

# OFFICE FOR LEASE

## FLAGSHIP OFFICE CONDOMINIUMS



17138 N. ELDRIDGE PKWY STES G, TOMBALL, TX 77377



FOR LEASE

### TEXAS SAGE PROPERTIES

17146 N Eldridge Pkwy., Suite F  
Tomball, TX 77377

Office: (832) 559-1112

### EXCLUSIVE LISTING BY:

**Pat Navarette | Broker**

Cell: 281-460-2205

Email: Patwithtsp@gmail.com

TREC License#: 483854

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### PAT NAVARETTE

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### VIRTUAL TOUR



17138 N ELDRIDGE PKWY, SUITE G

# EXECUTIVE SUMMARY



17138 N. ELDRIDGE PKWY STES G, TOMBALL, TX 77377



## OFFERING SUMMARY:

**LEASE RATE:** \$35.53/SQFT MG

**INCLUDES:** WATER/WASTE DISPOSAL

**LEASE TERM:** 24 - 60 MTHS

**BUILDING SF:** 6,250

**RENTABLE SF:** 625

**YEAR BUILT:** 2021

**BUILDING CLASS:** B

**LIGHTING:** LED

**HVAC:** ELECTRIC

**RESERVED PARKING:** NO

**PARKING RATIO:** 3 /1,000 SF

## PROPERTY OVERVIEW:

Welcome to Flagship Office Condominiums, an exclusive destination tailored for professionals seeking the perfect space for their small to medium-sized office or medical practice in Tomball, TX. With six meticulously designed buildings housing over 30 flexible offices, our complex is crafted to cater to your unique business needs.

Strategically positioned with three convenient entrances—two accessible from N. Eldridge Pkwy and one from Spring Cypress—our park ensures effortless access for clients, patients, and staff. Adding to the ease of accessibility, ample parking spaces are strategically allocated throughout the complex, alleviating any concerns about finding a suitable spot.

Amidst this professional environment, discover a vibrant culinary scene with renowned restaurants like Lupe Tortillas and JLB Eatery nearby. For those essential breaks or networking opportunities, Starbucks and Panera Bread offer ideal settings to recharge or conduct informal meetings.

Flagship Office Condominiums is more than just a workspace; it's a hub designed to elevate your professional ambitions.

# PROPERTY HIGHLIGHTS



17138 N. ELDRIDGE PKWY STES G, TOMBALL, TX 77377



## LOCATION INFORMATION:

Business Park: Flagship Office Condominiums  
Street Address: 17138 N Eldridge Pkwy, STE G  
City, State, Zip: Tomball, TX, 77377  
County: Harris

## PROPERTY HIGHLIGHTS:

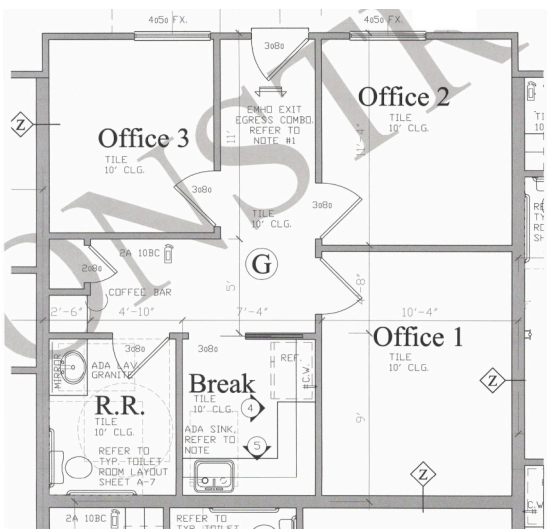


Step into sophistication with this 625-square-foot office nestled in a condo-style business park on Spring Cypress Road, conveniently located near Highway 249. Featuring three private offices, two enhanced with upgraded window shutters, this space offers the perfect blend of privacy and productivity.

Indulge in the convenience of a custom coffee bar complete with under-counter fridge space, ideal for storing refreshments. Adjacent, discover a well-appointed break room featuring custom cabinets designed for a full-size stainless steel fridge and microwave, ensuring your comfort and convenience during breaks or client meetings.

Accessibility is paramount, with a DDA-compliant restroom ensuring everyone can enjoy the space comfortably. The upscale ambiance is further accentuated by upgraded porcelain tile flooring, adding an element of elegance to the environment.

Whether you're a solo entrepreneur, a burgeoning startup, or an established corporation, this suite caters to your needs, providing a luxurious yet functional workspace. Elevate your business in the vibrant heart of Spring Cypress Road's bustling business district. Experience the epitome of upscale office living with every detail meticulously crafted to enhance your professional journey.



# OFFICE PHOTOS



17138 N. ELDRIDGE PKWY STES G, TOMBALL, TX 77377



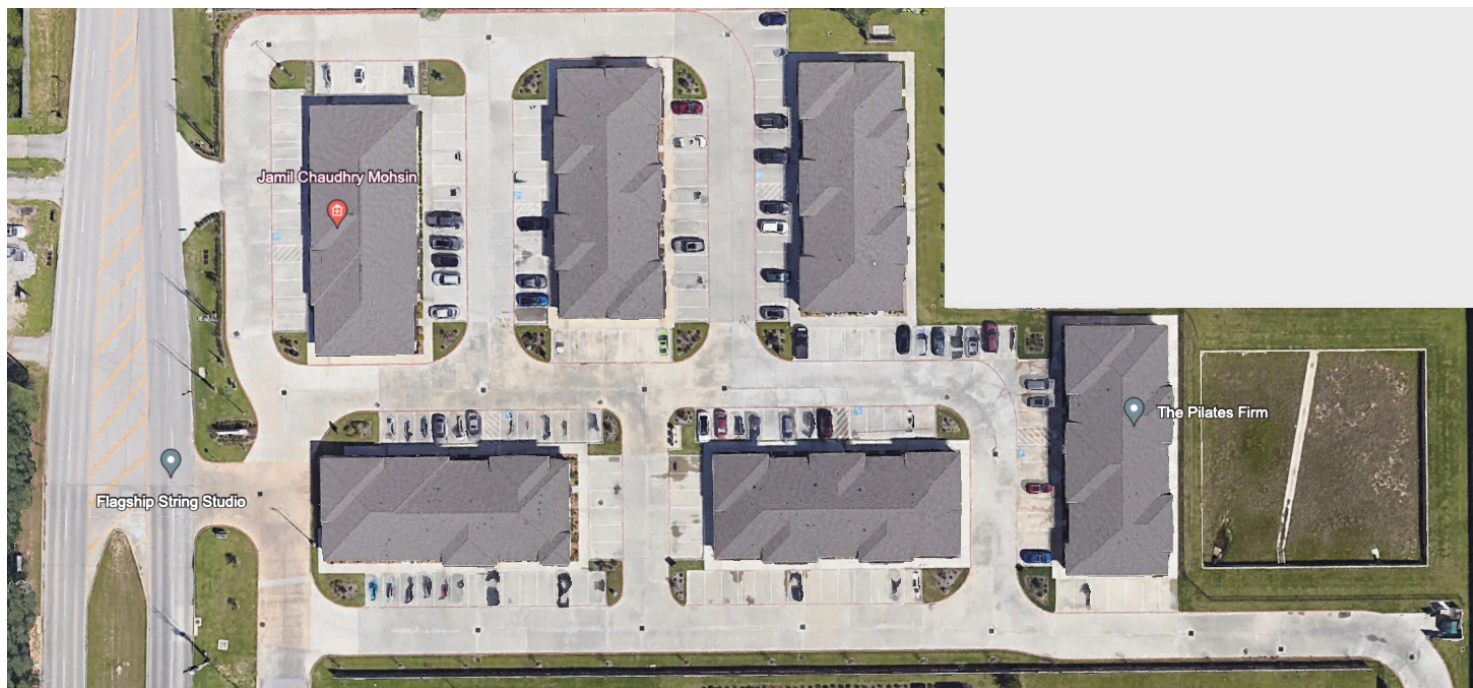
# OFFICE PHOTOS

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# SITE MAP

17138 N. ELDRIDGE PKWY STES G, TOMBALL, TX 77377

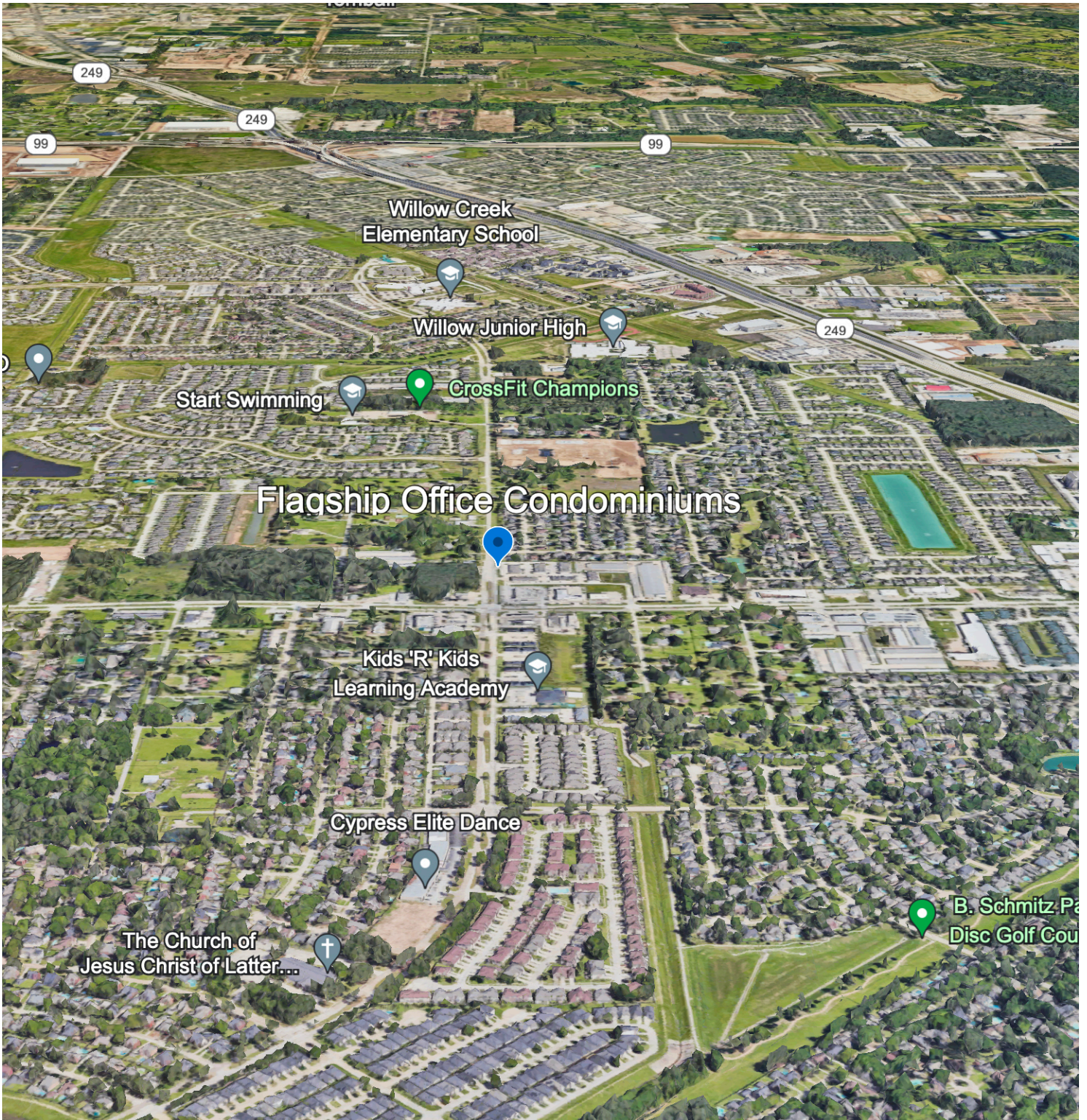


## SITE INFORMATION:

<b>TOTAL ACREAGE:</b>	4.0
<b>NUMBER OF BLDGS:</b>	6
<b>LOCATED NEAR MAJOR CROSS ROADS:</b>	Spring Cypress Rd And N. Eldridge Pkwy
<b>PARKING RATIO:</b>	3.0/1,000 SQFT
<b>UTILITIES INCLUDED:</b>	Water/Sewage/Waste Disposal
<b>PARK AMENITIES</b>	Conference Center

# AREA MAP

17138 N. ELDRIDGE PKWY STES G, TOMBALL, TX 77377

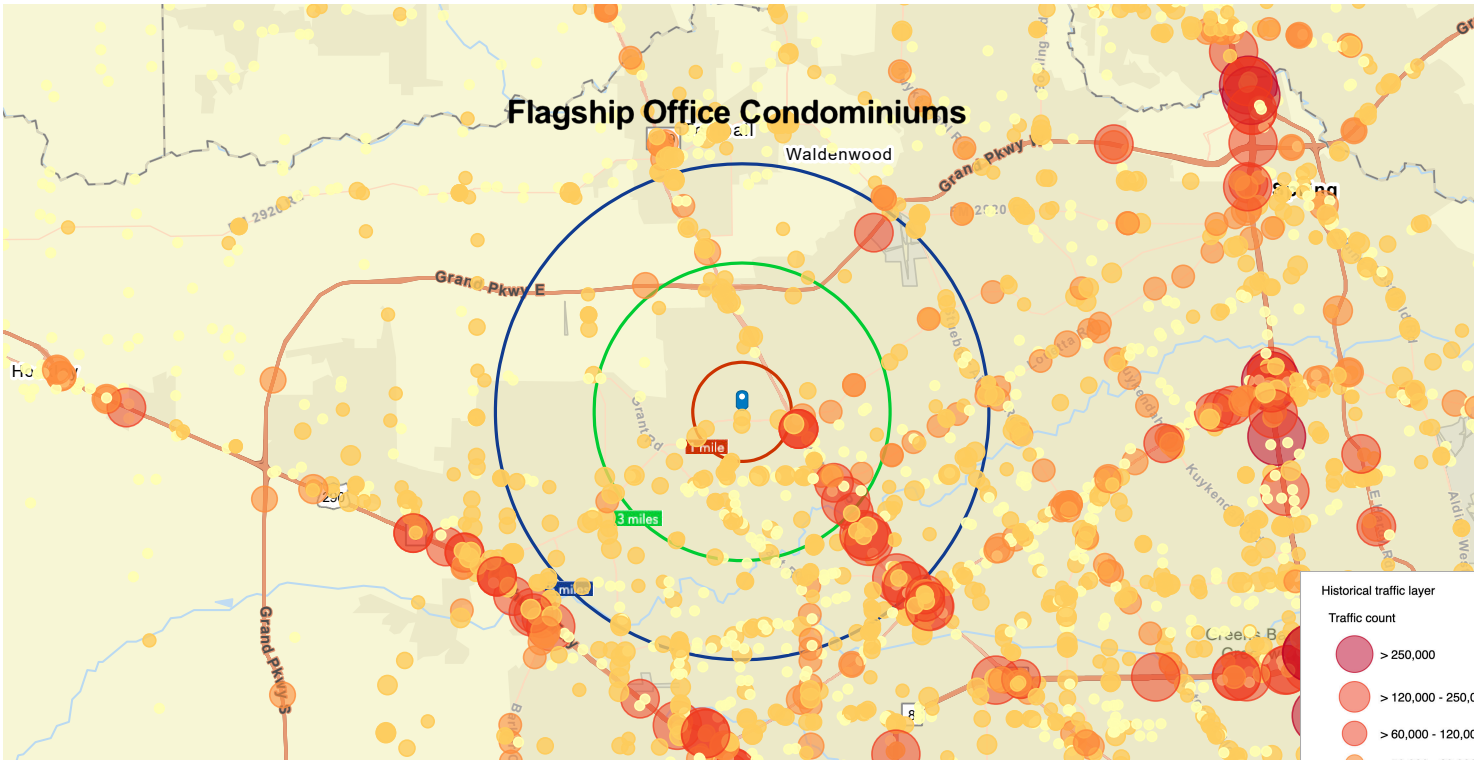




# DEMOGRAPHICS



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## KEY FACTS

## Flagship Office Condominiums

	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Population</b>	13,236	100,803	231,295
<b>Median Age</b>	38.0	36.1	37.1
<b>Households</b>	4,536	34,099	81,420
<b>AVG Household Size</b>	2.91	2.95	2.83
<b>Median Household Income</b>	\$120,050	\$108,240	\$98,235
<b>Total Businesses</b>	386	2,612	6,907
<b>Total Employees</b>	3,142	23,637	60,809
<b>Median Net Worth</b>	\$516,129	\$340,527	\$272,894
<b>Tapestry Segments</b>			
<b>Boomburbs</b>	46.3%	26.5%	27.0%
<b>Up and Coming Families</b>	0.0%	34.1%	16.0%
<b>Bright Young Professionals</b>	0.0%	0.0%	13.2%
<b>Savvy Suburbanites</b>	17.5%	13.5%	0.0%
<b>Workday Drive</b>	28.7%	0.0%	0.0%

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# ABOUT PAT NAVARETTE

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## **Pat Navarette – ABR® CRM® CRS® GRI® MCNE® TRPM® Broker | Owner**

Licensed Texas Real Estate Broker since 2003

Pat is a dynamic force in the real estate industry, serving as the Co-founder of Texas Sage Properties and holding a license as a Texas Real Estate Broker with a distinguished career spanning over 24 years. President, and Broker of Texas Sage Properties, Pat has been recognized as a Top Producer Realtor® by the Houston Association of Realtors® (HAR), which celebrates the top 150 Realtors®.

Pat's expertise extends across both residential and commercial real estate, and she holds several notable designations, including ABR (Accredited Buyer Representative), CRB (Council of Real Estate Brokerage Managers), CRS (Certified Residential Specialist), GRI (Graduate Realtor Institute), MCNE (Master Certified Negotiation Expert), and TRPM (Texas Residential Property Manager).

Her journey in real estate began with a BBA degree from the University of Texas at Arlington, providing her with a solid foundation for delivering exceptional market analysis, real estate evaluations, and negotiations. Over the years, Pat has fostered enduring relationships with lenders, bankers, investors, and title companies, expanding the financial options available to her clients.

In the last 14 years, Pat successfully transitioned her focus to commercial real estate, overseeing the development of twenty office park projects with more in the pipeline. Collaborating closely with developer clients, she plays a pivotal role in co-designing, marketing, promoting, and managing custom-built offices.

Pat has assembled a dedicated and client-focused business team at Texas Sage Properties, specializing in assisting clients with commercial property transactions. Whether it's purchasing or leasing commercial spaces, or listing properties for sale or lease, Pat ensures that every step of the sales and leasing process is a memorable experience for her brokerage clients.

With a strategic shift to commercial office real estate, Pat concentrated the brokerage's property management efforts on Business Park management opportunities. Presently, the company manages twelve office business parks under her leadership.

Underlining her success, Texas Sage Properties recently received accolades as the Top Seller and Top Buyer Brokerage for Office Condominiums for the CoStar Houston Area, as recognized by Co-Star, the largest commercial marketing and sales online site.

Beyond her professional achievements, Pat, alongside her husband Mike, celebrates over 45 years of marriage. Their family includes three sons—Michael, Matt, and Marcus—and one daughter, Sarah, with one of them actively contributing to the brokerage. Having spent 22 years overseas, Pat's global experiences have enriched her perspective on people, languages, and cultures from around the world.

A Bilingual Agent, Pat takes pride in delivering quality, client-centered real estate services founded on integrity and honesty.

# DISCLAIMER

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All materials and information obtained from Texas Sage Properties, its directors, officers, agents, advisors, affiliates, and/or third-party sources are presented without any assurance of completeness, accuracy, or veracity. The information encompasses the property's condition, compliance with governmental requirements, suitability, developability, and financial performance, among other aspects.

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**IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party involved in a transaction is strongly advised to validate all information, perform inspections, and conduct investigations using third-party professionals chosen at their discretion. The party should independently verify financial data by acquiring and reviewing relevant documents and reports, seeking advice from appropriate professionals. Texas Sage Properties assumes no responsibility for the accuracy, completeness, or relevance of any financial data or assumptions and does not function as a financial advisor in relation to any proposed transaction.

All financial models and assumptions about financial performance may differ from actual data or performance. Estimates of market rents or projected rents provided to a party do not guarantee the establishment or increase of rents to those levels. Parties should consider contractual and governmental limitations, market conditions, vacancy factors, and other relevant issues in determining rents. Legal, tax, and title questions should be addressed with respective professionals. The property's condition and compliance with governmental requirements should be discussed with engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Texas Sage Properties in compliance with applicable fair housing and equal opportunity laws.

**PAT NAVARETTE**

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**TEXAS SAGE PROPERTIES**

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# INFORMATION ABOUT BROKERAGE



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## 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.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- x A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- x 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):

- x Put the interests of the client above all others, including the broker's own interests;
- x Inform the client of any material information about the property or transaction received by the broker;
- x Answer the client's questions and present any offer to or counter-offer from the client; and
- x 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:

- x Must treat all parties to the transaction impartially and fairly;
- x 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.
- x 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.

**ASSUBAGENT:** 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:

- x The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- x 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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