

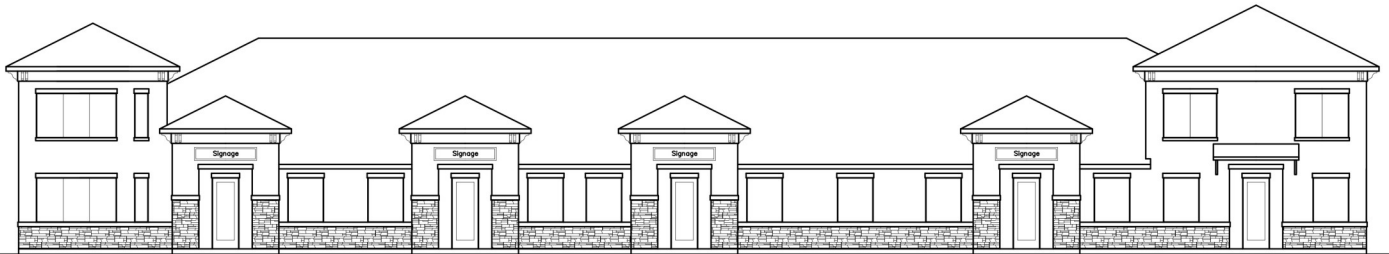


# For Sale

EXCLUSIVE OFFICE CONDOMINIUM OFFERING

## Office Enclave at Gleannloch

19427 – 19545 Champion Forest Dr. Spring, TX 77379



### Luxurious, professional office condominium community **UNDER CONSTRUCTION**

**Enjoy Golf Views!** Complex sits next to the prestigious Gleannloch Pines Driving Range! specially if you decide to work close to home. This 5 building office complex is located just minutes from the Grand Pkwy and Tomball Pkwy. **On site immediate access to the Kiddie Academy.**

### The Property

#### Highlights & Amenities:

- 5 Building 38,200 SqFt Business Park
- Newly constructed 2020 —
- Floor Plans available or BUILD TO SUIT
- Natural Stone & Stucco Exterior, 8' Wood Grained Fiberglass Stained Entry
- 10' Interior Ceilings w/High, LED Lighting Throughout, Energy Efficient
- Kitchen / Reception Area / Hallways & RR w/ Premium Vinyl or Tile
- Kitchen & RR Granite Countertops
- Pre-wired for Alarm System, 1" Fire Resistant Gypsum Firewall,
- 24 Hr. Video Surveillance & Daily Security Patrol
- Community Conference Center

### OFFERING SUMMARY

- Price: \$255.00/SqFt,
- Premiums:
    - Corner Tower — \$25,000
    - Corner — \$5,000
  - Low Tax Rate — 3.0315%
  - CAM Fees — \$3.17 SqFt

### EXCLUSIVELY LISTED BY

**Pat Navarette**

Licensed Broker, Texas Sage Properties

Cell: 281-460-2205

Email: patwithtsp@gmail.com

License: TX # 483854

12238 Queenston BLVD, Suite A, Houston, TX 77095 | 832-559-1112 Office | 832-559-1113 Fax

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Just off the Grand Parkway on Champion Forest Road is home to Office Enclave at Gleannloch. Continued growth in the Spring area has created a demands for high-end professional office space to accommodate business owners who want to work close to home and be an integral part of the community.

For More Information, Please Contact: **Pat Navarette**, Licensed Broker, Texas Sage Properties

Cell: 281-460-2205 | Office: 832-559-1112 | Email: patwithtsp@gmail.com



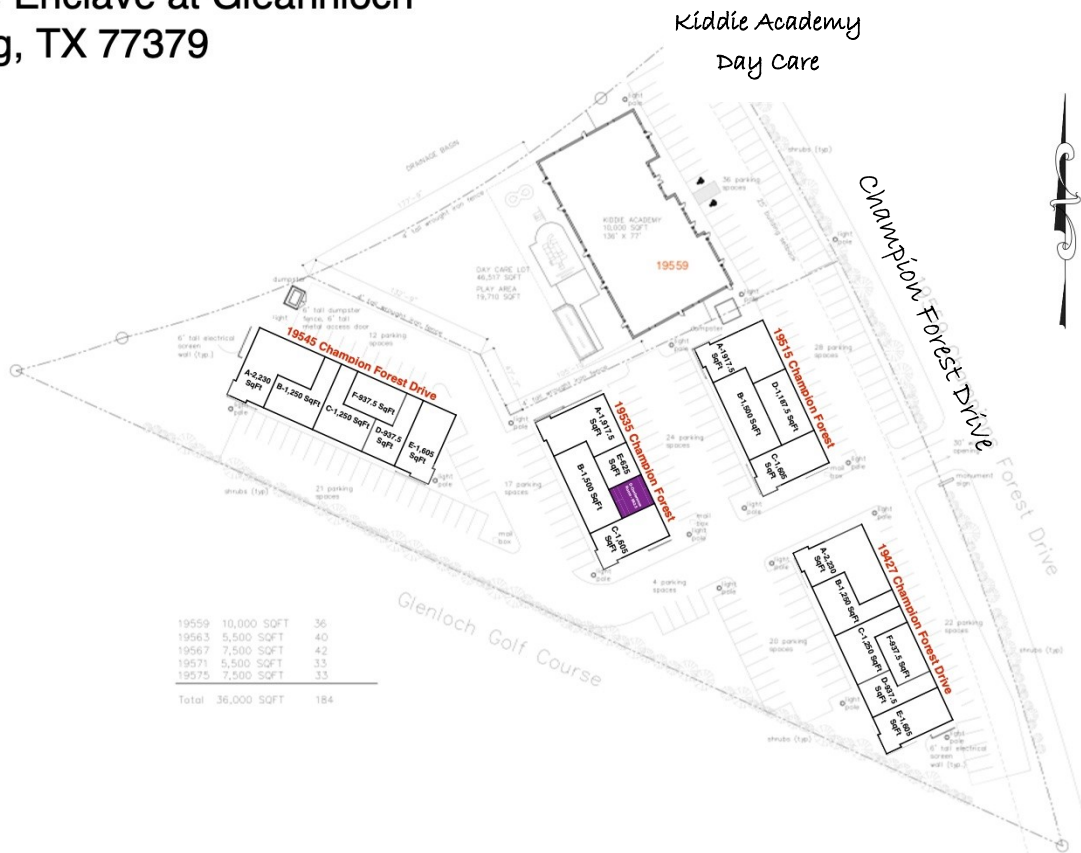
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Office Enclave at Gleannloch  
Spring, TX 77379



Office Enclave Site Plan

### RW Development Company

RW Development Company's office complexes provide an opportunity for professionals and business owners to own quality office space in a professionally designed and managed office park environment at an affordable price. Offices are delivered finished-out and ready for move-in!



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*Office Enclave Aerial View*

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*Office Enclave Site Aerial View*

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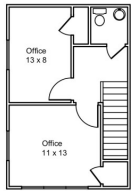


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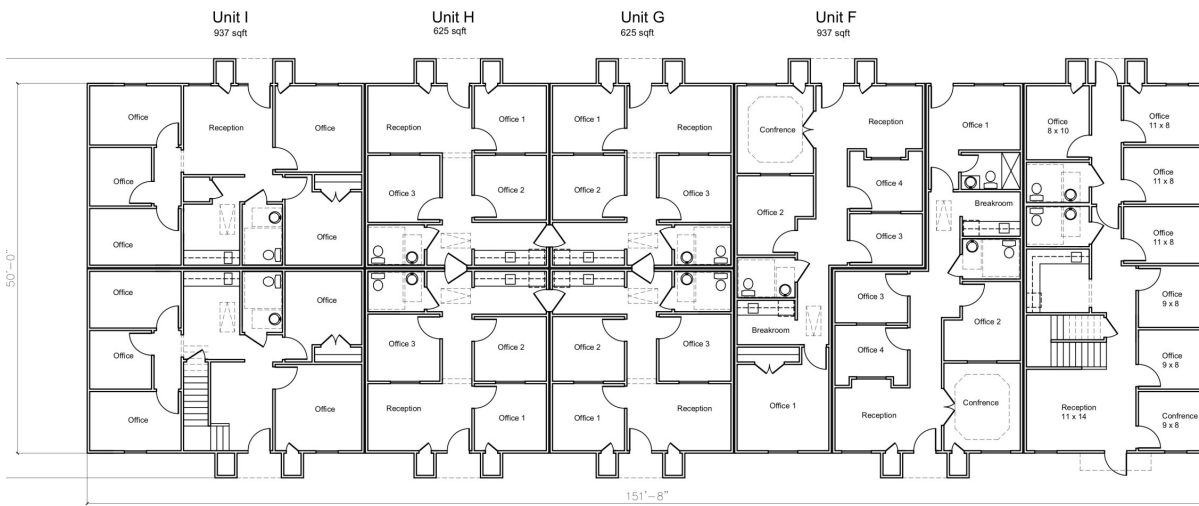
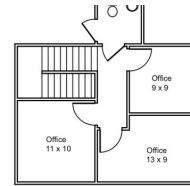
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19427 Champion Forest<sup>©</sup>



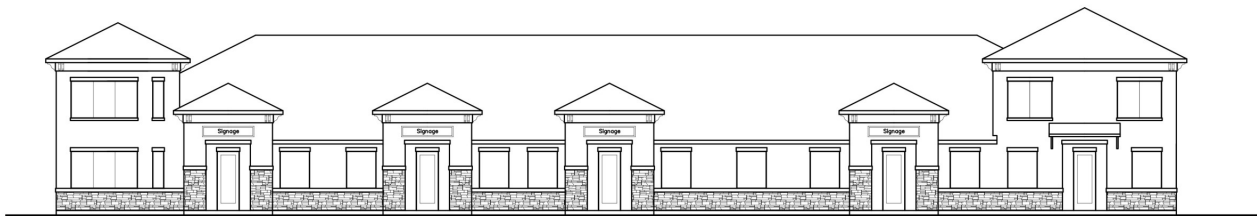
**Unit A**  
937 sqft first floor  
377 sqft second floor  
1314 total

**Unit B**  
625 sqft

**Unit C**  
625 sqft

**Unit D**  
937 sqft

**Unit E**  
1250 sqft first floor  
435 sqft second floor  
1685 total



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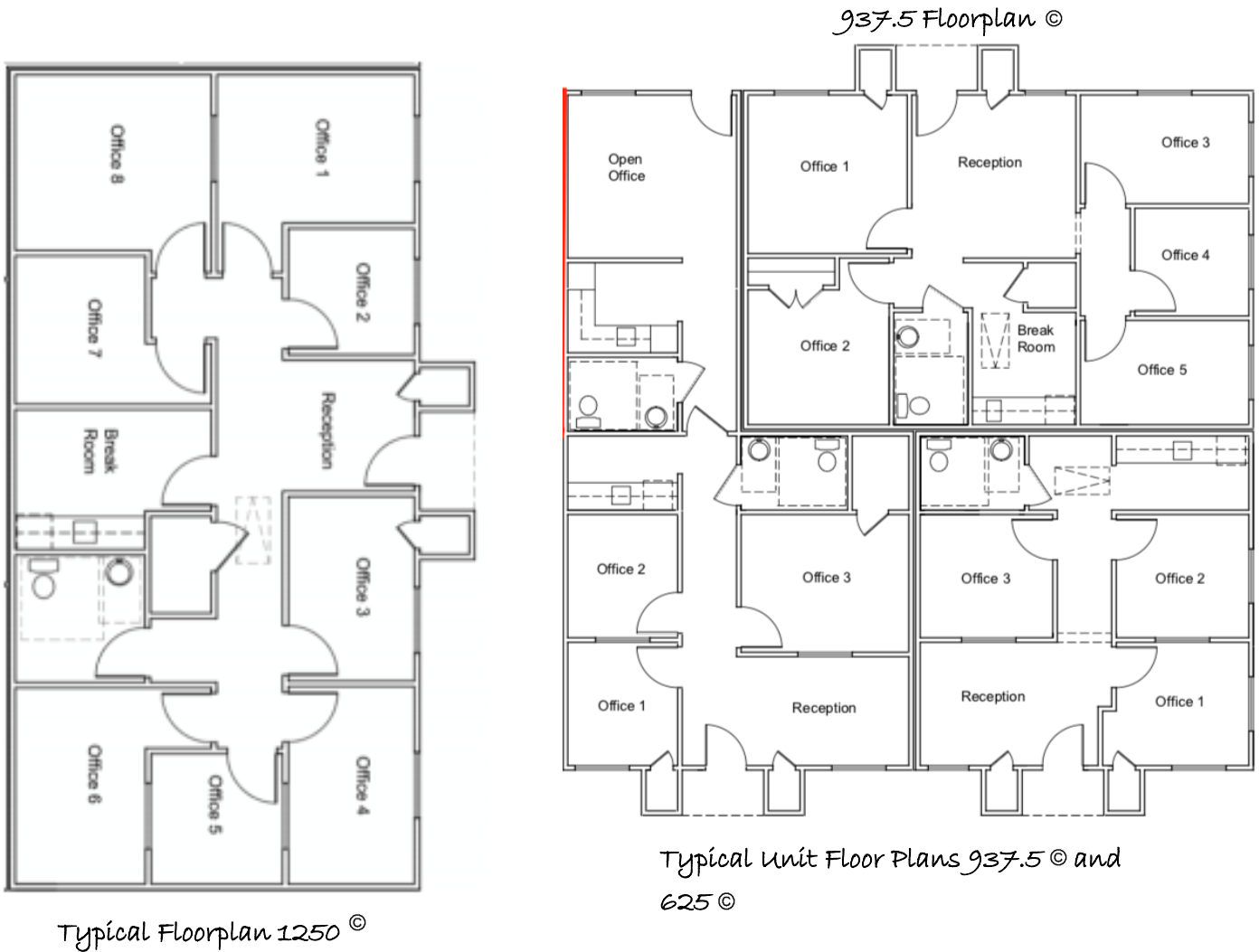


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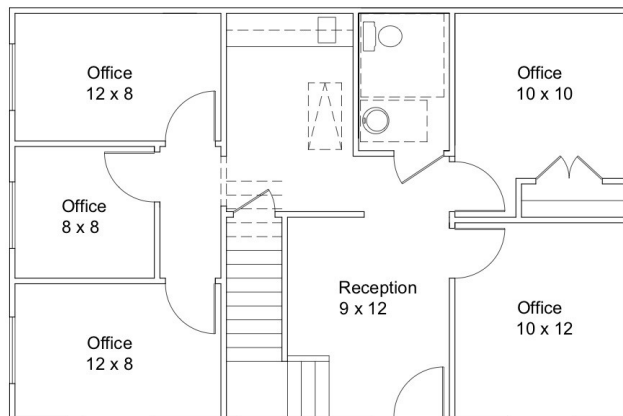
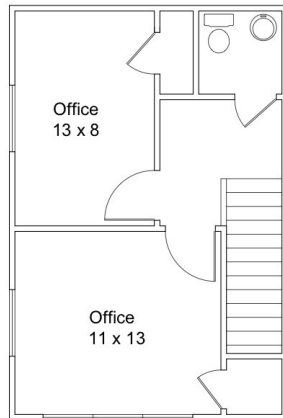


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Typical Two Story Floorplan ©

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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:**

- **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.

Sage Realtors Inc.	513414	Patwithtsp@gmail.com	(832) 559-1112
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
Designated Broker of Firm	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date