



**6110 SIENNA RANCH
ROAD #205 RD,
MISSOURI CITY, TX 77459**

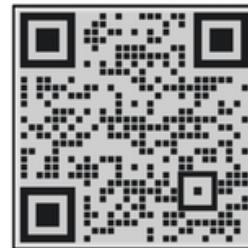
MELANNE CARPENTER

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1220 AUGUSTA DRIVE HOUSTON, TX 77057



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NEW OFFICE CONDO FOR LEASE IN SIENNA



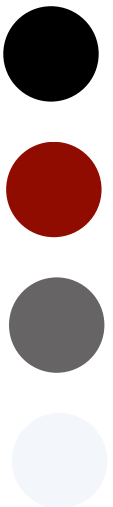
Situated within the prestigious Sienna master-planned community, this office condo provides an exceptional professional environment in the rapidly growing Southwest Houston metro area. The property offers convenient access to both Highway 6 and Highway 59/Southwest Freeway, making it an ideal location for businesses seeking strategic positioning and excellent transportation connectivity. Newly constructed and finished to the highest standards, this space combines modern design with practical functionality.



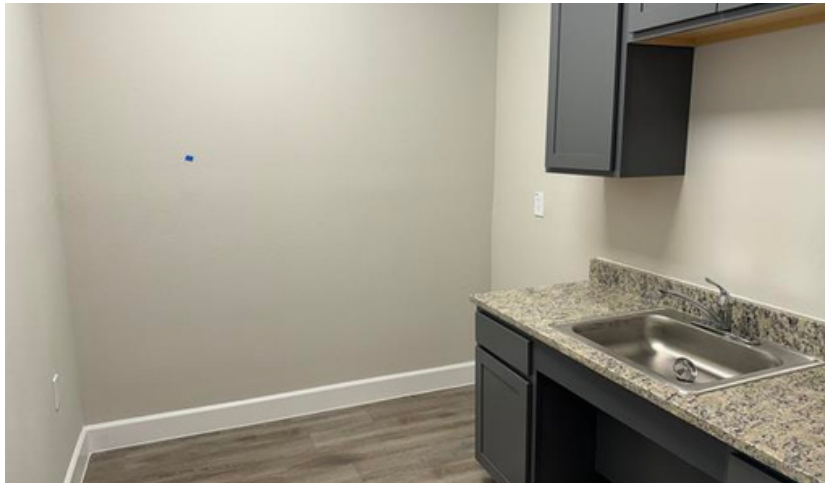
Office Condo Unit 205



This meticulously designed 1,225 square foot office condo represents a premier professional workspace nestled in the heart of Sienna. Strategically located at 6110 Sienna Ranch Road, Suite 205, the space offers a sophisticated environment for businesses seeking a modern, fully built-out professional setting. The condo features high-end furnishings, contemporary design elements, and a flexible layout that maximizes functionality and aesthetic appeal.



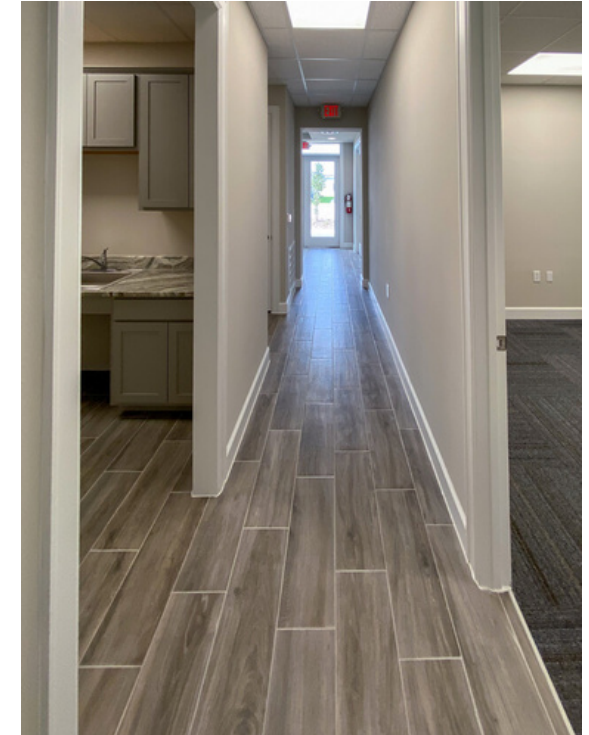
OFFICE FOR LEASE



- Located in Sienna master-planned community
- Convenient access to Highway 6 and Highway 59
- Proximity to Sugar Land and Missouri City
- Modern office complex
- Ample on-site parking
- Part of a growing professional business corridor



1st Floor Ste. 205



- Space Available: 1,225 SF
- Rental Rate: \$ 27.48/SF/YR
- Date Available: September 08, 2025
- Service Type: Modified Gross
- Built Out As: Standard Office
- Space Type: Relet
- Space Use: Office
- Lease Term: 3 Years



PROPERTY DETAILS



Property Type:	Office
Building Class:	B
Year Built:	2025
Construction Stat.:	Under Construction
Cross Streets:	Copper Creek Ln
Walk Score:	41 (Car-Dependent)
RBA:	7,350 SF
Rental Rate:	\$ 27.48/SF/YR
Rental Rate MO:	\$ 2.29/SF/MO

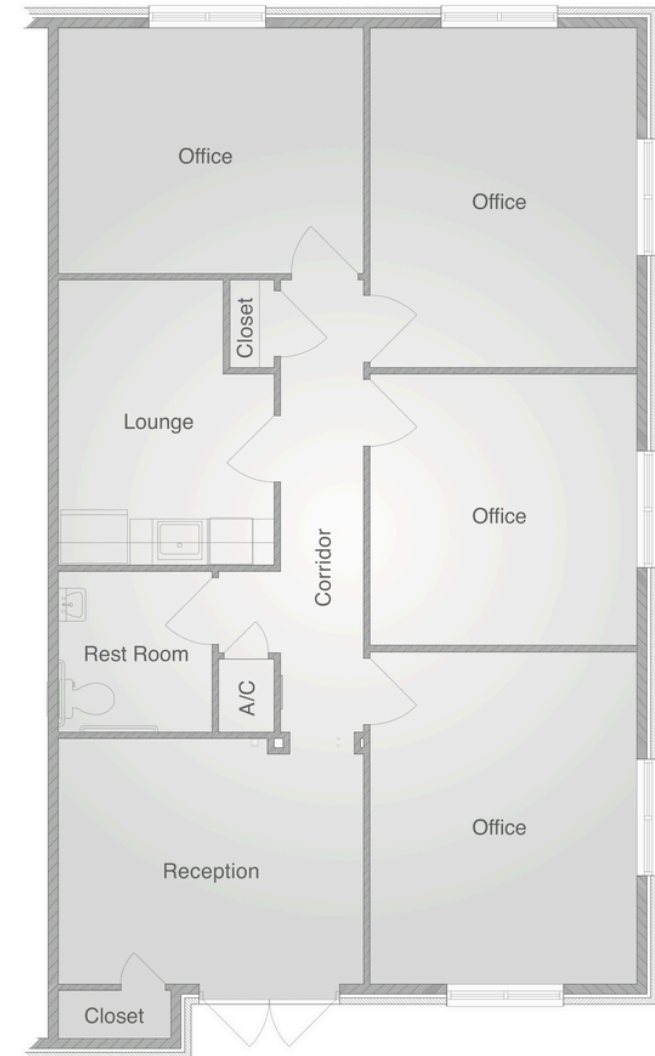
SITE PLAN & UNIT PLAN



Sienna Office Center



Single-Unit Floor Plan



PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION (2024)

3 MILE	5 MILE	10 MILE
85,220	218,863	781,625



AVERAGE HOUSEHOLD INCOME (2024)

3 MILE	5 MILE	10 MILE
\$149,972	\$140,728	\$115,167



TRAFFIC COUNT

SIENNA RANCH RD	8,911 VPD
SIENNA RANCH ROAD OYSTER CREEK PL NE	13,239 VPD
OYSTER CREEK PL ALVIN-SUGARLAND RD SW	3,767 VPD
ALVIN SUGARLAND ROAD FLAT BANK DR SE	63,564 VPD





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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
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