

# FOR SALE/LEASE

OFFICE SPACE AVAILABLE  
50-56 SUGAR CREEK CENTER,  
SUGAR LAND TX 77478



DANNA SOSSEN

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TIMOTHY BROWN

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# FOR SALE/LEASE

## OFFICE SPACE AVAILABLE

50-56 SUGAR CREEK CENTER,  
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## OVERVIEW

- Condos available for sale or lease
- Suite layouts included
- Building monument signage available
- A block from 59 with easy access to Beltway 8 and Highway 90
- Close to restaurants and banks, First Colony Mall and Town Square
- Lease rate: call for pricing
- Sale price: see list



### KEY FACTS: 3 MILE RADIUS

265,736

Population

36.0

Median Age



3.0  
Average Household Size

\$78,855

Average Household Income

### BUSINESS



8,072  
Total Businesses



63,297  
Total Employees

### EMPLOYMENT

64.0%  
White Collar

19.9%  
Blue Collar

16.1%  
Services

5.4%

Unemployment Rate

### INCOME



\$78,855

Average Household Income



\$36,928

Per Capita Income



\$187,023

Median Net Worth

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## AVAILABILITY

### For Sale/Lease

Available SF	Suite	Floor	Divisible	Lease Rate	Lease Type
1,796 SF	52 -275	2	No	Call	Net
1,175 SF	50 -275	2	No	Call	Net
1,853 SF	50-250	2	Yes	Call	Net

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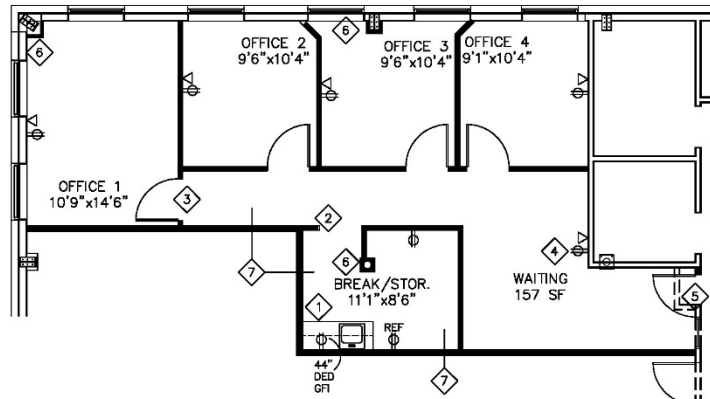
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**LEGEND**  
 ◊ NEW DUPLEX OUTLET  
 ▽ NEW TELEPHONE/DATA PULL  
 ALL OUTLETS IN PROXIMITY OF PLUMBING MUST BE GFI

NEW PARTITIONS ARE SHOWN SHADED IN. (TYP.)

AT ALL ITEMS CALLED OUT AS BEING DEMO'D, CONTRACTOR MUST INVESTIGATE EXIST. CONDITIONS TO VERIFY THAT ITEM CAN BE REMOVED AND TO DETERMINE THE AMOUNT OF WORK MADE NECESSARY TO REMOVE IT (INCLUDING DEACTIVATION OR RELOCATION OF SERVICES ASSOCIATED WITH THAT ITEM).

ALL ROOM SIZES ARE APPROXIMATE.

FURNITURE LAYOUTS ARE SCHEMATIC AND DO NOT REPRESENT TENANT'S ACTUAL FURNITURE SIZES OR QUANTITIES.

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY (NOT FOR CONSTRUCTION) AND MAY NOT BE TO SCALE. ADDITIONAL CODE COMPLIANCE AND PRICING INFORMATION WILL BE INCLUDED IN CONSTRUCTION DRAWINGS (TO BE PROVIDED LATER)

German Castillo Law Office PC

50 Sugar Creek Blvd.

Level 02

Issue Name	Date
SCHEME #1	11.09.09

Project Area:  
**1,027 NRSF**

Project Number:  
**09J105**

Scale:  
**1/8"=1'-0"**

Sheet Number:

**SCHEME 1  
DEMOLITION**

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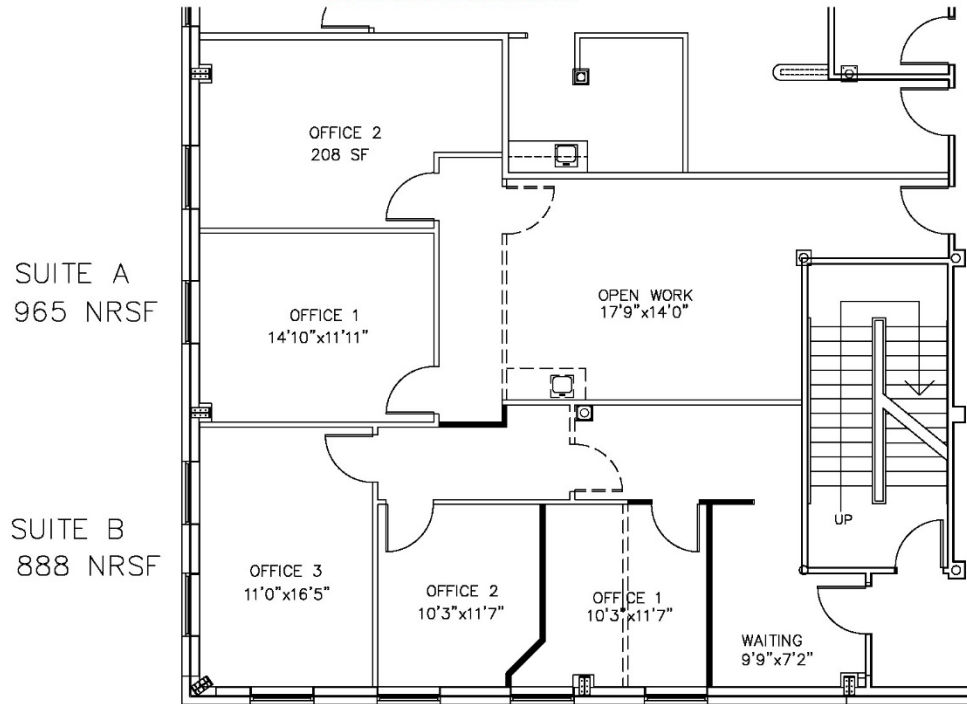
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**50 SUGAR CREEK CENTER BLVD,  
 SUITE 250 A&B ±1,853 SF**

**CURRENTLY SUITE A HAS A LEASE  
 GIVING INCOME UNTIL YOU MAY  
 WANT THE ENTIRE SPACE**



<b>SUITE 250 SUBMISSION</b>	<b>50</b> SugarCreek	<b>Level 01 Suite 140</b>
 <p><b>Radian</b>  <small>134 BLOWDOW TO SUITE A              SUGAR LAND, TX 77478              TELEPHONE: (713) 832 0827              FAX: (713) 832 0828</small></p>		
Issue Name	Date	
SCHEME #1	10.09.20	
Project Area: <b>SEE PLAN</b>		
Project Number: <b>20J1.02</b>		
Scale: <b>1/8"=1'-0"</b>		
Sheet Number: <b>SCHEME 1 DEMOLITION</b>		

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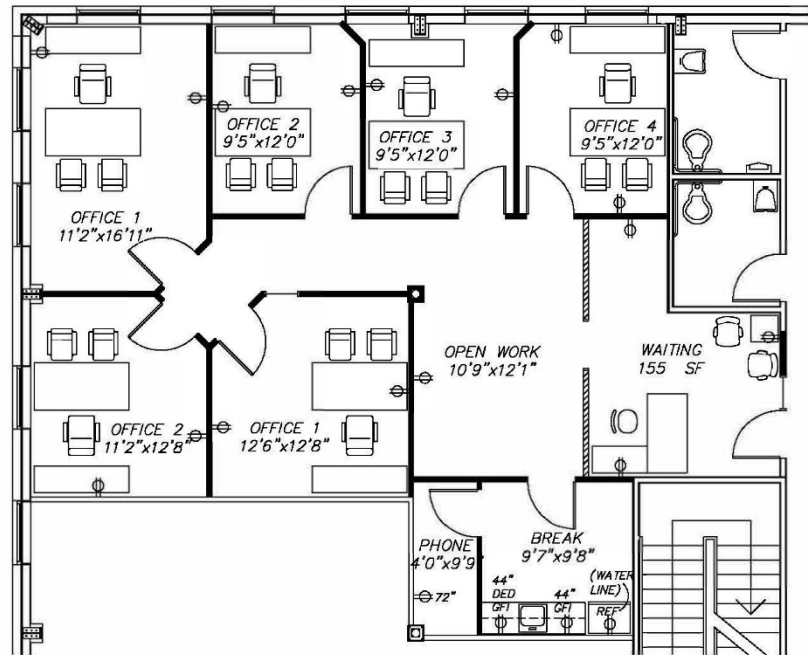
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## Building 52, Suite 275: 1,796 SF



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### LEGEND

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## LOCAL IMAGE



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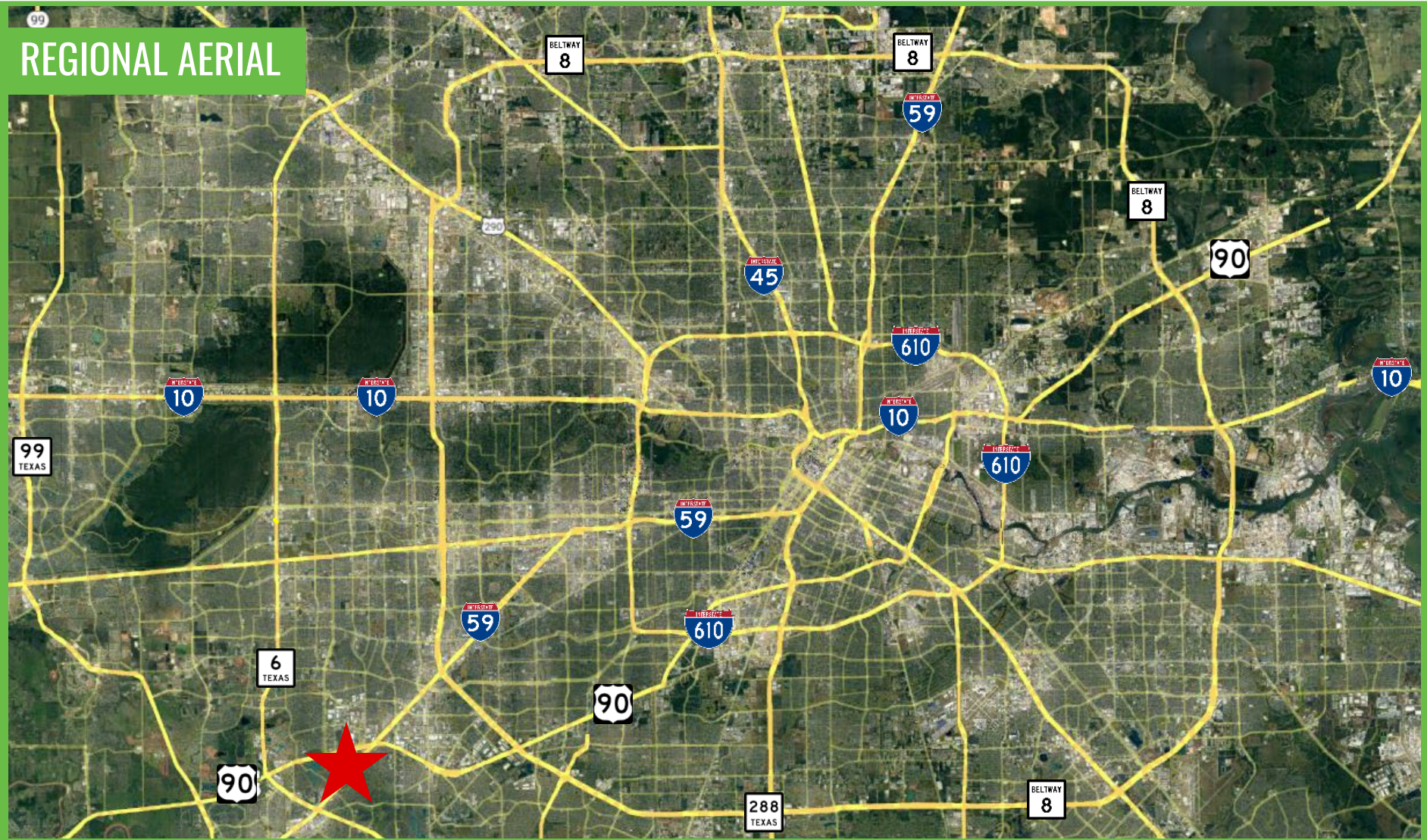
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## REGIONAL AERIAL



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## INFORMATION ABOUT BROKERAGE SERVICES

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Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If The Broker Represents The Owner:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### If The Broker Represents The Buyer:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose the buyer any material information known to the agent.

#### If The Broker Acts As An Intermediary:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Sign below to acknowledge receipt of this information about brokerage services for the licensee's records.

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**ICO COMMERCIAL - CORPORATE OFFICE**

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