

CYPRESS CROSSING OFFICE CONDOMINIUMS

8118 Fry Rd, Cypress, TX 77433



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	1225
LEASE RATE:	\$16.50/sf NNN
TERM:	Negotiable
BUILDING SIZE:	4,800 SF
MARKET:	Houston
SUBMARKET:	Cypress

PROPERTY OVERVIEW

Abel Property Group is excited to exclusively list this 1225sf office condominium for lease in the Cypress Crossing Office Condominiums office park. These office condos are situated perfectly at the corner of Fry Rd and Longenbaugh Rd, allowing for easy access to 99 and Hwy 6. Minutes away from the fast developing Bridgeland community and from Andre Elementary and Cy Springs High School. With 47,000+ households in a 5 mile radius with an average income of \$86,000, the office is a logical next step for the business at home to expand into.

PROPERTY HIGHLIGHTS

- New construction, with mechanical and electrical under builder warranty, benefits tenant who has protection during the first year.
- End Cap office location allows for ample natural lighting through windows in every office.
- Well appointed interiors with vaulted ceilings in entry, granite counters in kitchen and trim throughout.
- Double glass doors into potential conference room
- Perfect office for CPA, Lawyer, Insurance, Realtor, Medical practice, Chiropractor, Financial Services or any other Professional Service entity.

KW COMMERCIAL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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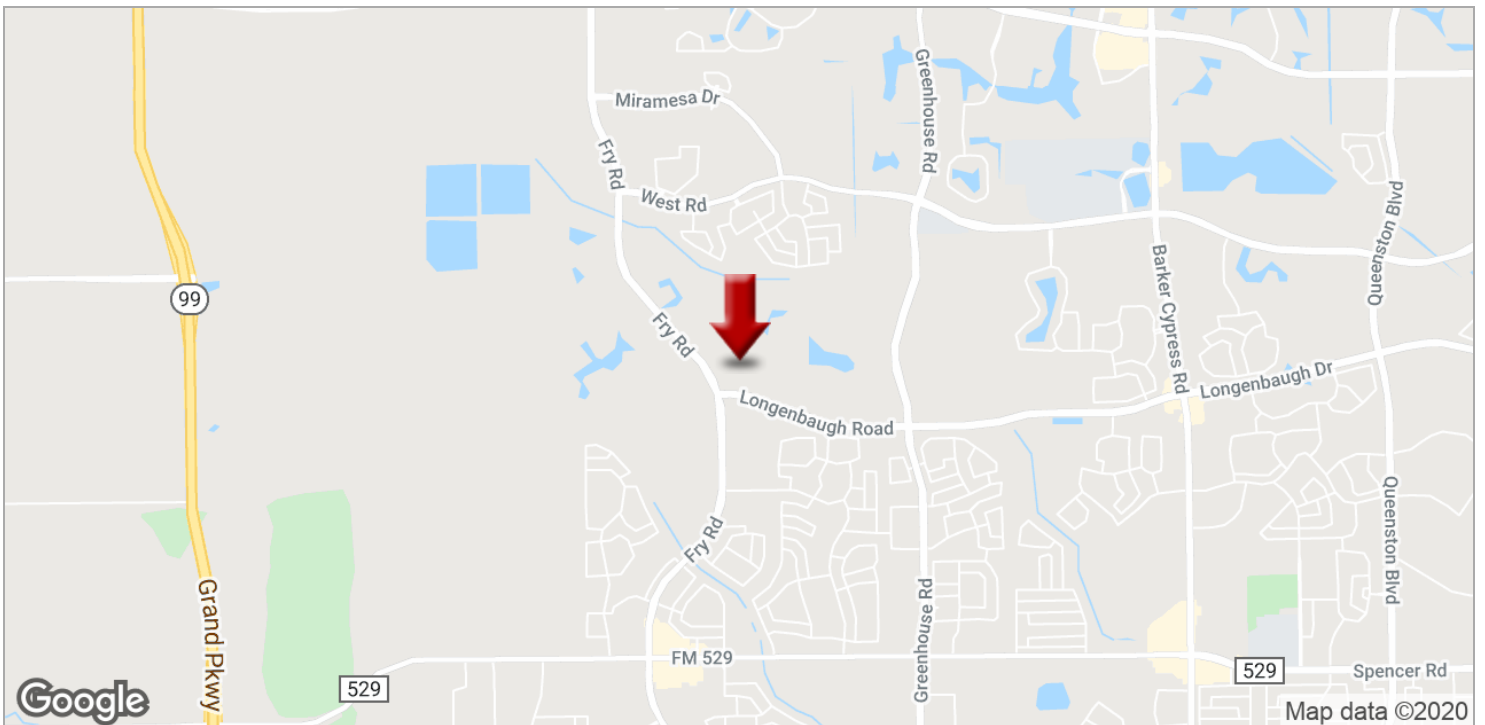
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Information About Brokerage Services

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:
 - 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.

Keller Williams Signature Realty	9004054	alrincon@kw.com	(281)599-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alfred Rincon	525285	alrincon@kw.com	(281)599-7600
Designated Broker of Firm	License No.	Email	Phone
Alfred Rincon	525285	alrincon@kw.com	(281)599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Abel	670646	chris.abel@kwcommercial.com	(713)444-9008
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