>9011214</u>	<u>Todd@Edmonds-Co.com</u>	<u>(713)829-7244</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Todd N. Edmonds</u>	<u>397499</u>	<u>Todd@Edmonds-Co.com</u>	<u>(713)829-7244</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Cody R. Christoph</u>	<u>555429</u>	<u>Cody.Christoph@Edmonds-Co.com</u>	<u>(832)465-5694</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date