

FOR LEASE

# Medical Office / General Office Endcap Space Available

16035 Lexington Blvd. Sugar Land, Texas 77479



Suite 100  
4,668 SF  
Available

Peyton Nichols  
Associate  
713.457.1403  
peyton.nichols@partnersrealestate.com

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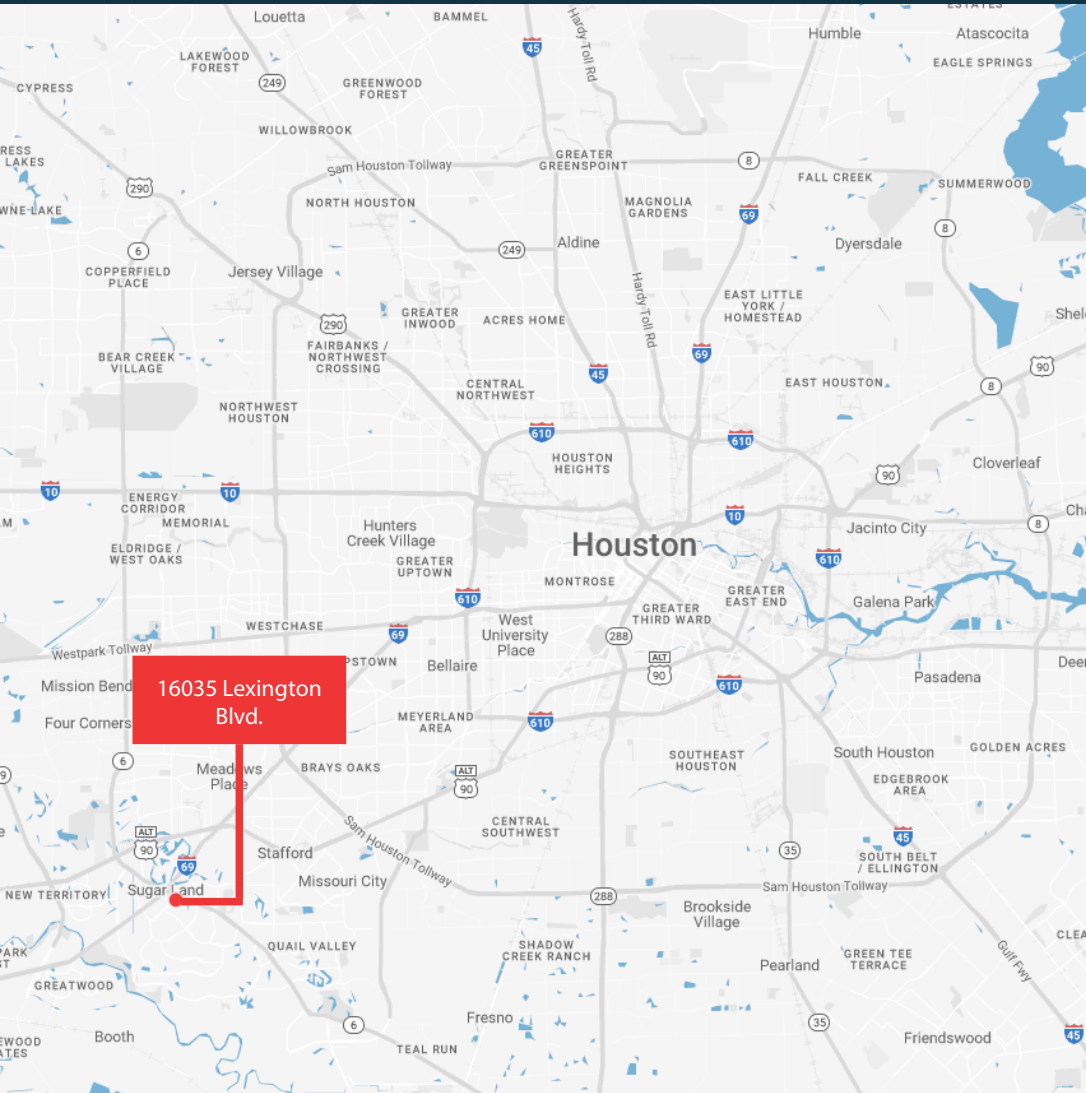
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## Space Highlights

Suite 100 - 4,668 SF

- Move-in ready medical or general office space
- 8 private offices with reception area
- Inpatient/Flex space
- Lab/Breakroom
- Sugar Land Town Square & First Colony Mall submarket
- Parking Ratio - 7.57/1,000 SF | 128 surface parking spaces

## Area Retailers



Base Rent: \$25.00/sf

NNN: \$10.32/sf

TI: Negotiable

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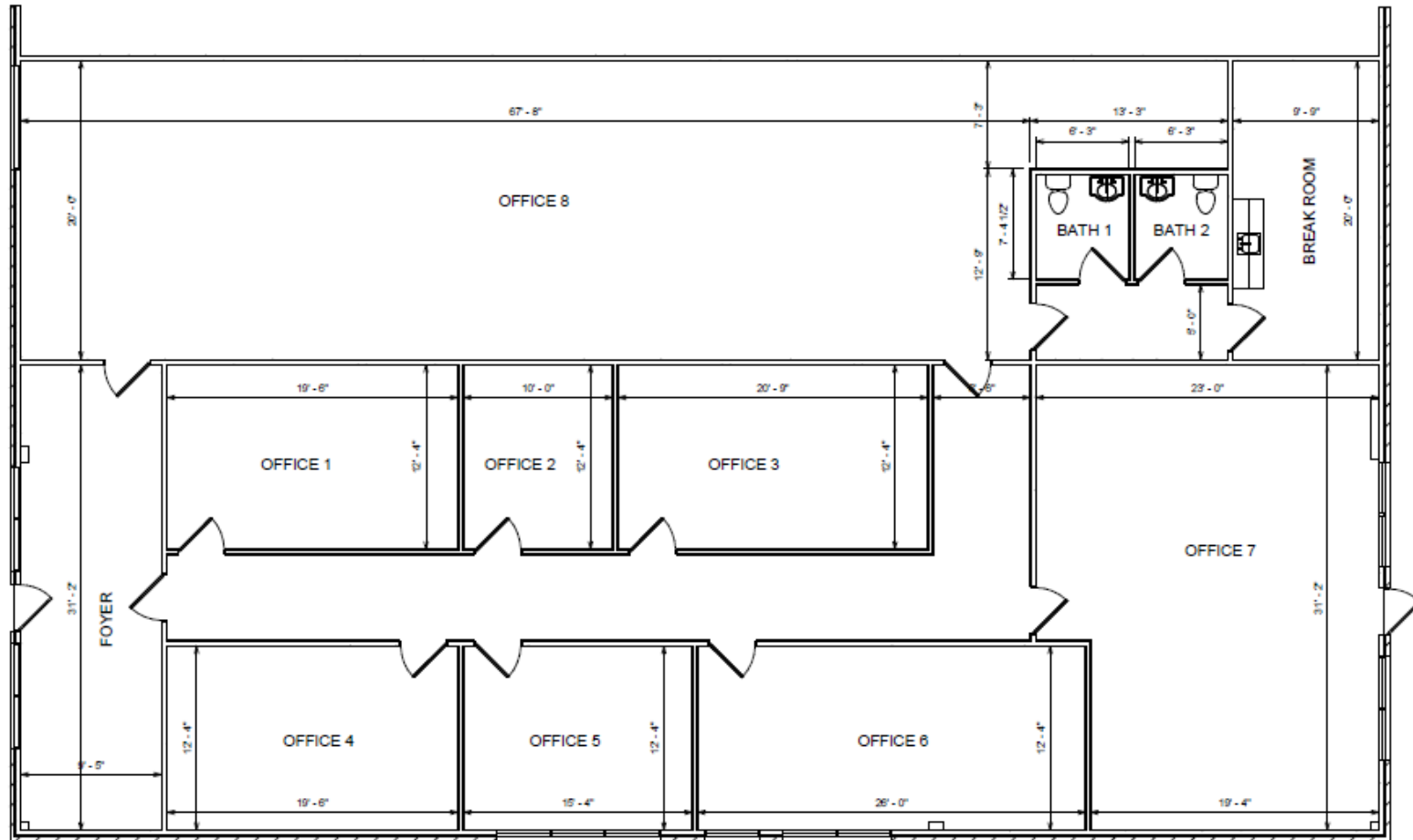
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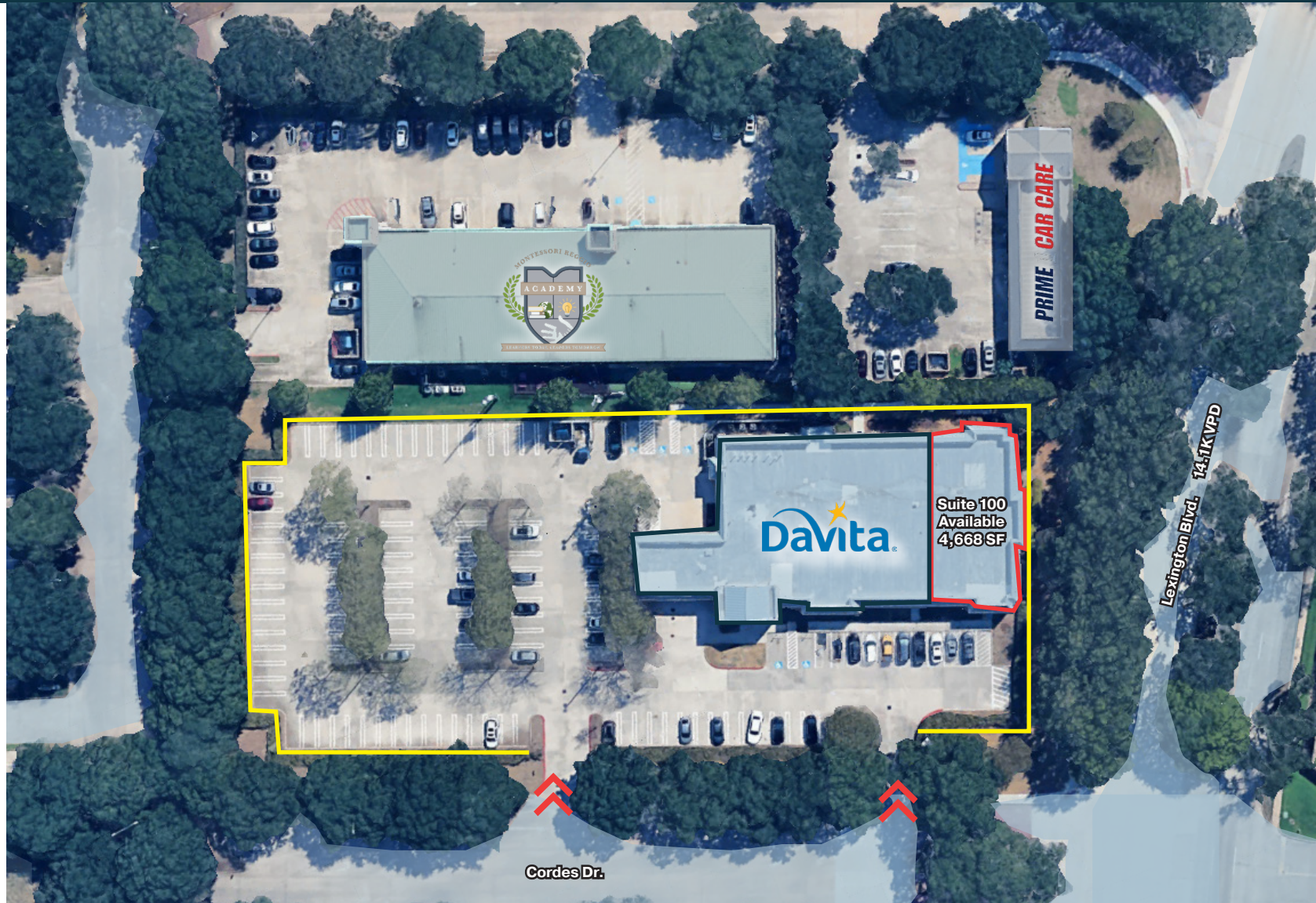
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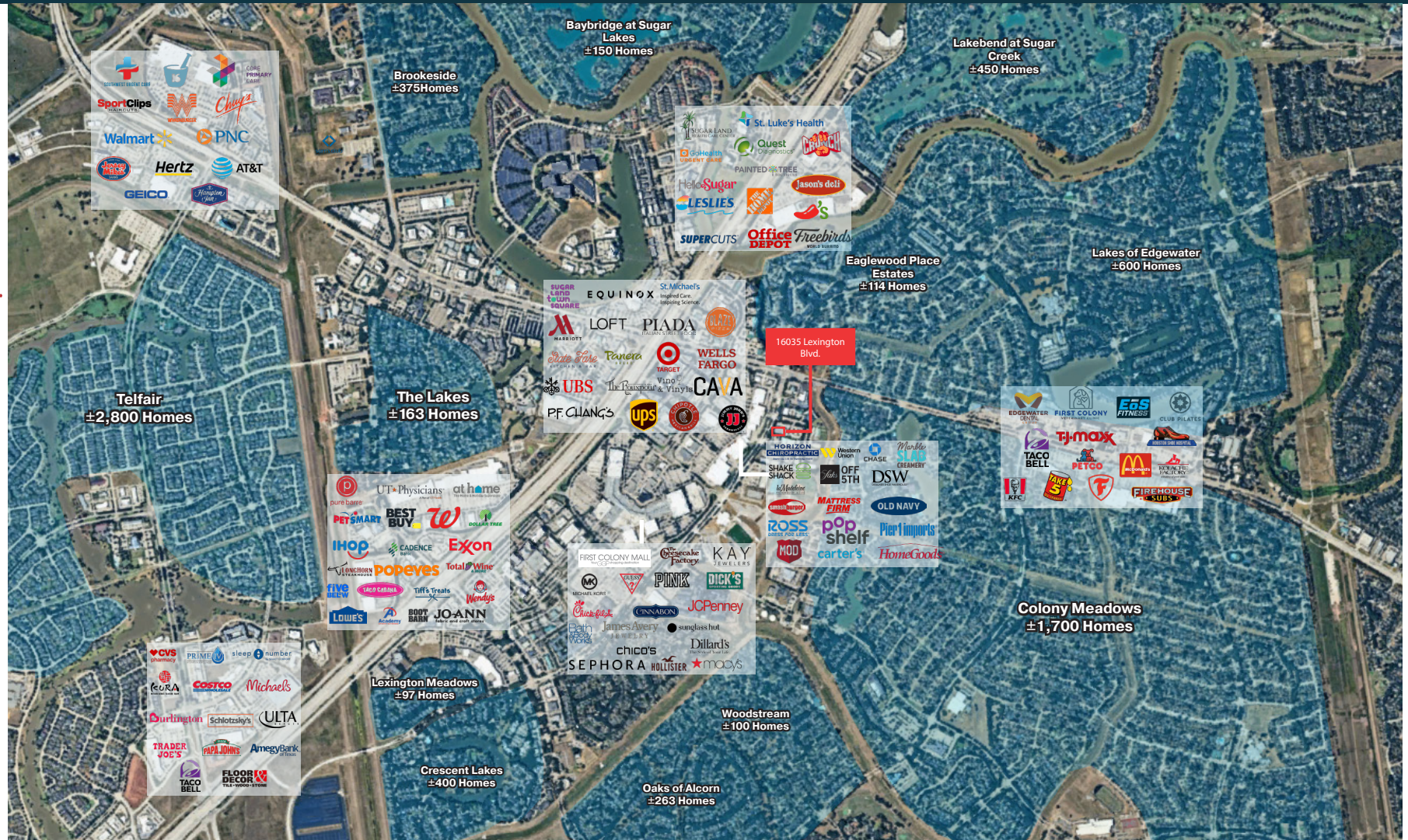
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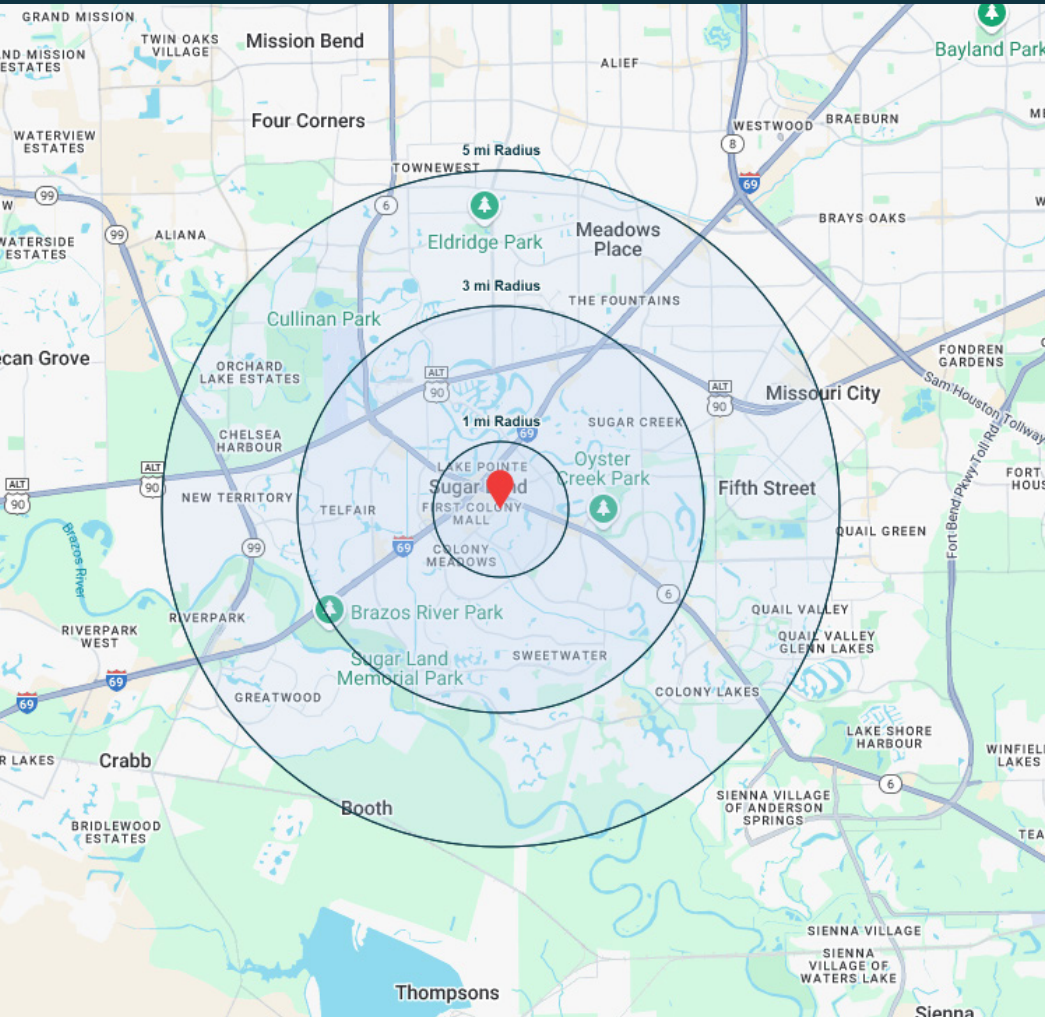
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## Population

	1 MILE	3 MILES	5 MILES
2020 Population	12,296	83,411	225,206
2024 Population	13,309	88,055	241,436
2029 Population Projection	14,792	98,420	272,407
Projected Growth 2024-2029	0.3%	1.4%	1.8%

## Annual Growth 2024-2029

2020 Households	5,016	29,467	75,863
2024 Households	5,515	31,941	83,846
2029 Household Projection	6,199	36,078	95,548
Projected Growth 2024-2029	2.5%	2.6%	2.8%
Annual Growth 2010-2024	0.8%	1.6%	1.8%

## Household Income

Avg Household Income	\$119,418	\$183,093	\$156,882
Median Household Income	\$94,485	\$140,688	\$124,283

## Daytime Employment

Total Businesses	1,532	8,429	17,425
Total Employees	17,519	64,899	122,453

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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.*



2-10-2025

## 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.

## 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. **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:
  - 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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Jon Silberman	739840	jon.silberman@partnersrealestate.com	713-629-0500	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Peyton Nichols	810672	peyton.nichols@partnersrealestate.com	713-457-1403	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials	Date
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