

# Premier Office Space For Lease



## Sugar Creek Place I

14100 Southwest Fwy, Sugar Land, TX 77478

Danny Nguyen, CCIM  
Broker

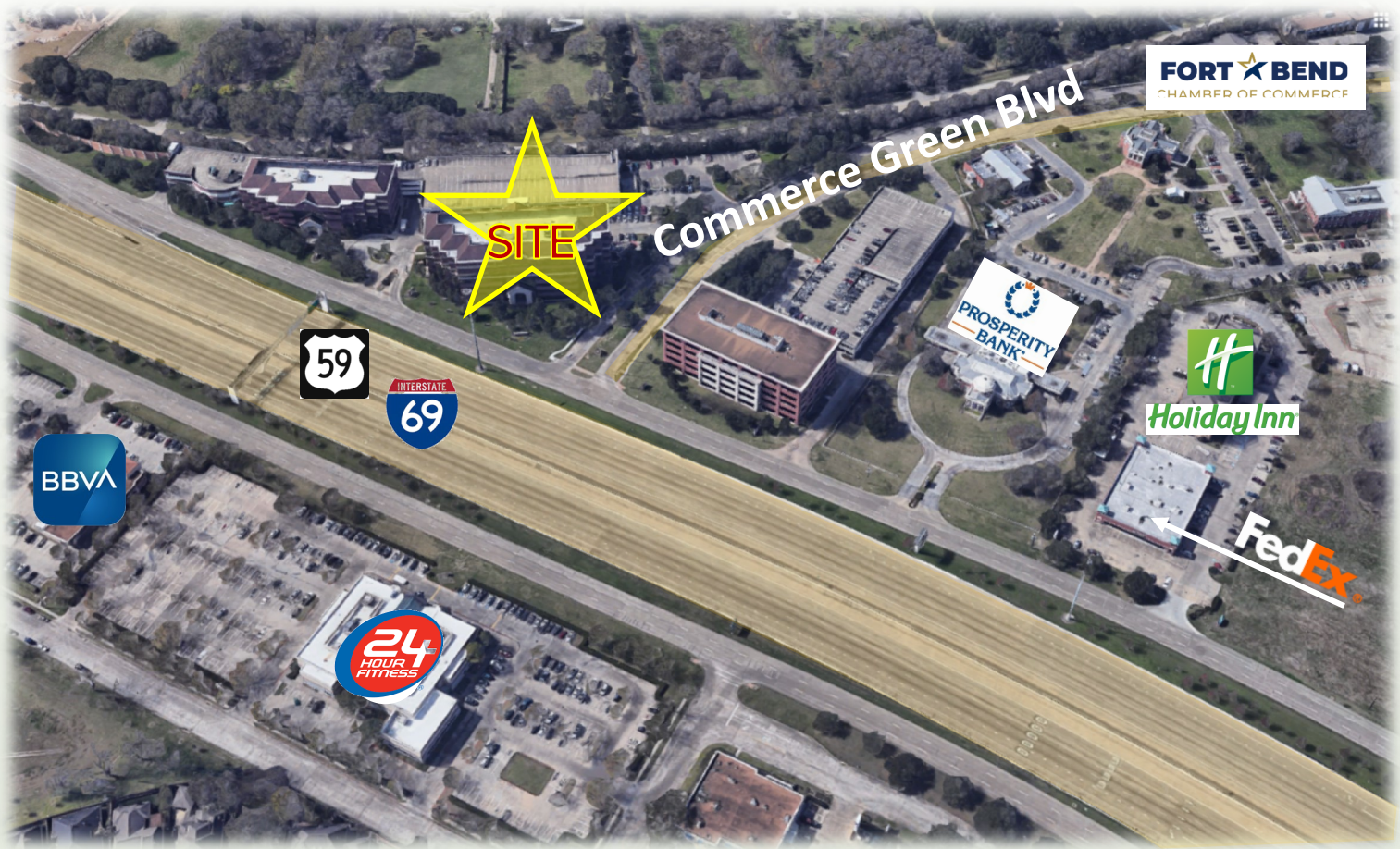
O - 713.270.5400, M - 713. 478.2972  
dannynguyen@dncommercial.net  
www.DNCommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



# Property Information



## BUILDING HIGHLIGHTS:

- ♦ On site property management
- ♦ Full service conference center & tenant break area
- ♦ Newly renovated lobby, common areas & corridors
- ♦ Attached covered parking garage
- ♦ Monument & building signage available for large users

## PROPERTY INFORMATION:

**Base Rent:** \$16.50 SF/YR

**Operating Expenses:** \$9.00 SF/YR

**Space Available:** Suite 450 Floor: 4

**SF Available:** +/- 7,069 \***Divisible\***

**Gross Leasable Area:** 151,772 SF

**Floors:** 6

**Class:** B

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# Aerial and Surroundings



- ♦ Located at the corner of Commerce Green Blvd. & U.S. Highway 59/I-69
- ♦ Great Accessibility— Building is accessible to U.S. 90, Beltway 8, Westpark Tollway & Grand Parkway. (Allowing for travel to Downtown Houston, Texas Medical Center, The Galleria, both of Houston's major International Airports & Other major destinations convenient.)
- ♦ Property is within minutes from Sugar Land Town Square, Methodist Hospital, The Fountains, The Grid, & hundreds of businesses within a 1– 5 mile radius.



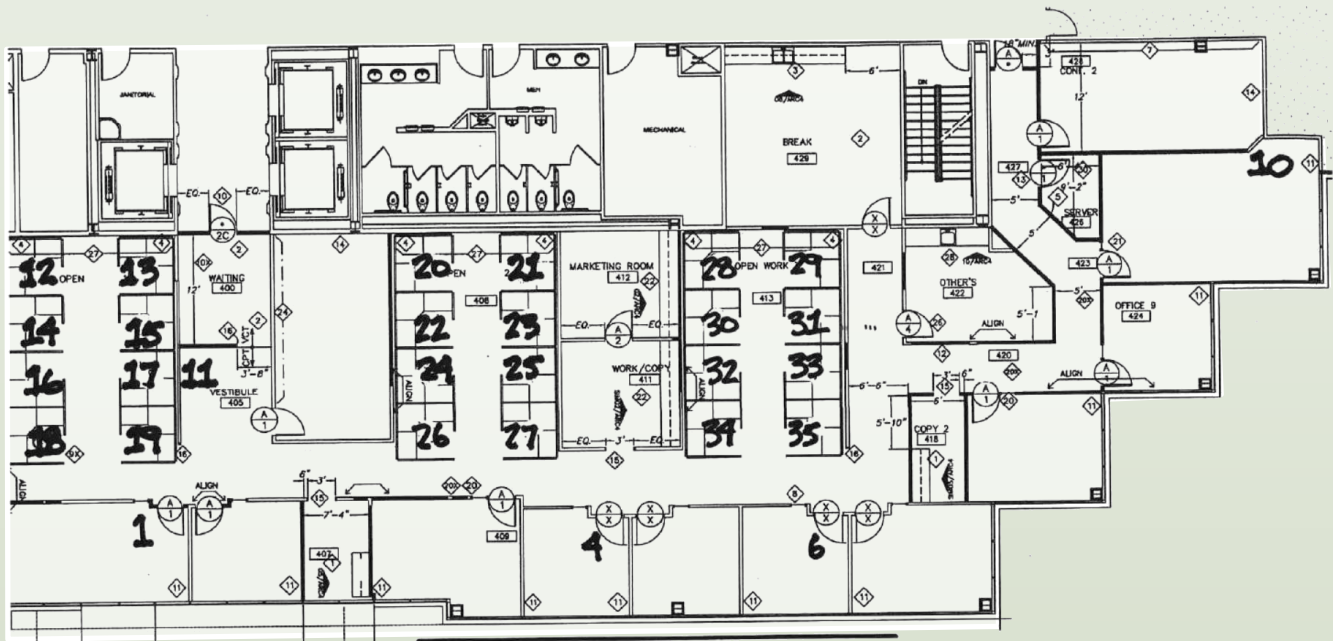
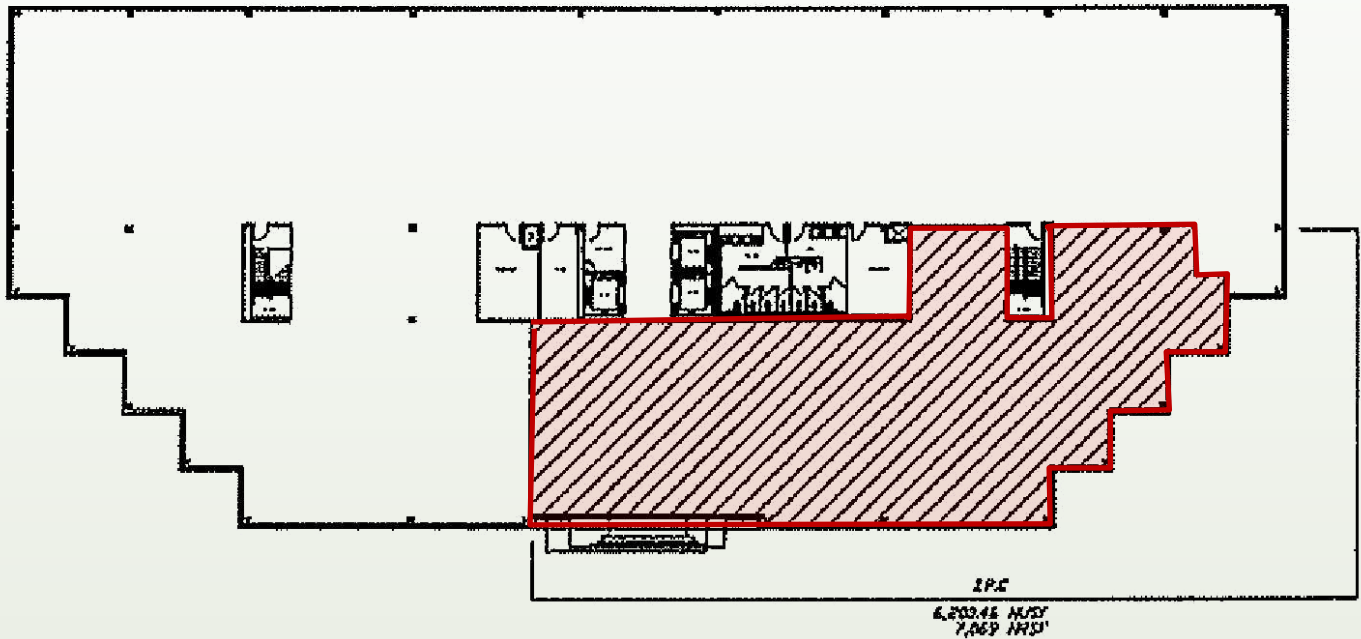
- ♦ Across from 24H Fitness
- ♦ Highly Visible—HWY 59, I-69 Freeway visibility
- ♦ Surrounding Area Developments: Stafford's Grid Projects (Mix Use), 4 lane Expansion & adding HOV lane to each direction on I-69/Highway 59



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# Floor Plan



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# Property Photos



L  
O  
B  
B  
Y



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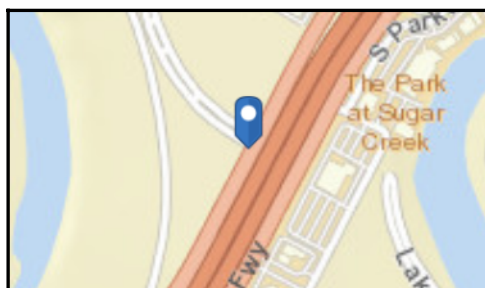
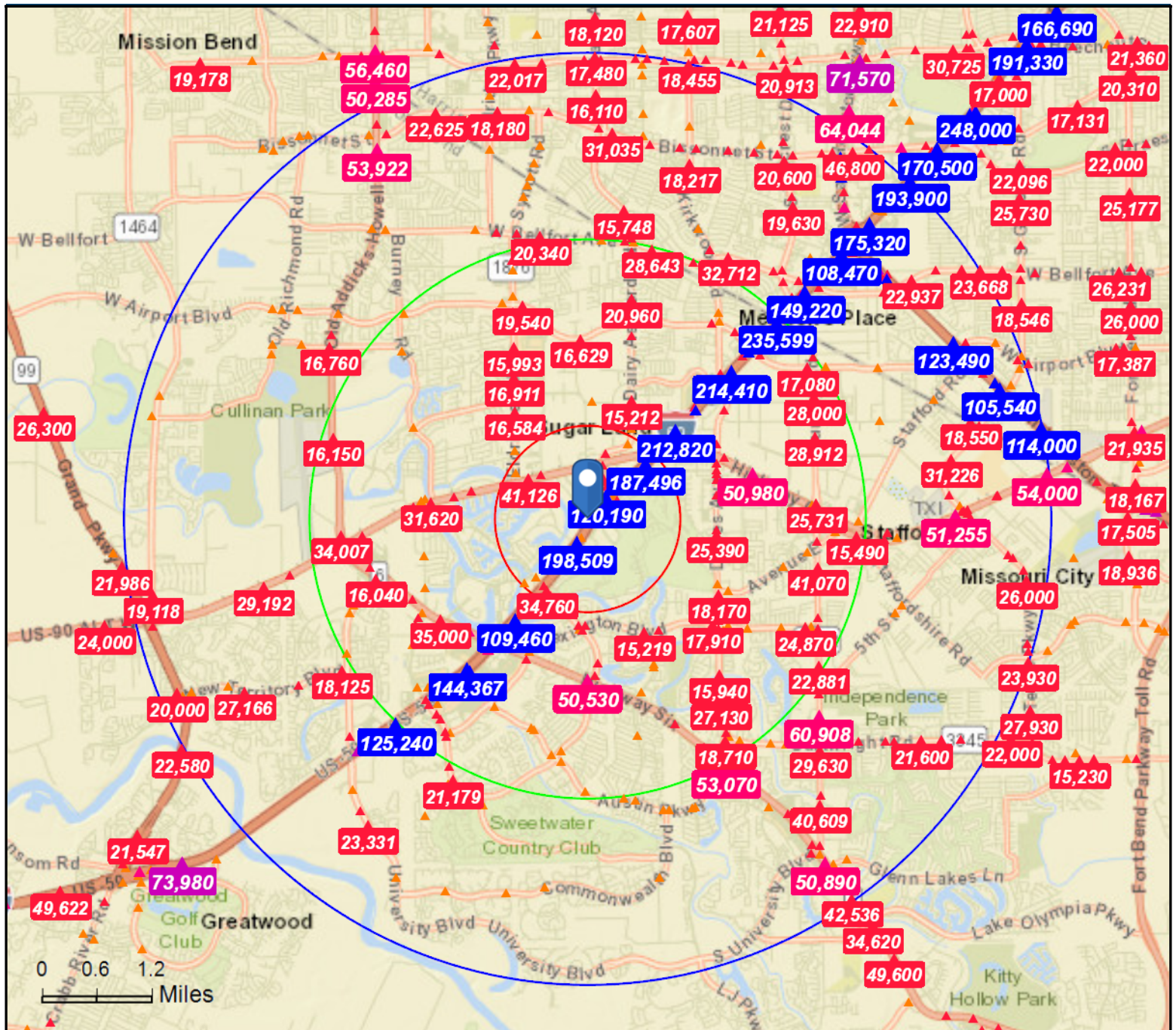


# Traffic Count Map

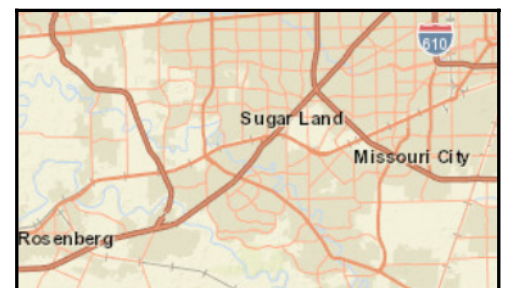
14100 Southwest Fwy, Sugar Land, Texas, 77478  
Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.61747  
Longitude: -95.60562



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 30, 2019





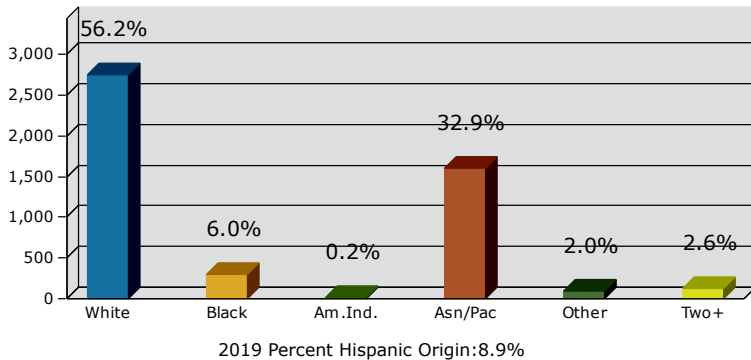
## Graphic Profile

14100 Southwest Fwy, Sugar Land, Texas, 77478  
Ring: 1 mile radius

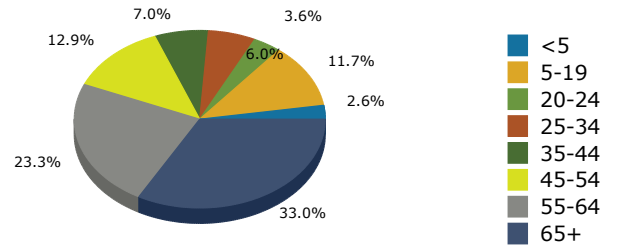
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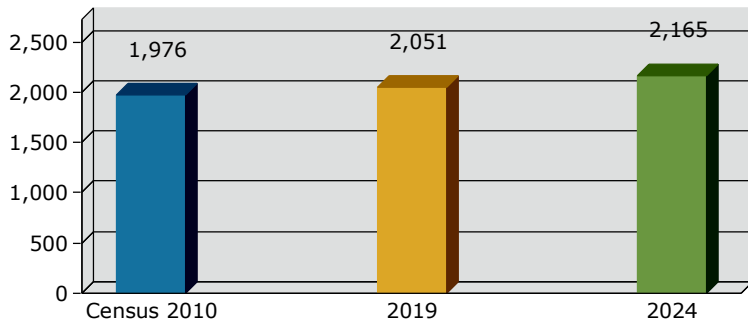
2019 Population by Race



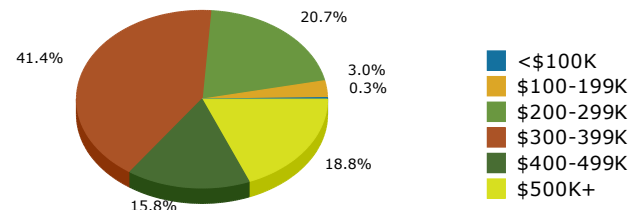
2019 Population by Age



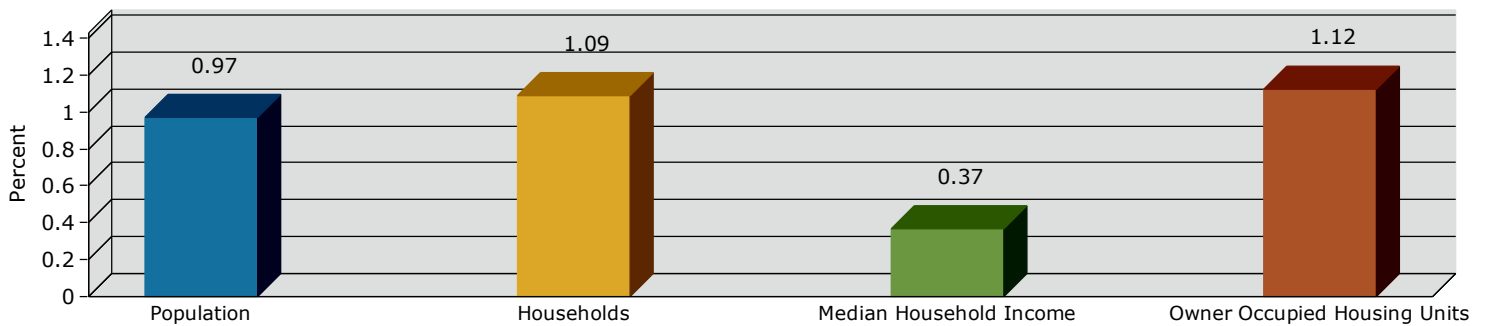
Households



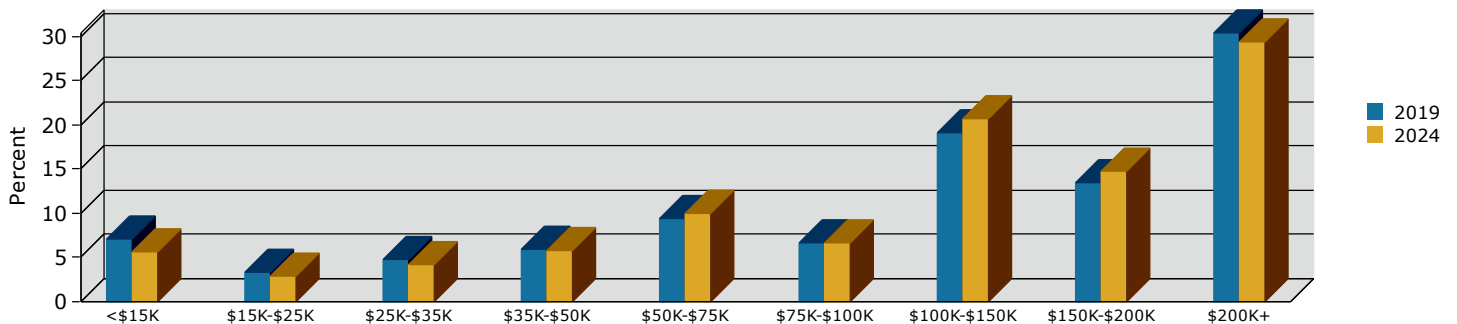
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

October 30, 2019





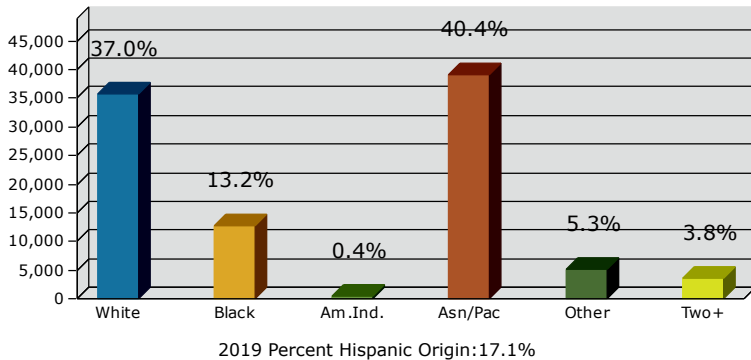
## Graphic Profile

14100 Southwest Fwy, Sugar Land, Texas, 77478  
Ring: 3 mile radius

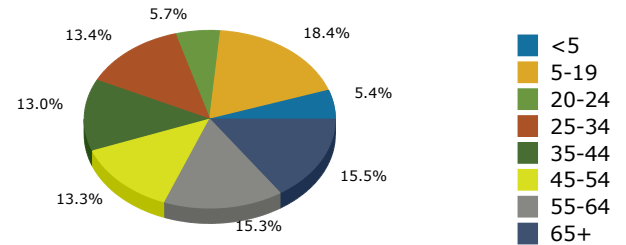
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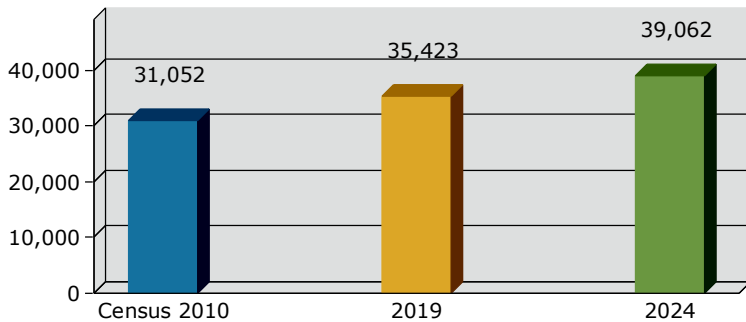
### 2019 Population by Race



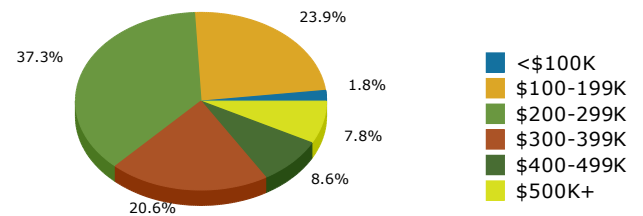
### 2019 Population by Age



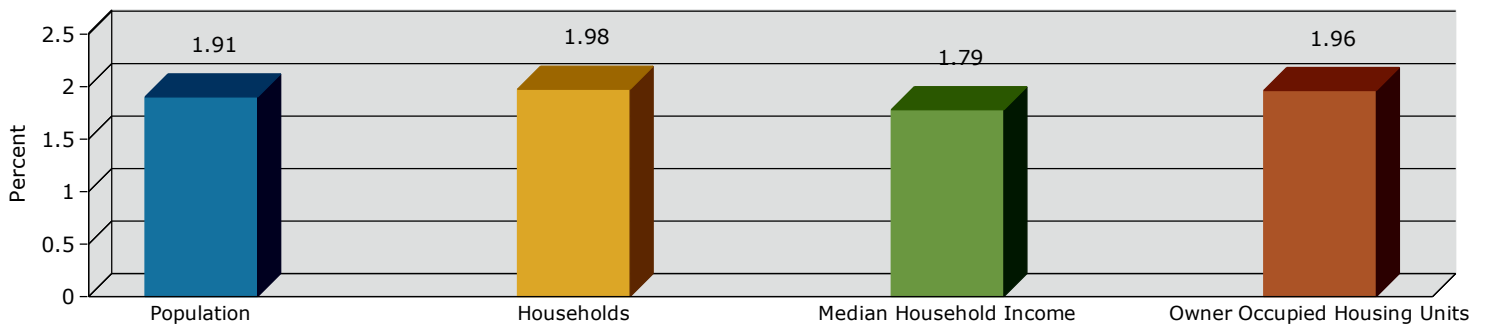
### Households



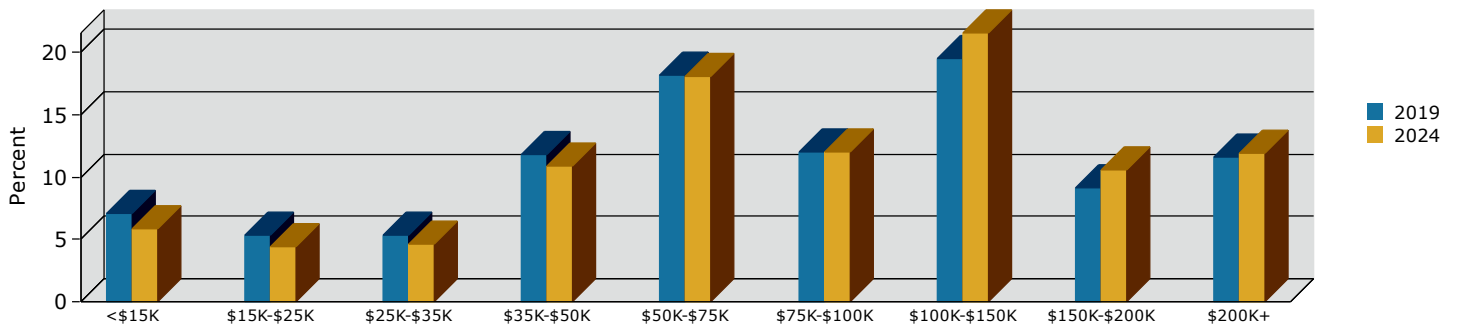
### 2019 Home Value



### 2019-2024 Annual Growth Rate



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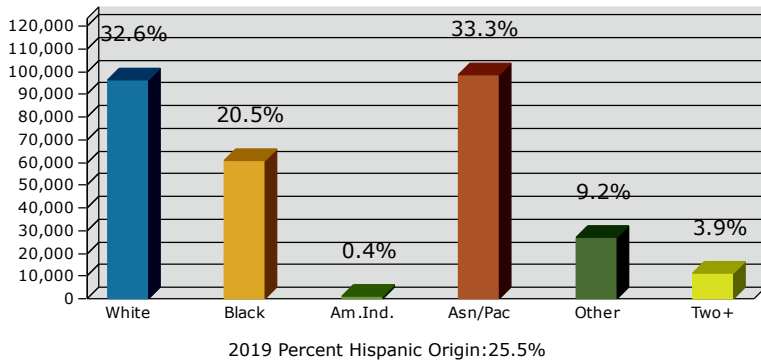
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14100 Southwest Fwy, Sugar Land, Texas, 77478  
Ring: 5 mile radius

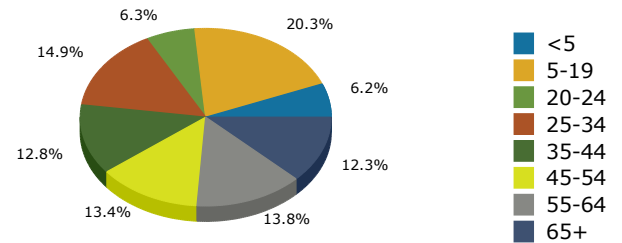
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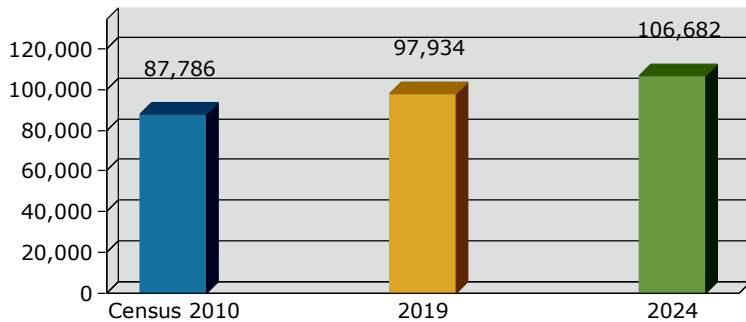
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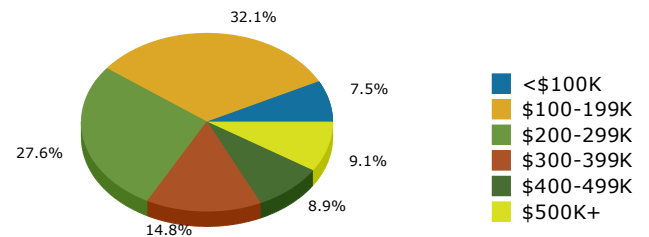
### 2019 Population by Age



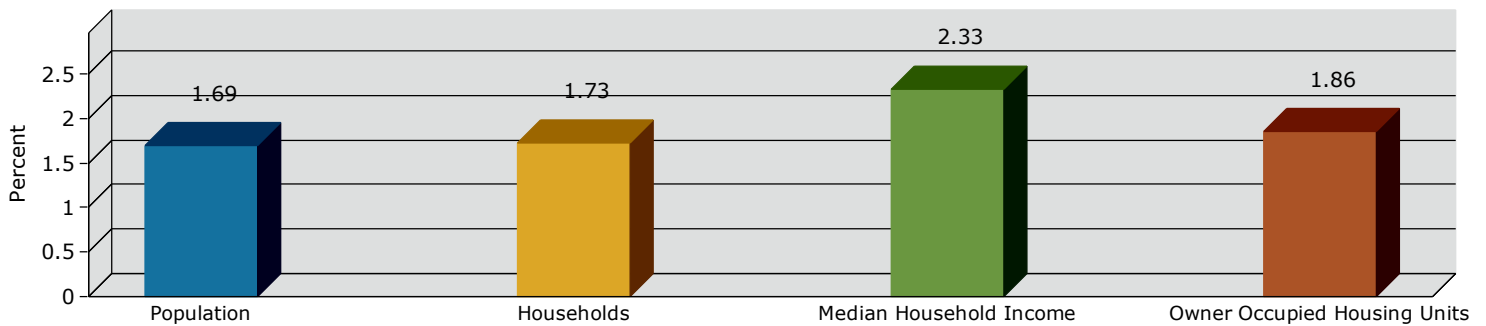
### Households



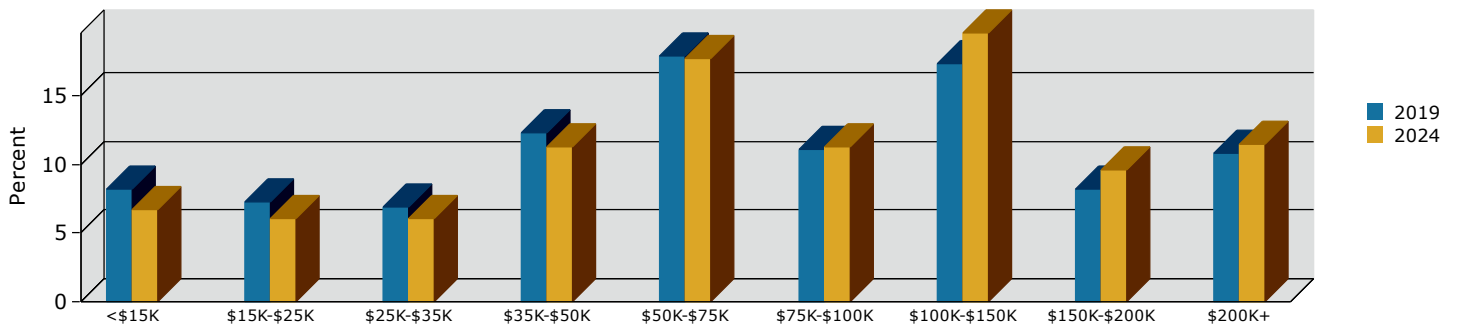
### 2019 Home Value



### 2019-2024 Annual Growth Rate



### Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

October 30, 2019





## 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 coincidental 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.

<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen Commercial</b>			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0 Date