

## Fort Bend County Industrial & Office

1



**CenterPoint Dr**  
**Building 2**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **450,000 SF**  
Land Area: **39.90 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **450,000 SF**  
Max Contig: **450,000 SF**  
Smallest Space: **450,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 450,000 SF (450,000 SF)

CenterPoint's development, CIC - Houston is a state of the art inland port providing full intermodal capabilities for both the import and export of goods to the United States and Mexico. Located on the future NAFTA Highway, southwest of Houston, CIC - Houston will provide over 7.5 million square feet of class A warehouse and distribution facilities applicable to a wide range of end users.

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CIC - Houston will provide the ability to receive and build until trains without congestion. State-of-the-art distribution centers will be built to suit the tenant's needs in rail served or cross docked configurations. A portion of the development is currently operating as an auto trans load operation. The entire development has Foreign Trade Zone status (FTZ) providing additional incentives to prospective tenants for imports and exports. CIC - Houston is the only inland port on the Houston metropolitan area that will provide full intermodal capabilities to satisfy any supply chain designed to distribute cargo throughout the Americas.

2



**CenterPoint Dr**  
**Building 3**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **450,000 SF**  
Land Area: **42.10 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **450,000 SF**  
Max Contig: **450,000 SF**  
Smallest Space: **450,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 450,000 SF (450,000 SF)

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## Fort Bend County Industrial & Office

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**CenterPoint Dr**  
**Building 4**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **450,000 SF**  
Land Area: **40.50 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **450,000 SF**  
Max Contig: **450,000 SF**  
Smallest Space: **450,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 450,000 SF (450,000 SF)

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**CenterPoint Dr**  
**Building 5**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **450,000 SF**  
Land Area: **40.50 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **450,000 SF**  
Max Contig: **450,000 SF**  
Smallest Space: **450,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 450,000 SF (450,000 SF)

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## Fort Bend County Industrial & Office

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**CenterPoint Dr**  
**Building 14**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **450,000 SF**  
Land Area: **417.40 AC**  
Stories: **1**  
Expenses: **2009 Tax @ \$0.02/sf**  
For Sale: **For Sale - Active**

Space Avail: **450,000 SF**  
Max Contig: **450,000 SF**  
Smallest Space: **450,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 450,000 SF (450,000 SF)

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**CenterPoint Dr**  
**Building 1**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **350,000 SF**  
Land Area: **37.30 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **350,000 SF**  
Max Contig: **350,000 SF**  
Smallest Space: **350,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 350,000 SF (350,000 SF)

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## Fort Bend County Industrial & Office

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**CenterPoint Dr**  
**Building 15**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **300,000 SF**  
Land Area: -  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **300,000 SF**  
Max Contig: **300,000 SF**  
Smallest Space: **300,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 300,000 SF (300,000 SF)

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**CenterPoint Dr**  
**Building 16**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **300,000 SF**  
Land Area: **27.50 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **300,000 SF**  
Max Contig: **300,000 SF**  
Smallest Space: **300,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 300,000 SF (300,000 SF)

## Fort Bend County Industrial & Office

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**Highway 90 A & Beltway 8**

**Bldg III**

**Houston, TX 77085**

**Fort Bend County**

Building Type: **Class B Industrial**

Status: **Built Jul 2016**

Building Size: **208,907 SF**

Land Area: -

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **208,907 SF**

Max Contig: **208,907 SF**

Smallest Space: **31,200 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / G.Alexander G. Reilly, CCIM, SIOR (713) 599-3448 / Bo Pettit (713) 877-8400 -- 208,907 SF (31,200-208,907 SF)

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**CenterPoint Dr**

**Building 9**

**Kendleton, TX 77451**

**Fort Bend County**

Building Type: **Class A Warehouse**

Status: **Proposed**

Building Size: **200,000 SF**

Land Area: **24.50 AC**

Stories: **1**

For Sale: **For Sale - Active**

Space Avail: **200,000 SF**

Max Contig: **200,000 SF**

Smallest Space: **200,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113

Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 200,000 SF (200,000 SF)

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## Fort Bend County Industrial & Office

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**CenterPoint Dr**  
**Building 10**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **200,000 SF**  
Land Area: **23.60 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **200,000 SF**  
Max Contig: **200,000 SF**  
Smallest Space: **200,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 200,000 SF (200,000 SF)

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**CenterPoint Dr**  
**Building 12**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **200,000 SF**  
Land Area: **25.50 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **200,000 SF**  
Max Contig: **200,000 SF**  
Smallest Space: **200,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 200,000 SF (200,000 SF)

## Fort Bend County Industrial & Office

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**10643 W Airport Blvd**  
**Bldg B**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Under Construction, delivers Nov 2016**  
 Building Size: **165,000 SF**  
 Land Area: **23.29 AC**  
 Stories: **1**  
 Parking: **76 free Industrial Trailer Spaces are available; 189 free Surface Spaces are available; Ratio of 1.60/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **165,000 SF**  
 Max Contig: **165,000 SF**  
 Smallest Space: **9,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Landlord Rep: Stream Realty Partners, L.P. / Dane Petersen (713) 300-8891 / Matteson Hamilton (713) 300-0299 / Justin K. Robinson (713) 300-0304 -- 165,000 SF (9,000-165,000 SF)

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**CenterPoint Dr**  
**Building 6**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
 Status: **Proposed**  
 Building Size: **150,000 SF**  
 Land Area: **14.60 AC**  
 Stories: **1**  
 For Sale: **For Sale - Active**

Space Avail: **150,000 SF**  
 Max Contig: **150,000 SF**  
 Smallest Space: **150,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Sales Company: -

Landlord Rep: Texas Mexican Railway Company -- 150,000 SF (150,000 SF)

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## Fort Bend County Industrial & Office

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**CenterPoint Dr**  
**Building 7**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **150,000 SF**  
Land Area: **12.80 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **150,000 SF**  
Max Contig: **150,000 SF**  
Smallest Space: **150,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 150,000 SF (150,000 SF)

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**CenterPoint Dr**  
**Building 11**  
**Kendleton, TX 77451**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Proposed**  
Building Size: **150,000 SF**  
Land Area: **11.50 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **150,000 SF**  
Max Contig: **150,000 SF**  
Smallest Space: **150,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113  
Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 150,000 SF (150,000 SF)




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17		<b>CenterPoint Dr</b> <b>Building 13</b> <b>Kendleton, TX 77451</b> <b>Fort Bend County</b>	Building Type: <b>Class A Warehouse</b> Status: <b>Proposed</b> Building Size: <b>150,000 SF</b> Land Area: <b>28.90 AC</b> Stories: <b>1</b> For Sale: <b>For Sale - Active</b>	Space Avail: <b>150,000 SF</b> Max Contig: <b>150,000 SF</b> Smallest Space: <b>150,000 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Sales Company: CenterPoint Properties: Brian McKiernan (630) 586-8113 Landlord Rep: CenterPoint Properties / Brian McKiernan (630) 586-8113 -- 150,000 SF (150,000 SF)				
18		<b>0 Creek Bend Dr</b> <b>Lake Pointe One</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class A Office</b> Status: <b>Proposed, breaks ground Jul 2016</b> Building Size: <b>147,159 SF</b> Typical Floor Size: <b>24,526 SF</b> Stories: <b>6</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>147,159 SF</b> Max Contig: <b>147,159 SF</b> Smallest Space: <b>21,460 SF</b> Rent/SF/Yr: <b>\$24.50</b> % Leased: <b>0%</b>
Landlord Rep: Planned Community Developers / Donald Janssen (281) 242-2000 -- 147,159 SF (21,460-25,354 SF)				
19		<b>14141 Southwest Fwy</b> <b>Sugar Creek on the Lake</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class A Office</b> Status: <b>Built 1982, Renov 2013</b> Building Size: <b>515,115 SF</b> Typical Floor Size: <b>51,511 SF</b> Stories: <b>10</b> Expenses: <b>2014 Tax @ \$1.26/sf, 2016 Est Tax @ \$1.23/sf; 2011 Ops @ \$9.26/sf, 2016 Est Ops @ \$9.27/sf</b> Parking: <b>Ratio of 4.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>108,993 SF</b> Max Contig: <b>62,457 SF</b> Smallest Space: <b>865 SF</b> Rent/SF/Yr: <b>\$12.00-\$18.50</b> % Leased: <b>80.7%</b>
Landlord Rep: PM Realty Group / Michael Sieger (713) 209-5930 / Brad Sinclair (713) 209-5965 -- 100,940 SF (865-62,457 SF) Sublet Contact: JLL / Edward D. Prejean (713) 888-4012 -- 8,053 SF (6,215-8,053 SF)				
Building is divided into three towers with heights of 6, 8 and 10 stories. A dual heliport is located atop the parking garage. 1000-car parking garage is located adjacent to the building and is served by two elevators. Automated system provides full security, fire detection, and optimum energy control throughout the building. Efficient dining facility located on the first floor. Most interior walls are de-mountable partitions, making space changes easier. 6-acre lake on south side of the building. Building is energy efficient and is served by a chilled water cooling system. Located five minutes from the Houston city limits. The property features a newly equipped fitness center, high end delicatessen and park like setting with lake and walking trails.				

## Fort Bend County Industrial & Office

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**4000 Greenbriar Dr**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Manufacturing**  
 Status: **Built 1980**  
 Building Size: **228,000 SF**  
 Land Area: **16 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.64/sf, 2009 Est Tax @ \$0.53/sf**  
 Parking: **300 free Surface Spaces are available; Ratio of 1.32/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **108,700 SF**  
 Max Contig: **75,700 SF**  
 Smallest Space: **31,600 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **66.8%**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / G.Alexander G. Reilly, CCIM, SIOR (713) 599-3448 / Bo Pettit (713) 877-8400 -- 108,700 SF /10,995 ofc (31,600-75,700 SF)

10/04: DCT-TX 2004 RN Portfolio purchased the building. This building was part of an 8 building portfolio sale consisting of the following buildings: 4000 Greenbriar Dr, 12505 Reed Rd, 505 Julie Rivers Dr, 525 Julie Rivers Dr, 12603 Executive Dr, 7215 Wynnwood Ln, 7240 Wynnwood Dr, and 1246 Silber Rd. CB Richard Ellis represented the seller, CW Industrial Venture A Texas LP. Please see COMPS ID# FBC-53792-12-0420 for more information.

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**4433 South Dr**  
**Houston, TX 77053**  
**Fort Bend County**

Building Type: **Class B Manufacturing**  
 Status: **Built 2007**  
 Building Size: **98,100 SF**  
 Land Area: **14.29 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.64/sf**  
 Parking: **35 free Surface Spaces are available**  
 For Sale: **For Sale - Active**

Space Avail: **98,100 SF**  
 Max Contig: **98,100 SF**  
 Smallest Space: **98,100 SF**  
 Rent/SF/Yr: **\$5.04**  
 % Leased: **100%**

Sales Company: NAI Partners: Clay Pritchett (713) 985-4631

Landlord Rep: NAI Partners / Clay Pritchett (713) 985-4631 -- 98,100 SF /6,600 ofc (98,100 SF)

### Property Features:

- > (2) Dock-High & (6) Oversized Grade-Level Loading Doors
- > Drive-Through Capability & Excellent Tractor/Trailer Access
- > Heavy Power (480-Volt, 3-Phase w/ 1,800 Amps)
- > Metal Construction w/ Brick Facade (Built in 2007)
- > ±16,500 SF Clear-Span Warehouse Addition
- > 24.5' Clear-Height
- > 60' x 25' Column Spacing
- > Two-Story Class "A" Office Space
- > Multiple Executive Offices w/ Private Restrooms
- > ±2 Acres of Heavily Stabilized Yard
- > ±5.5 Acres of Surplus Undeveloped Land for Expansion
- > Municipal Water & Private Sewer
- > Located within Deed Restricted Southbelt Industrial Park - Phase II
- > Convenient Access to S Sam Houston Parkway, Fort Bend Toll Road, Highway 288, Loop 610 South & Southwest Freeway
- > Located in Unincorporated Fort Bend County, Not within City Limits of Pearland or Houston

## Fort Bend County Industrial & Office

22



**10633 W Airport Blvd**

**Bldg A**

**Stafford, TX 77477**

**Fort Bend County**

Building Type: **Class B Warehouse**

Status: **Under Construction, delivers Nov 2016**

Building Size: **95,400 SF**

Land Area: **23.29 AC**

Stories: **1**

Parking: **181 free Surface Spaces are available; 38 free Industrial Trailer Spaces are available; Ratio of 2.29/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **95,400 SF**

Max Contig: **95,400 SF**

Smallest Space: **9,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Landlord Rep: Stream Realty Partners, L.P. / Dane Petersen (713) 300-8891 / Matteson Hamilton (713) 300-0299 / Justin K. Robinson (713) 300-0304 -- 95,400 SF (9,000-95,400 SF)

23



**10653 W Airport Blvd**

**Bldg C**

**Stafford, TX 77477**

**Fort Bend County**

Building Type: **Class B Warehouse**

Status: **Under Construction, delivers Nov 2016**

Building Size: **91,560 SF**

Land Area: **23.29 AC**

Stories: **1**

Parking: **121 free Surface Spaces are available; 38 free Industrial Trailer Spaces are available; Ratio of 1.73/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **91,560 SF**

Max Contig: **91,560 SF**

Smallest Space: **9,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Landlord Rep: Stream Realty Partners, L.P. / Dane Petersen (713) 300-8891 / Matteson Hamilton (713) 300-0299 / Justin K. Robinson (713) 300-0304 -- 91,560 SF (9,000-91,560 SF)

24



**1631 Gillingham Ln**

**Bldg 2**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class A Distribution**

Status: **Built Jul 2005**

Building Size: **88,200 SF**

Land Area: **4.52 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.75/sf**

Parking: **40 free Surface Spaces are available**

For Sale: **Not For Sale**

Space Avail: **88,200 SF**

Max Contig: **88,200 SF**

Smallest Space: **35,100 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**

Landlord Rep: Prologis / (713) 682-2292

Sublet Contact: CBRE / William J. Gold (713) 577-1709 -- 88,200 SF /6,739 ofc (35,100-88,200 SF)

## Fort Bend County Industrial & Office

25



**13840 Pike Rd**  
**Missouri City, TX 77489**  
**Fort Bend County**

Building Type: **Class B Manufacturing**  
 Status: **Built 1956**  
 Building Size: **86,500 SF**  
 Land Area: **18.73 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.01/sf**  
 Parking: **120 free Surface Spaces are available; Ratio of 1.39/1,000 SF**  
 For Sale: **For Sale - Active**

Space Avail: **86,500 SF**  
 Max Contig: **86,500 SF**  
 Smallest Space: **86,500 SF**  
 Rent/SF/Yr: **\$6.36**  
 % Leased: **0%**

Sales Company: NAI Partners: Clay Pritchett (713) 985-4631  
 Landlord Rep: NAI Partners / Clay Pritchett (713) 985-4631 -- 86,500 SF /11,500 ofc (86,500 SF)

Property Size:  
 > ±86,500 SF (Total)  
 > Office: ±11,500 SF  
 > Warehouse: ±75,000 SF (±25,000 SF is AC'd)  
 > Land: ±5.2 Acres ±13.528 (Acres of Additional Land Available)

Property & Building Features:  
 > Over 120 Dedicated Car Parking Spots  
 > 7 Dock-High & 5 Grade-Level Loading Doors  
 > Eave Heights Ranging from 20' to 26'  
 > 2 Separate Loading Dock Areas w/ 110' & 130' Deep Truck-Aprons  
 > New Roof in Late 2015  
 > Metal Building w/ Brick Façade Office (1974)  
 > Multiple Light-Duty Overhead Bridge and Jib Cranes (½ to 2-Ton)  
 > Heavy Power & Compressed Airlines Throughout / 2,200 Amp, 480-Volt, 3-Phase Service  
 > ±25,000 SF of Air-Conditioned Warehouse & Production Area  
 > Ideal for Machine Shop, Light Manufacturing or Assembly & Production Operation  
 > Available for Occupancy 3rd Qtr. 2016  
 > City Utilities / Zoned for "Industrial" by Missouri City  
 > Property Offers Convenient Access to Beltway 8, Hwy 90, Hwy 59 & Ft. Bend Toll-Road

26



**14100 Southwest Fwy**  
**Sugar Creek Place I**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built Jul 1998**  
 Building Size: **151,772 SF**  
 Typical Floor Size: **25,239 SF**  
 Stories: **6**  
 Expenses: **2015 Tax @ \$2.25/sf, 2016 Est Tax @ \$2.25/sf; 2016 Est Ops @ \$7.68/sf**  
 Parking: **Reserved Spaces @ \$50.00/mo; 300 Covered Spaces are available; 125 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **81,876 SF**  
 Max Contig: **41,093 SF**  
 Smallest Space: **1,615 SF**  
 Rent/SF/Yr: **\$9.00-\$16.00**  
 % Leased: **66.5%**

Landlord Rep: Stream Realty Partners, L.P. / Mathew Volz (713) 300-0278 / Paul Coonrod (713) 300-0306 -- 67,171 SF (1,615-25,800 SF)  
 Sublet Contact: Newmark Grubb Knight Frank / Lispah Hogan, CCIM (713) 490-9994 Noelle Hsieh (713) 626-8888 -- 14,705 SF (14,705 SF)

Property has excellent visibility with US 59 freeway frontage, fiber optic cabling, a 4-level structured parking garage, 10 watts per square foot average power, and a state-of-the-art climate control & security system.

## Fort Bend County Industrial & Office

27



**504 Bestway Dr**  
**Rosenberg, TX 77471**  
**Fort Bend County**  
**Fm 529 & Bestway Dr.**

Building Type: **Class C Warehouse**  
 Status: **Built 1960**  
 Building Size: **100,000 SF**  
 Land Area: **11 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.56/sf**  
 Parking: **25 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **80,000 SF**  
 Max Contig: **80,000 SF**  
 Smallest Space: **20,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **20.0%**

Landlord Rep: Wayne Stone Properties / A.Terry A. Nehls (281) 460-7374 -- 80,000 SF (20,000-80,000 SF)

28



**1601 Gillingham Ln**  
**Phase II**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class A Industrial**  
 Status: **Proposed, breaks ground May 2017**  
 Building Size: **76,050 SF**  
 Land Area: **5.60 AC**  
 Stories: **1**  
 Parking: **21 Industrial Trailer Spaces are available; 134 Surface Spaces are available; Ratio of 2.03/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **76,050 SF**  
 Max Contig: **76,050 SF**  
 Smallest Space: **76,050 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Landlord Rep: Colliers International / Trey Erwin (713) 830-2191 -- 76,050 SF (76,050 SF)

Gillingham Distribution Center - Phase II Build to Suit Opportunity! Located in the highly-regarded 1,000-acre, deed restricted Sugar Land Business Park, this 5.6-acre site can accommodate up to a 76,050-SF stand-alone building. Offering great building signage and corporate identity, the facility can be customized to meet your specific requirements. Front load distribution building (24' clear height or as required) with up to 16 docks, 45' x 52' typical bay with 60' deep speed bay at dock doors, office space as required. Up to 134 parking spaces can be provided with additional parking for up to 21 trailers. Expected timeline for completion is twelve months from full execution of an Agreement.

Located at 1601 Gillingham Lane in Fort Bend County, Sugar Land, Gillingham Distribution Center offers a premier location as well as great access to US 90A, US 59, State Highway 6, and Beltway 8. Key Map 568L

## Fort Bend County Industrial & Office

29



**11102 W Airport Blvd**  
**Dresser Grove Valve Facility**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Industrial**  
 Status: **Built 1980**  
 Building Size: **184,824 SF**  
 Land Area: **9.85 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.54/sf**  
 Parking: **60 free Surface Spaces are available; 12 free Covered Spaces are available; Ratio of 1.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **65,942 SF**  
 Max Contig: **38,524 SF**  
 Smallest Space: **27,418 SF**  
 Rent/SF/Yr: **\$10.32**  
 % Leased: **100%**

Landlord Rep: PM CRE / A.Peggy A. Meredith (713) 960-9406  
 Sublet Contact: PM CRE / Peggy A. Meredith (713) 960-9406 -- 65,942 SF (27,418-38,524 SF)

A 184,824 +/- SF titwall, service/distribution building, situated on 9.85 +/- acres, near the intersection of W. Airport & Hwy. 59 South (SW Freeway).

This site is mostly hard-surface & concrete with outside storage and expansion area. Utilities are provided by the City of Stafford

Great location for a manufacturing, service company or distributor. Easy access to Southwest Freeway ( Hwy. 59 South ) via W. Airport

Crane ready (but with no crane in place).

30



**510 Industrial Blvd**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class C Manufacturing**  
 Status: **Built 1975, Renov 2013**  
 Building Size: **59,528 SF**  
 Land Area: **5.98 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.12/sf**  
 Parking: **50 Surface Spaces are available; Ratio of 0.84/1,000 SF**  
 For Sale: **For Sale - Active**

Space Avail: **59,528 SF**  
 Max Contig: **59,528 SF**  
 Smallest Space: **59,528 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Sales Company: Colliers International: Blake Gibson (713) 830-2173, Ashley Yoder (713) 830-2139  
 Landlord Rep: Colliers International / Blake Gibson (713) 830-2173 / Ashley Yoder (713) 830-2139 -- 59,528 SF (59,528 SF)

The subject property is a premier 59,528 square foot manufacturing facility situated on 5.98± acres located at the southeast corner of Industrial Blvd. and Reed Rd. in close proximity to Highway 90 and the Southwest Freeway (US 59/69). Strategically located adjacent to National Oilwell Varco and Schlumberger Oilfield Services, the site offers good synergy for industrial uses including manufacturing, transport services, and distribution with easy access to major freeways.

## Fort Bend County Industrial & Office

31



**12808 W Airport Blvd**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built 1984, Renov 2010**  
 Building Size: **155,243 SF**  
 Typical Floor Size: **51,747 SF**  
 Stories: **3**  
 Expenses: **2015 Tax @ \$1.34/sf; 2008 Ops @ \$5.88/sf**  
 Parking: **352 free Surface Spaces are available; Ratio of 2.34/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **57,347 SF**  
 Max Contig: **14,257 SF**  
 Smallest Space: **138 SF**  
 Rent/SF/Yr: **\$20.00-\$22.00**  
 % Leased: **96.4%**

Landlord Rep: Boxer Property / Trey Miller (713) 597-2859 / Brian Hines (713) 766-4867 / Jerry Watson (713) 965-6971 -- 57,347 SF (138-14,257 SF)

12808 W Airport Blvd is a beautiful office location with available loading dock. There is ample parking, 24-hour keycard access, and the office is easily accessible from US-59 and Beltway 8.

32



**13615 S Gessner Rd**  
**Bldg 2**  
**Missouri City, TX 77489**  
**Fort Bend County**

Building Type: **Class A Distribution**  
 Status: **Built Apr 2014**  
 Building Size: **123,300 SF**  
 Land Area: -  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.35/sf**  
 Parking: **32 Industrial Trailer Spaces are available; Ratio of 0.86/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **56,970 SF**  
 Max Contig: **56,970 SF**  
 Smallest Space: **46,800 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **53.8%**

Landlord Rep: Stream Realty Partners, L.P. / Jeremy Lumbreras (713) 300-0322 -- 56,970 SF /2,326 ofc (46,800-56,970 SF)

Completed 2014  
 Front-load configuration  
 ESFR sprinkler system  
 High-pile ready facility  
 T-5 lighting with motion sensors  
 White-boxed warehouse  
 Columns painted safety yellow to 8'  
 400 amp electrical service in place  
 Close access to Beltway 8,  
 Highway 59 and Highway 90  
 Freeport tax exemptions available  
 Located in Ft. Bend County



## Fort Bend County Industrial & Office

33



**1 Fluor Daniel Dr**  
**Bldg A**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class A Office**  
 Status: **Built 1984**  
 Building Size: **221,000 SF**  
 Typical Floor Size: **44,200 SF**  
 Stories: **5**  
 Expenses: **2012 Tax @ \$8.37/sf**  
 Parking: **860 free Surface Spaces are available; 160 Covered Spaces are available; Ratio of 3.89/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **54,774 SF**  
 Max Contig: **54,774 SF**  
 Smallest Space: **54,774 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Fluor Enterprises, Inc. / Rick Conley (281) 263-5352  
 Sublet Contact: Cushman & Wakefield / Christopher G. Oliver (713) 877-1976 -- 54,774 SF (54,774 SF)

### WORLD CLASS LOCATION!

This is a Rare Opportunity an such an Unusual market. Take advantage of this Beautiful High Quality property with Great Tenants

6/28/01: Lakepointe Assets LLC bought the building from Fluor Daniel Inc.

The building features CAT-5 voice & data cabling and a fiber ring for redundancy.

This building was awarded an Energy Star label in 2012 - 2015 for its operating efficiency.

34



**12315 Parc Crest Dr**  
**Bldg 2**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
 Status: **Built Sep 2005**  
 Building Size: **100,253 SF**  
 Land Area: **17 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$2.20/sf, 2016 Est Tax @ \$2.20/sf**  
 Parking: **200 free Surface Spaces are available; Ratio of 1.30/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **54,560 SF**  
 Max Contig: **54,560 SF**  
 Smallest Space: **54,560 SF**  
 Rent/SF/Yr: **\$6.72**  
 % Leased: **100%**

Landlord Rep: CBRE / Faron Wiley (713) 577-1839  
 Sublet Contact: Caldwell Companies / Bill Ginder (281) 664-6641 John Ginder (713) 690-0000 -- 54,560 SF /4,000 ofc (54,560 SF)

Stafford Park Business Center is comprised of 3 buildings and is located on a 17 acre site. Flex space; with ample parking and truck courts. The development has convenient access to Highway US 59 and Beltway 8

## Fort Bend County Industrial & Office

35



**13000 Executive Dr**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class A Flex**  
 Status: **Built 1995**  
 Building Size: **53,390 SF**  
 Land Area: **5.14 AC**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$2.62/sf**  
 Parking: **138 free Surface Spaces are available; Ratio of 2.58/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **53,390 SF**  
 Max Contig: **53,390 SF**  
 Smallest Space: **11,718 SF**  
 Rent/SF/Yr: **\$10.68**  
 % Leased: **0%**

Landlord Rep: Welcome Group / Ryan Wasaff (713) 243-6875 -- 53,390 SF (11,718-29,942 SF)

There is a 2 story lobby entrance with stairs and elevator. Located inside the building is a large kitchen area with many highly improved wet bars throughout. Also featured is a canopy with park benches for parties.

The building has three loading docks with overhead doors located on the north side of the building, i.e, one dock-high, one ramp, and one dock-high with levelers.

Heating and cooling is provided to the office and warehouse area by 21 roof top HVAC units with variable air control and the building is 100% climate controlled. The electrical service to the building is provided by an over-head pole mounted to electrical transformers to the building. Electrical service is rated 1,000 amps, 277/480-volt, 3 phase, 4 wire and includes voice data cabling throughout the building.

The building is fully covered by an automatic fire suppression sprinkler system and fire alarm panel.

A value added component of this property is the undeveloped adjacent land that could increase the building warehouse square footage by approximately 22,700 square feet.

36



**12505 Reed Rd**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built 1982**  
 Building Size: **148,515 SF**  
 Land Area: **6.76 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.61/sf**  
 Parking: **150 free Surface Spaces are available; Free Covered Spaces; Ratio of 1.01/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **49,963 SF**  
 Max Contig: **49,963 SF**  
 Smallest Space: **49,963 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / G.Alexander G. Reilly, CCIM, SIOR (713) 599-3448 / Bo Pettit (713) 877-8400 -- 49,963 SF /4,787 ofc (49,963 SF)

10/04: DCT-TX 2004 RN Portfolio purchased the building. This building was part of an 8 building portfolio sale consisting of the following buildings: 4000 Greenbriar Dr, 12505 Reed Rd, 505 Julie Rivers Dr, 525 Julie Rivers Dr, 12603 Executive Dr, 7215 Wynnwood Ln, 7240 Wynnwood Dr, and 1246 Silber Rd. CB Richard Ellis represented the seller, CW Industrial Venture A Texas LP. Please see COMPS ID# FBC-53792-12-0420 for more information.

## Fort Bend County Industrial & Office

37



**10323 Greenland Ct**

**Quest Displays**

**Stafford, TX 77477**

**Fort Bend County**

Building Type: **Class A Warehouse**

Status: **Built Mar 2005**

Building Size: **48,800 SF**

Land Area: **2.75 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.08/sf**

Parking: **55 free Surface Spaces are available; Ratio of 1.13/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **48,800 SF**

Max Contig: **48,800 SF**

Smallest Space: **48,800 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**

Landlord Rep: Alan Wolen / Alan Wolen (909) 534-5808 -- 48,800 SF (48,800 SF)

38



**8303 Mchard Rd**

**Houston, TX 77053**

**Fort Bend County**

Building Type: **Class B Manufacturing**

Status: **Built 2006**

Building Size: **47,500 SF**

Land Area: **8 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.31/sf**

Parking: **60 Surface Spaces are available; 30 Covered Spaces are available; Ratio of 1.53/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **47,500 SF**

Max Contig: **47,500 SF**

Smallest Space: **47,500 SF**

Rent/SF/Yr: **\$10.20**

% Leased: **100%**

Sales Company: JLL: Mark Nicholas (713) 888-4024, Richard Quarles (713) 888-4019, Joseph Berwick (713) 888-4000

Landlord Rep: JLL / Mark Nicholas (713) 888-4024 / Richard Quarles (713) 888-4019 / Joseph Berwick (713) 888-4000 -- 47,500 SF (47,500 SF)

## Fort Bend County Industrial & Office

39



**12630 W Airport Blvd**

**Bldg 3**

**Sugar Land, TX 77478**

**Fort Bend County**

**W Airport @ Dairy Ashford**

Building Type: **Class B Warehouse**

Status: **Built Jul 1999**

Building Size: **118,500 SF**

Land Area: **17.77 AC**

Stories: **1**

Expenses: **2009 Tax @ \$2.92/sf**

Parking: **Free Surface Spaces; Ratio of 1.30/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **43,000 SF**

Max Contig: **43,000 SF**

Smallest Space: **43,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**

Landlord Rep: Bridge Commercial Real Estate / Jon Michael (832) 942-7731 / Ed Bane (832) 942-7731 -- 43,000 SF / 2,140 ofc (43,000 SF)

Sugar Land Business Park - Great access to Highway 59.  
Key Map 568B.

40



**13131 Dairy Ashford Rd**

**Sugar Creek II**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class A Office**

Status: **Built Jan 2009**

Building Size: **204,791 SF**

Typical Floor Size: **25,598 SF**

Stories: **8**

Expenses: **2016 Est Tax @ \$3.43/sf; 2016 Est Ops @ \$7.08/sf**

Parking: **1,000 Covered Spaces @ \$35.00/mo; Reserved Spaces @ \$65.00/mo; Ratio of 3.50/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **42,077 SF**

Max Contig: **26,492 SF**

Smallest Space: **1,345 SF**

Rent/SF/Yr: **\$18.00-\$24.00**

% Leased: **81.5%**

Landlord Rep: Stream Realty Partners, L.P. / Craig McKenna (713) 300-0273 / Ryan Bishop (713) 300-0305 -- 37,978 SF (5,444-26,492 SF)

Sublet Contact: Colliers International / Kolbe M. Curtice (281) 494-4769 -- 4,099 SF (1,345-2,754 SF)

Developed in 1999 and 2008, Sugar Creek I & II represent the premier office project in Sugar Land, Texas. Outstanding access and visibility from the Southwest Freeway at the intersection of U.S. Highway 90A along with extensive landscaping of the project's mass of green space provide a serene and welcoming atmosphere for employees and visiting clients.

The property enjoys tremendous accessibility to and from the rest of the Houston MSA as well as a close proximity to the numerous master-planned residential communities in the area, including First Colony, Telfair, Greatwood and New Territory.

Property features include:

- On-site management and building engineer
- Healthy food service
- Building conference center
- Complimentary fitness center and locker rooms
- On-site banking with drive-thru
- 24 hour uniformed security patrol
- After-hours cardkey access

## Fort Bend County Industrial & Office

41



**25722 Kingsland Blvd**

**Silver Arc Atrium**

**Katy, TX 77494**

**Fort Bend County**

Building Type: **Class C Office/Medical**  
 Status: **Built 1982, Renov Jan 2015**  
 Building Size: **41,930 SF**  
 Typical Floor Size: **20,965 SF**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$1.34/sf**  
 Parking: **Free Surface Spaces; Ratio of 6.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **41,930 SF**  
 Max Contig: **41,930 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/Yr: **\$20.00**  
 % Leased: **0%**

Landlord Rep: NAI Partners / Sam Hansen (713) 985-4614 / Doug Pack (713) 985-4414 -- 41,930 SF (1,000-20,965 SF)

Silver Arc Atrium is a 41,930 SF two-story medical/office building centrally located in the growing and affluent Katy Area. The building has gone through recent exterior and common area renovations including the addition of a dynamic silver arc entrance awning. With its convenient access to Katy Freeway and Grand Parkway, close proximity to the various West Houston hospitals, and no medical restrictions, it is an excellent choice for any business in the medical industry.

42



**1 Sugar Creek Center Blvd**

**Comerica Bank Building**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class A Office**  
 Status: **Built 1983**  
 Building Size: **193,998 SF**  
 Typical Floor Size: **17,659 SF**  
 Stories: **11**  
 Expenses: **2016 Tax @ \$2.50/sf; 2016 Ops @ \$7.69/sf**  
 Parking: **772 Covered Spaces @ \$35.00/mo; 34 Surface Spaces are available; Reserved Spaces @ \$65.00/mo; Ratio of 4.20/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **41,200 SF**  
 Max Contig: **14,516 SF**  
 Smallest Space: **6,144 SF**  
 Rent/SF/Yr: **\$19.00**  
 % Leased: **92.6%**

Landlord Rep: Transwestern / Louann Pereira (713) 272-1267 / Doug D. Little (713) 272-1284 -- 41,200 SF (6,144-14,516 SF)

Building features double archways framing a 25-foot ceiling connecting the public entry to the elevator lobby, two interior columns per floor, optimum bay depths and windows spaced on a five-foot module, 13 zones per floor, and computer-controlled variable air volume primary system, attached parking, separate freight elevator and dock, 12 corner offices per floor, and view overlooking Sugar Creek Country Club.

Located minutes from businesses, homes, hotels, restaurants and the shops of the Fort Bend area.

This building was awarded an Energy Star label in 2013 and 2014 for its operating efficiency.

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**13016 University Blvd**

**Bld I**

**Sugar Land, TX 77479**

**Fort Bend County**

**University @ Telfair Pkwy**

Building Type: **Class B Office/Medical (Community Ctr)**  
 Status: **Under Construction, delivers Oct 2016**  
 Building Size: **40,000 SF**  
 Typical Floor Size: **20,000 SF**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$1.27/sf**  
 For Sale: **Not For Sale**

Space Avail: **40,000 SF**  
 Max Contig: **40,000 SF**  
 Smallest Space: **20,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Landlord Rep: New Regional Planning, Inc. / Adam Strauss (713) 523-2929 X2 / Felix Zamikovsky (713) 523-2929 -- 40,000 SF (20,000 SF)

## Fort Bend County Industrial & Office

44



**7619 Branford Pl**  
**Sugar Land, TX 77479**  
**Fort Bend County**

Building Type: **Class A Office/Medical**  
Status: **Proposed, breaks ground Sep 2016**  
Building Size: **38,599 SF**  
Typical Floor Size: **19,299 SF**  
Stories: **2**  
For Sale: **Not For Sale**

Space Avail: **38,599 SF**  
Max Contig: **38,599 SF**  
Smallest Space: **3,000 SF**  
Rent/SF/Yr: **\$23.00**  
% Leased: **0%**

Landlord Rep: Transwestern / M.Ashley M. Cassel (713) 490-3785 / Tim Gregory (713) 272-1224 -- 38,599 SF (3,000-19,646 SF)

45



**11104 W Airport Blvd**  
**Park Plaza Business Park**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Office**  
Status: **Built 1982**  
Building Size: **102,641 SF**  
Typical Floor Size: **51,320 SF**  
Stories: **2**  
Expenses: **2014 Tax @ \$1.20/sf, 2015 Est Tax @ \$1.34/sf; 2015 Ops @ \$5.13/sf, 2012 Est Ops @ \$5.33/sf**  
Parking: **210 free Surface Spaces are available; 55 free Covered Spaces are available; Ratio of 4.50/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **38,303 SF**  
Max Contig: **22,039 SF**  
Smallest Space: **1,116 SF**  
Rent/SF/Yr: **\$16.50**  
% Leased: **58.8%**

Landlord Rep: Moody Ramin / Kurt Kistler (713) 773-5590 / Spencer Starkey (713) 773-5585 -- 38,303 SF (1,116-22,039 SF)

### BUILDING FEATURES:

- Newly landscaped exterior
- Newly landscaped interior atrium
- Card-key access
- On-site management
- Easy access to Hwy 59 & Beltway 8
- New roof

The building is located across from the future 200 acre mixed-use development being built on the land previously used as the Texas Instruments Stafford campus. Its location provides tenants with an easy access to Highway 59 and Beltway 8.

46



**1601 Main St**  
**Oakbend Professional Building**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
Status: **Built 1975**  
Building Size: **86,077 SF**  
Typical Floor Size: **14,346 SF**  
Stories: **6**  
Expenses: **2012 Tax @ \$1.47/sf; 2011 Ops @ \$8.25/sf, 2012 Est Ops @ \$8.25/sf**  
Parking: **578 free Surface Spaces are available; Ratio of 6.71/1,000 SF**  
For Sale: **For Sale - Active**

Space Avail: **33,567 SF**  
Max Contig: **8,485 SF**  
Smallest Space: **388 SF**  
Rent/SF/Yr: **\$20.00**  
% Leased: **61.0%**

Sales Company: Transwestern: Scott Carter (713) 270-3363, Brandy Bellow Spinks (713) 272-1245  
Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Lang Motes (281) 207-3705 -- 33,567 SF (388-8,485 SF)

## Fort Bend County Industrial & Office

47



**7616 Branford Pl**  
**Sugar Land Physicians**  
**Center I**  
**Sugar Land, TX 77479**  
**Fort Bend County**

Building Type: **Class A Office/Medical**  
 Status: **Built Nov 2014**  
 Building Size: **56,595 SF**  
 Typical Floor Size: **18,865 SF**  
 Stories: **3**  
 Parking: **150 Covered Spaces are available; 75 free Surface Spaces are available; Ratio of 3.94/1,000 SF**  
 For Sale: **For Sale at \$21,700,000 (\$383.43/SF) - Active**

Space Avail: **30,380 SF**  
 Max Contig: **18,865 SF**  
 Smallest Space: **1,057 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **46.3%**

Sales Company: Stan Johnson Company: Albert Muller (832) 476-3440  
 Landlord Rep: Transwestern / Justin Brasell (713) 231-1595 -- 30,380 SF (1,057-18,865 SF)

Brand New Construction! Now pre-leasing in Telfair's new Class "A" 56,595-SF medical office building. Located at 7616 Branford Place in Telfair's East Office Park, the property offers Class "A" finishes, contemporary design, and the latest technological innovations to today's medical professionals who want to stay on the cutting edge of the industry.

48



**14039 S Gessner Rd**  
**Missouri City, TX 77489**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built 2015**  
 Building Size: **60,000 SF**  
 Land Area: **4.33 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.50/sf**  
 For Sale: **Not For Sale**

Space Avail: **30,000 SF**  
 Max Contig: **30,000 SF**  
 Smallest Space: **30,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **50.0%**

Landlord Rep: NAI Partners / Jake Wilkinson (713) 985-4630 / Darren O'Connor (713) 985-4616 -- 30,000 SF (30,000 SF)

49



**22001 Southwest Freeway**  
**OakBend Doctors Center -**  
**Southwest Freeway**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built Apr 2010**  
 Building Size: **51,958 SF**  
 Typical Floor Size: **19,463 SF**  
 Stories: **3**  
 Expenses: **2010 Tax @ \$0.23/sf; 2011 Ops @ \$8.11/sf**  
 Parking: **100 free Surface Spaces are available; Ratio of 2.01/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **28,612 SF**  
 Max Contig: **19,463 SF**  
 Smallest Space: **343 SF**  
 Rent/SF/Yr: **\$22.00**  
 % Leased: **44.9%**

Landlord Rep: Transwestern / Justin Brasell (713) 231-1595 / Sarah Carter (713) 270-7700 -- 28,612 SF (343-19,463 SF)



## Fort Bend County Industrial & Office

50



**7830 W Grand Pky S**  
**OakBend Doctors Center -**  
**Grand Parkway**  
**Richmond, TX 77406**  
**Fort Bend County**  
**Between Morton Road &**  
**Longmeadow Farms**

Building Type: **Class B Office/Medical**  
 Status: **Built Apr 2010**  
 Building Size: **60,000 SF**  
 Typical Floor Size: **30,000 SF**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$4.08/sf; 2011 Est Ops @ \$8.50/sf**  
 Parking: **70 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **28,227 SF**  
 Max Contig: **10,086 SF**  
 Smallest Space: **945 SF**  
 Rent/SF/Yr: **\$22.00**  
 % Leased: **53.0%**

Landlord Rep: Transwestern / Justin Brasell (713) 231-1595 / Sarah Carter (713) 270-7700 -- 28,227 SF (945-10,086 SF)

51



**12815 Mula Ln**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
 Status: **Built 1982**  
 Building Size: **28,216 SF**  
 Land Area: **1.76 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.48/sf**  
 Parking: **15 free Surface Spaces are available; Ratio of 0.53/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **28,216 SF**  
 Max Contig: **28,216 SF**  
 Smallest Space: **28,216 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Southwest Realty Advisors / Patrick McKiernan (713) 464-6045 X3 / Marc Drumwright (713) 464-6045 -- 28,216 SF /2,200 ofc (28,216 SF)

52



**10225 Mula Rd**  
**10225 Mula Road**  
**10225 Mula Road**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Distribution**  
 Status: **Built Mar 2008**  
 Building Size: **241,800 SF**  
 Land Area: **13 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$0.82/sf; 2012 Ops @ \$0.74/sf**  
 Parking: **150 free Surface Spaces are available; Ratio of 1.88/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **28,080 SF**  
 Max Contig: **28,080 SF**  
 Smallest Space: **28,080 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Duke Realty Corporation / Cory Driskill (713) 353-3222 -- 28,080 SF (28,080 SF)

241,800-square foot industrial building.  
 55,770 square feet available.  
 28' clear height.  
 Fully air conditioned warehouse.  
 52' x 40' typical column spacing; 60' staging bay.  
 No City of Stafford property tax.  
 ESFR sprinkler system.  
 Tilt-up concrete exterior construction.  
 Located in Stafford in Fort Bend County, one of the fastest growing counties in the U.S.  
 Easy access to Highway 59 and Beltway 8.  
 Offers a low-tax and high-incentive environment for distribution and manufacturers.

## Fort Bend County Industrial & Office

53



**10302 Mula Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built 2002**  
 Building Size: **28,000 SF**  
 Land Area: **1.90 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.19/sf**  
 Parking: **20 free Surface Spaces are available; Ratio of 0.71/1,000 SF**  
 For Sale: **For Sale at \$1,850,000 (\$66.07/SF) - Active**

Space Avail: **28,000 SF**  
 Max Contig: **28,000 SF**  
 Smallest Space: **28,000 SF**  
 Rent/SF/Yr: **\$0.60**  
 % Leased: **100%**

Sales Company: Stream Realty Partners, L.P.: Susan Haysom (713) 300-0300, Drew Coupe (713) 300-0300, Jon D. Farris (713) 300-0300

Landlord Rep: Stream Realty Partners, L.P. / Susan Haysom (713) 300-0300 / Drew Coupe (713) 300-0300 / Jon D. Farris (713) 300-0300 -- 28,000 SF / 7,000 ofc (28,000 SF)

54



**2707 Commercial Center Blvd**  
**Phase IV**  
**Katy, TX 77494**  
**Fort Bend County**

Building Type: **Class A Office/(Lifestyle Ctr)**  
 Status: **Proposed, breaks ground Aug 2016**  
 Building Size: **55,812 SF**  
 Typical Floor Size: **27,906 SF**  
 Stories: **2**  
 Expenses: **2016 Est Tax @ \$1.17/sf; 2016 Est Ops @ \$12.53/sf**  
 Parking: **60 Reserved Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **27,833 SF**  
 Max Contig: **27,833 SF**  
 Smallest Space: **5,987 SF**  
 Rent/SF/Yr: **\$22.50**  
 % Leased: **50.1%**

Landlord Rep: Transwestern / Louann Pereira (713) 272-1267 -- 27,833 SF (5,987-21,846 SF)

LaCenterra at Cinco Ranch is a 34-acre Main Street-style town center development on the Grand Parkway in the heart of Cinco Ranch, one of the nation's top-selling master planned communities. Offering excellent freeway visibility, with convenient access to Houston's major freeway systems, LaCenterra features over 50 distinctive retailers and restaurants, Class A office space and a 300 unit luxury mid-rise. LaCenterra offers an appealing open-air pedestrian friendly environment highlighted by lush landscaping, lakes, water features, and outdoor common areas, including Central Green, a community event center. Located in the nationally recognized and acclaimed Katy Independent School District, LaCenterra is being developed and managed by The Vista Companies, in partnership with the Amstar Group.

## Fort Bend County Industrial & Office

55



**3 Sugar Creek Center Blvd**

**Three Sugar Creek Center**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class A Office**

Status: **Built Jun 2007**

Building Size: **152,734 SF**

Typical Floor Size: **25,455 SF**

Stories: **6**

Expenses: **2015 Tax @ \$3.52/sf; 2014 Ops @ \$9.00/sf, 2011 Est Ops @ \$7.56/sf**

Parking: **375 Covered Spaces are available; 40 Surface Spaces @ \$45.00/mo; Reserved Spaces @ \$75.00/mo; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 22,811 SF (2,000-8,949 SF)

Sublet Contact: Regus / Sara Parker (877) 734-8795 -- 5,000 SF (100-5,000 SF)

Space Avail: **27,811 SF**

Max Contig: **8,949 SF**

Smallest Space: **100 SF**

Rent/SF/Yr: **\$21.00**

% Leased: **85.1%**

Second generation and shell space from 2,000 SF to 8,949 SF is currently available in Three Sugar Creek Center, one of Sugar Land's premier Class "A" office buildings. Quality finishes are detailed throughout the building with inlaid granite and elegant lighting in the main lobby. Polished granite walls are throughout the elevator lobbies and restrooms on each typical floor. The six-story, 152,734-SF, multi-tenant, Class "A" office building sits on 3.07 acres, and offers convenient ingress/egress access via US Hwy 59 and Hwy 90, with abundant area amenities: restaurants, retail, hotels and conference center. A 5-level parking garage, with 9' clear height and 4/1,000 parking ratio, features an enclosed air-conditioned walkway to the building. Reserved spaces are available. Conveniently located near the intersection of Hwy 59 and Dairy Ashford/Sugar Creek Blvd., the property is minutes away from Sugar Land Town Square, First Colony Mall and numerous shops, restaurants and other amenities.

Area amenities include two full service exercise clubs within two blocks, six clubs within five minutes; numerous restaurants within five minutes including Pappadeaux, Pappasito's, Perry's Steakhouse, PF Chang's, Escalante's, Churrascos, Cheesecake Factory, Veritas Steak and Seafood, Rouxpour Louisiana Seafood, Outback Steakhouse and many others. Major shopping within five minutes - First Colony Mall, Sugar Land Town Square and numerous regional/neighborhood shopping centers. Numerous hotels within five minutes including Sugar Land Marriott, Hyatt Place, and Hilton Garden Inn; a variety of entertainment venues within ten minutes - Sugar Land Minor League baseball (Star Tex Power Field), numerous golf courses, Smart Financial Center For Performing Arts, movie theaters, outdoor stores, city parks, etc. Three Sugar Creek Center has a signature presence within the Sugar Land skyline, and is the preferred address for outstanding companies.

56



**525 Julie Rivers Dr**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class B Warehouse**

Status: **Built 1983**

Building Size: **47,160 SF**

Land Area: **2.64 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.79/sf**

Parking: **120 free Surface Spaces are available; Ratio of 2.54/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / G.Alexander G. Reilly, CCIM, SIOR (713) 599-3448 / Bo Pettit (713) 877-8400 -- 15,870 SF /11,387 ofc (15,870 SF)

Sublet Contact: Boyd Commercial, LLC/CORFAC International / Alexander G. Reilly, CCIM, SIOR (713) 599-3448 Bo Pettit (713) 877-8400 -- 11,565 SF /11,387 ofc (11,565 SF)

Space Avail: **27,435 SF**

Max Contig: **15,870 SF**

Smallest Space: **11,565 SF**

Rent/SF/Yr: **Withheld**

% Leased: **66.4%**

## Fort Bend County Industrial & Office

57



**15150 West Dr**  
**Houston, TX 77053**  
**Fort Bend County**

Building Type: **Class B Manufacturing**  
Status: **Built 2007**  
Building Size: **27,165 SF**  
Land Area: **2.70 AC**  
Stories: **2**  
Expenses: **2015 Tax @ \$0.74/sf**  
Parking: **38 free Surface Spaces are available; Ratio of 1.40/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **27,165 SF**  
Max Contig: **27,165 SF**  
Smallest Space: **27,165 SF**  
Rent/SF/Yr: **\$7.80**  
% Leased: **100%**

Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 27,165 SF /6,165 ofc (27,165 SF)

Single-tenant, 27,165-SF industrial building with 6,165 SF of office space located in Southbelt Industrial Park in Fort Bend County, just south of Beltway 8 between Hwy 288 and the Fort Bend Parkway Toll Road. The building sits on 2.7 fenced and gated acres and affords easy access to Houston and surrounding areas. Space includes warehouse with two 5-ton bridge cranes, two floors of offices, a conference room and employee and executive kitchen and break rooms.

Additional Location Information: The Blueline Building is located in the Southbelt Industrial Park with neighboring businesses including Rolls-Royce Energy Systems, Westfield Engineering, Flame Seal Products, Troy Construction and Alloy Products, among many others. The property is centrally located, with easy access to the major arteries of Beltway 8 (Sam Houston Parkway), Highway 288, Highway 6, Fort Bend Parkway Toll Road and Highway 90 A in Fort Bend County, Houston. Key Map 612A

58



**13833 N Promenade Blvd**  
**Bldg 4**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
Status: **Built Feb 2009**  
Building Size: **113,375 SF**  
Land Area: **2.60 AC**  
Stories: **1**  
Expenses: **2008 Tax @ \$0.22/sf**  
Parking: **86 free Surface Spaces are available**  
For Sale: **Not For Sale**

Space Avail: **26,251 SF**  
Max Contig: **26,251 SF**  
Smallest Space: **26,251 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **76.9%**

Landlord Rep: Bridge Commercial Real Estate / Jon Michael (832) 942-7731 / Ed Bane (832) 942-7731 -- 26,251 SF (26,251 SF)

59



**13323 S Gessner Rd**  
**Bldg 6**  
**Missouri City, TX 77489**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
Status: **Built Jan 2009**  
Building Size: **166,400 SF**  
Land Area: **6.35 AC**  
Stories: **1**  
Expenses: **2012 Tax @ \$0.00/sf**  
Parking: **38 free Surface Spaces are available; Ratio of 0.22/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **24,960 SF**  
Max Contig: **24,960 SF**  
Smallest Space: **24,960 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **85.0%**

Landlord Rep: Stream Realty Partners, L.P. / Jeremy Lumbreras (713) 300-0322 / Justin K. Robinson (713) 300-0304 -- 24,960 SF (24,960 SF)

This project includes 2 separate buildings that combine for 282,880 square feet and both are divisible down to 20,000 square feet.

## Fort Bend County Industrial & Office

60



**Corner of Westheimer Pkwy Rd**

**BLDG#2**

**Katy, TX 77494**

**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Under Construction, delivers Nov 2016**  
 Building Size: **24,000 SF**  
 Typical Floor Size: **12,000 SF**  
 Stories: **2**  
 Expenses: **2015 Est Ops @ \$5.78/sf**  
 For Sale: **Not For Sale**

Space Avail: **24,000 SF**  
 Max Contig: **24,000 SF**  
 Smallest Space: **10,500 SF**  
 Rent/SF/Yr: **\$30.00**  
 % Leased: **0%**

Landlord Rep: Keller Williams Realty / W.Jimbo W. Homeyer (281) 250-8298 -- 24,000 SF (10,500-12,000 SF)

61



**4800 Sugar Grove Blvd**

**Four Sugar Grove**

**Stafford, TX 77477**

**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built Jan 1982**  
 Building Size: **123,570 SF**  
 Typical Floor Size: **18,826 SF**  
 Stories: **6**  
 Expenses: **2015 Tax @ \$1.56/sf, 2012 Est Tax @ \$1.18/sf; 2009 Ops @ \$6.92/sf, 2012 Est Ops @ \$6.79/sf**  
 Parking: **180 free Surface Spaces are available; Reserved Spaces @ \$35.00/mo; 280 free Covered Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **23,655 SF**  
 Max Contig: **11,524 SF**  
 Smallest Space: **1,100 SF**  
 Rent/SF/Yr: **\$22.00-\$24.00**  
 % Leased: **98.4%**

Landlord Rep: Boxer Property / Trey Miller (713) 597-2859 / Brian Hines (713) 766-4867 / Jerry Watson (713) 965-6971 -- 23,655 SF (1,100-11,524 SF)

Four Sugar Grove, located at 4800 Sugar Grove Blvd, has a beautifully landscaped courtyard. This building provides quality, affordable office space with plenty of windows and a multi-level parking garage with covered walkway. Tenants will also enjoy on-site property maintenance, security patrol, cameras and video surveillance, a common area break room and 24-hour secure key card access. Conveniently located on the North Loop, just off of US-59 with easy access to Beltway 8 with restaurants, hotels, and post office nearby.

62



**University Blvd & Branfor**

**Telfair Medical Plaza**

**Sugar Land, TX 77479**

**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Proposed**  
 Building Size: **23,600 SF**  
 Typical Floor Size: **23,600 SF**  
 Stories: **1**  
 For Sale: **Not For Sale**

Space Avail: **23,600 SF**  
 Max Contig: **23,600 SF**  
 Smallest Space: **5,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 / Hannah Kaplan (713) 985-4419 -- 23,600 SF (5,000-10,200 SF)

## Fort Bend County Industrial & Office

63



**12603 Southwest Fwy**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built 1981, Renov 2013**  
 Building Size: **141,779 SF**  
 Typical Floor Size: **23,681 SF**  
 Stories: **6**  
 Expenses: **2015 Tax @ \$1.34/sf; 2014 Ops @ \$8.18/sf, 2013 Est Ops @ \$7.66/sf**  
 Parking: **Free Surface Spaces; Reserved Spaces @ \$50.00/mo; Ratio of 3.60/1,000 SF**  
 For Sale: **For Sale - Active**

Space Avail: **22,868 SF**  
 Max Contig: **4,998 SF**  
 Smallest Space: **910 SF**  
 Rent/SF/Yr: **\$22.00-\$23.00**  
 % Leased: **88.4%**

Sales Company: HFF: Dan Miller (713) 852-3576, Marty Hogan (713) 852-3557  
 Landlord Rep: Lee & Associates Commercial Real Estate Service / Robert LaCoure (713) 660-1167 / Jill Nesloney (713) 660-1164 / Chris Lewis (713) 660-1161 -- 21,103 SF (910-4,998 SF)  
 Sublet Contact: Colliers International / Jim Pratt (713) 830-2147 -- 1,765 SF (1,765 SF)

Design combines light gray marble aggregate and silver reflective glass with a modified U-shape geometry. Crisp, elegant features occur throughout. Aesthetic, functional, and energy efficient environment. Sunken, landscaped courtyard. Third through the sixth floors have recessed private balconies that overlook the courtyard. Two-story lobby constructed of glass, stainless steel, and slate. Reflective glass, excellent window to wall ratio and a water-cooled mechanical system contribute to reduced energy requirements. Passageway connects the building to the controlled access, two-level parking garage. Building overlooks the northeast corner of the intersection of Southwest Freeway and Kirkwood Road.

### Building Amenities

Onsite Security Guard  
 Card Key Access  
 Onsite Management  
 Excellent Ingress & Egress

64



**13311 Pike Rd**  
**Stafford Business Park - Building 6**  
**Missouri City, TX 77489**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built Dec 2015**  
 Building Size: **22,500 SF**  
 Land Area: **1.90 AC**  
 Stories: **1**  
 Expenses: **2013 Tax @ \$0.62/sf**  
 For Sale: **For Sale at \$2,250,000 (\$100.00/SF) - Active**

Space Avail: **22,500 SF**  
 Max Contig: **22,500 SF**  
 Smallest Space: **22,500 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Sales Company: NAI Partners: John Ferruzzo (713) 985-4608, Darren O'Connor (713) 985-4616  
 Landlord Rep: NAI Partners / John Ferruzzo (713) 985-4608 / Darren O'Connor (713) 985-4616 -- 22,500 SF / 2,250 ofc (22,500 SF)

## Fort Bend County Industrial & Office

65



**1111-1211 Highway 6**  
**Imperial Medical Center**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 1994**  
 Building Size: **129,819 SF**  
 Typical Floor Size: **64,909 SF**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$1.49/sf, 2012 Est Tax @ \$0.84/sf; 2012 Ops @ \$9.50/sf, 2010 Est Ops @ \$9.26/sf**  
 Parking: **450 free Surface Spaces are available; Ratio of 3.75/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **22,383 SF**  
 Max Contig: **5,594 SF**  
 Smallest Space: **1,113 SF**  
 Rent/SF/Yr: **\$27.00**  
 % Leased: **82.8%**

Landlord Rep: Transwestern / Justin Brasell (713) 231-1595 -- 22,383 SF (1,113-5,594 SF)

Free parking, covered patient drop off. Building features a surgical hospital, imaging and pharmacy.

66



**10404 Mula Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Manufacturing**  
 Status: **Built 1998**  
 Building Size: **21,250 SF**  
 Land Area: **2 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.92/sf**  
 Parking: **15 free Surface Spaces are available; Ratio of 0.70/1,000 SF**  
 For Sale: **For Sale at \$1,600,000 (\$75.29/SF) - Active**





Space Avail: **21,250 SF**  
 Max Contig: **21,250 SF**  
 Smallest Space: **21,250 SF**  
 Rent/SF/Yr: **\$7.80**  
 % Leased: **100%**

Sales Company: Stream Realty Partners, L.P.: Susan Haysom (713) 300-0300, Drew Coupe (713) 300-0300, Jon D. Farris (713) 300-0300

Landlord Rep: Stream Realty Partners, L.P. / Susan Haysom (713) 300-0300 / Drew Coupe (713) 300-0300 / Jon D. Farris (713) 300-0300 -- 21,250 SF (21,250 SF)



## Fort Bend County Industrial & Office

67		<b>22316 Grand Corner Dr</b> <b>The Entrust Building Phase II</b> <b>Katy, TX 77494</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jun 2016</b> Building Size: <b>20,879 SF</b> Typical Floor Size: <b>10,440 SF</b> Stories: <b>2</b> Expenses: <b>2012 Tax @ \$1.16/sf</b> Parking: <b>61 Surface Spaces are available; 24 Covered Spaces are available; Ratio of 4.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>20,879 SF</b> Max Contig: <b>20,879 SF</b> Smallest Space: <b>2,298 SF</b> Rent/SF/Yr: <b>\$19.00</b> % Leased: <b>0%</b>
Landlord Rep: NAI Partners / Sam Hansen (713) 985-4614 -- 20,879 SF (2,298-11,053 SF)				
68		<b>FM 2218 &amp; Reading Rd</b> <b>Rosenberg, TX 77469</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Proposed</b> Building Size: <b>20,481 SF</b> Typical Floor Size: <b>20,481 SF</b> Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>20,481 SF</b> Max Contig: <b>20,481 SF</b> Smallest Space: <b>20,481 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Landlord Rep: Transwestern / Christopher Reyes (713) 272-1280 / Ryan Holliday (713) 231-1623 -- 20,481 SF (20,481 SF)				
69		<b>13020 Dairy Ashford Rd</b> <b>Fort Bend Professional Building II</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Proposed, breaks ground Jul 2016</b> Building Size: <b>20,000 SF</b> Typical Floor Size: <b>20,000 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.29/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>20,000 SF</b> Max Contig: <b>20,000 SF</b> Smallest Space: <b>2,000 SF</b> Rent/SF/Yr: <b>\$22.00-\$24.00</b> % Leased: <b>0%</b>
Landlord Rep: Fort Bend Heart Center / Luoana Cirlan (281) 265-8500 -- 20,000 SF (2,000-20,000 SF)				
70		<b>10101 Stafford Centre Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Built 2006</b> Building Size: <b>53,000 SF</b> Land Area: <b>4 AC</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.02/sf</b> Parking: <b>60 free Surface Spaces are available; Ratio of 1.13/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>20,000 SF</b> Max Contig: <b>20,000 SF</b> Smallest Space: <b>20,000 SF</b> Rent/SF/Yr: <b>\$5.40</b> % Leased: <b>62.3%</b>
Landlord Rep: NAI Partners / Chris Caudill (713) 985-4601 X152 / Wade Carter (713) 629-0500 -- 20,000 SF / 7,300 ofc (20,000 SF)				

## Fort Bend County Industrial & Office

71



**1330 Industrial Blvd**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Under Construction, delivers Sep 2016**  
 Building Size: **39,750 SF**  
 Land Area: **3.40 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.23/sf**  
 For Sale: **Not For Sale**

Space Avail: **19,875 SF**  
 Max Contig: **19,875 SF**  
 Smallest Space: **19,875 SF**  
 Rent/SF/Yr: **\$11.40**  
 % Leased: **50.0%**

Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 19,875 SF (19,875 SF)

Located on Industrial Blvd in Sugar Land Business Park, between Gillingham Ln and S Dairy Ashford Rd, north of Hwy 59 and US 90A. Key Map 568H

72



**10435 Greenbough Dr**  
**United Way Building**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Flex**  
 Status: **Built 1982**  
 Building Size: **48,705 SF**  
 Land Area: **2.90 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.73/sf; 2007 Ops @ \$5.45/sf**  
 Parking: **50 free Surface Spaces are available; Ratio of 3.90/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **19,693 SF**  
 Max Contig: **11,120 SF**  
 Smallest Space: **2,654 SF**  
 Rent/SF/Yr: **\$16.50**  
 % Leased: **59.6%**

Landlord Rep: Harry M. Green Interests / M.Harry M. Green (713) 953-9800 -- 19,693 SF (2,654-11,120 SF)

\* Located just South of U.S. 59, East of FM 1092 and 3 minutes from Southwest Freeway

\* Attractive exterior landscaping and interior atrium

## Fort Bend County Industrial & Office

73



**1470 First Colony Blvd**  
**Sugar Land, TX 77479**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built Feb 2002**  
 Building Size: **18,939 SF**  
 Typical Floor Size: **6,313 SF**  
 Stories: **3**  
 Expenses: **2014 Tax @ \$2.41/sf**  
 Parking: **31 free Surface Spaces are available; 49 Covered Spaces are available; Ratio of 4.22/1,000 SF**  
 For Sale: **For Sale at \$3,700,000 (\$195.36/SF) - Active**

Space Avail: **18,939 SF**  
 Max Contig: **18,939 SF**  
 Smallest Space: **5,454 SF**  
 Rent/SF/Yr: **\$15.00**  
 % Leased: **0%**

Sales Company: Fritsche Anderson Realty Partners, LLC: Thomas Alexander (713) 275-3800, Warren Alexander (713) 275-3800

Landlord Rep: Fritsche Anderson Realty Partners, LLC / Thomas Alexander (713) 275-3800 / Warren Alexander (713) 275-3800 -- 18,939 SF (5,454-7,014 SF)

### BUILDING INFORMATION

- Built in 2002
- 1.482 acres
- 80 surface parking spaces; 49 covered
- Back-up generator included
- Crown molding & custom cabinets throughout
- Conference room on all floors
- Training Room
- Coffee Bar on Floor 2
- Kitchen on Floor 3

74



**8016 Highway 90 A**  
**Two Imperial Square**  
**Sugar Land, TX 77478**  
**Fort Bend County**  
**Highway 90 at Main St.**

Building Type: **Class B Office**  
 Status: **Built 1983**  
 Building Size: **18,000 SF**  
 Typical Floor Size: **9,000 SF**  
 Stories: **2**  
 Expenses: **2010 Tax @ \$0.24/sf**  
 Parking: **237 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **18,000 SF**  
 Max Contig: **18,000 SF**  
 Smallest Space: **9,000 SF**  
 Rent/SF/Yr: **\$20.00**  
 % Leased: **100%**

Landlord Rep: Hass Holdings, LLC -- 18,000 SF (9,000 SF)

75



**3727 Greenbriar Dr**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Flex/Light Distribution**  
 Status: **Built 1983**  
 Building Size: **75,382 SF**  
 Land Area: **3.93 AC**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$0.70/sf**  
 Parking: **125 free Surface Spaces are available; Ratio of 1.65/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **17,969 SF**  
 Max Contig: **6,227 SF**  
 Smallest Space: **1,897 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **76.2%**

Landlord Rep: Transwestern / Darryl Noon (713) 270-3325 / Brian Gammill (713) 270-3321 -- 17,969 SF (1,897-6,227 SF)

## Fort Bend County Industrial & Office

76



**13435 Pike Rd**  
**Bldg A**  
**Missouri City, TX 77489**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built Oct 2015**  
 Building Size: **17,736 SF**  
 Land Area: -  
 Stories: **1**  
 For Sale: **Not For Sale**

Space Avail: **17,736 SF**  
 Max Contig: **17,736 SF**  
 Smallest Space: **7,164 SF**  
 Rent/SF/Yr: **\$6.60-\$8.16**  
 % Leased: **0%**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / Bo Pettit (713) 877-8400 X3416 / Clayton K. Peeples (713) 877-8400 -- 17,736 SF (7,164-17,736 SF)

77



**2440 Texas Pky**  
**Wells Fargo Bank Fort Bend**  
**Missouri City, TX 77489**  
**Fort Bend County**  
**2440 FM 2234**

Building Type: **Class B Office**  
 Status: **Built 1982**  
 Building Size: **64,768 SF**  
 Typical Floor Size: **21,589 SF**  
 Stories: **3**  
 Expenses: **2015 Tax @ \$1.59/sf, 2012 Est Tax @ \$1.52/sf; 2012 Est Ops @ \$4.70/sf**  
 Parking: **259 free Surface Spaces are available; Ratio of 2.87/1,000 SF**  
 For Sale: **For Sale at \$3,562,000 (\$55.00/SF) - Active**

Space Avail: **17,383 SF**  
 Max Contig: **9,874 SF**  
 Smallest Space: **860 SF**  
 Rent/SF/Yr: **\$14.40**  
 % Leased: **78.9%**

Sales Company: Gillett Properties, LTD: Suree Srilamsingha (713) 532-5353  
 Landlord Rep: Gillett Properties, LTD / Suree Srilamsingha (713) 532-5353 -- 17,383 SF (860-9,874 SF)

- \* Three-story atrium
- \* Wells Fargo Bank on the ground floor
- \* ATM machine
- \* Monitored card key access system
- \* Handicap access
- \* Updated lobby and common area
- \* Energy management system
- \* Situated on Texas Parkway (the continuation of Gessner) south of Highway 90 in Fort Bend County
- \* Minutes away from the Sam Houston Toll Road and Southwest Freeway
- \* Shopping and restaurants nearby

## Fort Bend County Industrial & Office

78



**14090 Southwest Fwy**

**Commerce Green One**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class B Office**

Status: **Built Jan 2000**

Building Size: **110,036 SF**

Typical Floor Size: **22,000 SF**

Stories: **5**

Expenses: **2015 Tax @ \$2.76/sf; 2008 Ops @ \$10.68/sf, 2014 Est Ops @ \$6.20/sf**

Parking: **438 free Covered Spaces are available; Reserved Spaces @ \$35.00/mo; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **17,159 SF**

Max Contig: **5,000 SF**

Smallest Space: **100 SF**

Rent/SF/Yr: **\$15.50-\$22.00**

% Leased: **91.6%**

Landlord Rep: Tanglewood Property Group / Dean Wilkens (713) 621-1386 X105 / Almog Bokobza (713) 621-1300 -- 9,266 SF (1,702-3,345 SF)

Sublet Contact: CBRE / Connor Tamlyn (713) 881-0965 Jerrod McQuain (713) 881-0900 Kevin M. Saxe (713) 881-0926 -- 2,893 SF (2,893 SF)  
Regus / Eric Fletcher (844) 868-5893 -- 5,000 SF (100-5,000 SF)

Free covered parking in 3-story garage is available which attaches to building via a covered walkway. There are no construction management fees. The building has Metasys Energy management system and marble floors. Executive suites are available.

Building has added fiber optics.

79



**FM 2218 & Reading Rd**

**Rosenberg, TX 77469**

**Fort Bend County**

Building Type: **Class A Flex**

Status: **Proposed**

Building Size: **17,068 SF**

Land Area: **-**

Stories: **1**

Parking: **Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **17,068 SF**

Max Contig: **17,068 SF**

Smallest Space: **17,068 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Landlord Rep: Transwestern / Christopher Reyes (713) 272-1280 / Ryan Holliday (713) 231-1623 -- 17,068 SF (17,068 SF)

## Fort Bend County Industrial & Office

80



**13720 Stafford Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class A Warehouse**  
 Status: **Under Construction, delivers Nov 2016**  
 Building Size: **68,300 SF**  
 Land Area: **4.87 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.18/sf**  
 For Sale: **Not For Sale**

Space Avail: **16,490 SF**  
 Max Contig: **16,490 SF**  
 Smallest Space: **16,490 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **75.9%**

Landlord Rep: NAI Partners / John Simons (713) 629-0500 / Holden Rushing (713) 629-0500 -- 16,490 SF (16,490 SF)

- > SWC of Stafford Road and Stafford Commerce Center
- > Monument signage on Stafford Road
- > Located in City of Stafford
- > Freeport Tax Exemption
- > Tiltwall Construction
- > Rear Load
- > 24' Clear Height
- > 130' Truck Court
- > 170' Building Depth
- > ESFR Sprinkler System

81



**2245 Texas Dr**  
**The Texas Drive Building**  
**Sugar Land, TX 77479**  
**Fort Bend County**

Building Type: **Class A Office**  
 Status: **Built Dec 2009**  
 Building Size: **166,000 SF**  
 Typical Floor Size: **22,867 SF**  
 Stories: **6**  
 Expenses: **2015 Tax @ \$3.40/sf; 2013 Ops @ \$6.77/sf, 2010 Est Ops @ \$9.97/sf**  
 Parking: **20 free Surface Spaces are available; 250 free Covered Spaces are available; Ratio of 3.80/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **16,207 SF**  
 Max Contig: **5,889 SF**  
 Smallest Space: **100 SF**  
 Rent/SF/Yr: **\$18.00-\$24.50**  
 % Leased: **96.8%**

Landlord Rep: Planned Community Developers / Jennifer Fogle (281) 242-2000 / Donald Janssen (281) 242-2000 -- 5,318 SF (1,610-3,708 SF)

Sublet Contact: Fritsche Anderson Realty Partners, LLC / Andrew Brod (713) 275-3811 -- 5,889 SF (5,889 SF)  
 Regus / Sara Parker (877) 734-8795 -- 5,000 SF (100-5,000 SF)

### Amenities:

32-acre mixed-use "Town Square"  
 300-room full-service Marriott Hotel & Conference Center  
 City Hall (82,000 s.f.)  
 167 mid-rise residential units  
 1.4-acre pedestrian plaza  
 Over 20 restaurants within walking distance  
 Pedestrian-friendly walkways to stores and restaurants  
 Adjacent to First Colony Mall (1,000,000 s.f.)  
 Day Porter  
 On-site Engineer

## Fort Bend County Industrial & Office

82



**505 Julie Rivers Dr**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class C Flex/Light Distribution**

Status: **Built 1980**

Building Size: **24,029 SF**

Land Area: **1.80 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.77/sf**

Parking: **92 free Surface Spaces are available; Ratio of 3.83/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **16,072 SF**

Max Contig: **16,072 SF**

Smallest Space: **16,072 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / G.Alexander G. Reilly, CCIM, SIOR (713) 599-3448 / Bo Pettit (713) 877-8400 -- 16,072 SF /11,535 ofc (16,072 SF)

10/04: DCT-TX 2004 RN Portfolio purchased the building. This building was part of an 8 building portfolio sale consisting of the following buildings: 4000 Greenbriar Dr, 12505 Reed Rd, 505 Julie Rivers Dr, 525 Julie Rivers Dr, 12603 Executive Dr, 7215 Wynnwood Ln, 7240 Wynnpark Dr, and 1246 Silber Rd. CB Richard Ellis represented the seller, CW Industrial Venture A Texas LP. Please see COMPS ID# FBC-53792-12-0420 for more information.

83



**12710-12718 Century Dr**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Flex**

Status: **Built 1999**

Building Size: **16,000 SF**

Land Area: **1.22 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.03/sf**

Parking: **30 Surface Spaces are available; Ratio of 1.88/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **16,000 SF**

Max Contig: **16,000 SF**

Smallest Space: **6,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **37.5%**

Landlord Rep: Lee & Associates Commercial Real Estate Service / Taylor Schmidt (713) 744-7480 / Reed Vestal (713) 744-7438 -- 16,000 SF /6,000 ofc (6,000-10,000 SF)

84



**12626A Dairy Ashford**  
**Data Center/ Disaster Recovery Facility**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Flex/Telecom Hotel/Data Hosting**

Status: **Built 1985**

Building Size: **15,995 SF**

Land Area: **1.50 AC**

Stories: **1**

Expenses: **2009 Tax @ \$0.46/sf**

Parking: **40 free Surface Spaces are available; 10 Covered Spaces are available; Ratio of 3.13/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **15,995 SF**

Max Contig: **15,995 SF**

Smallest Space: **15,995 SF**

Rent/SF/Yr: **\$26.00**

% Leased: **0%**

Landlord Rep: NAI Partners / Jon Silberman (713) 985-4620 X120 / Kelly Torian (713) 985-4410 -- 15,995 SF (15,995 SF)

This building has 11,700 square feet of office space, 4,295 square feet of vault space, and 10,000 square feet of raised floors.



## Fort Bend County Industrial & Office

85



**17510 W Grand Pky S**  
**Sugar Land Medical Plaza I**  
**Sugar Land, TX 77479**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 2005**  
 Building Size: **118,866 SF**  
 Typical Floor Size: **23,773 SF**  
 Stories: **5**  
 Parking: **Free Surface Spaces; Ratio of 2.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **15,853 SF**  
 Max Contig: **6,836 SF**  
 Smallest Space: **2,493 SF**  
 Rent/SF/Yr: **\$24.50**  
 % Leased: **86.7%**

Landlord Rep: CBRE / James Froelich (713) 456-8233 -- 15,853 SF (2,493-6,836 SF)

86



**1327 Lake Pointe Pky**  
**St Luke's Professional Building**  
**Sugar Land, TX 77478**  
**Fort Bend County**  
**Next to St Luke's Hospital**

Building Type: **Class A Office/Medical**  
 Status: **Built Aug 2008**  
 Building Size: **125,000 SF**  
 Typical Floor Size: **21,023 SF**  
 Stories: **5**  
 Expenses: **2014 Tax @ \$3.99/sf; 2008 Ops @ \$7.24/sf, 2011 Est Ops @ \$6.01/sf**  
 Parking: **183 free Surface Spaces are available; 183 free Covered Spaces are available; Ratio of 2.93/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **15,782 SF**  
 Max Contig: **3,757 SF**  
 Smallest Space: **1,337 SF**  
 Rent/SF/Yr: **\$24.50**  
 % Leased: **87.4%**

Landlord Rep: CBRE / Nelson Udstuen (713) 577-1716 / Brandon Peck (713) 577-1700 -- 15,782 SF (1,337-3,757 SF)

Sugar Land Medical Plaza is designed using the latest innovations in health technology along with the operating efficiency of the future. With this structure, physicians have significant input and positive impact on quality care. This medical campus sets the standard for healthcare professionals and integrated patient care in Sugar Land and the surrounding area.

Physicians and patients alike enjoy the environment of Sugar Land Medical Plaza, located at Highway 59 South and Highway 6, in Sugar Land, Texas. The new St. Luke's Sugar Land Hospital is a state-of-the-art and contain 100 inpatient beds, pre-post procedure rooms, imaging and diagnostic services with 64 slice CT scan and MRI, operating rooms and additional special procedure rooms. The function, design, circulation, planning and implementation is of the highest caliber yet very efficient and economical.

The Sugar Land Medical Plaza features a structured garage parking, lush landscaping, first-class amenities, a warm and inviting lobby and a pleasant environment for physicians and patients to interact. With the continuing growth of Sugar Land and surrounding area, both physicians and patients will see the value of having quality healthcare and excellent services offered by Sugar Land Medical Plaza conveniently located at Highway 6 and Highway 59 South.

Attached to new St. Luke's Sugar Land Hospital

For more information, visit [www.sugarlandmedicalplaza.com](http://www.sugarlandmedicalplaza.com)

Tax exempt entity ownership

Two buildings (1317 & 1327 Lake Pointe Pky) atop combined 11.65 acres. Acreage and parking apportioned by square footage.

## Fort Bend County Industrial & Office

87



**9933 Mula Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
Status: **Built 1983**  
Building Size: **15,534 SF**  
Land Area: **0.94 AC**  
Stories: **1**  
Expenses: **2015 Tax @ \$0.93/sf**  
For Sale: **For Sale at \$1,000,000 (\$64.38/SF) - Active**

Space Avail: **15,534 SF**  
Max Contig: **15,534 SF**  
Smallest Space: **15,534 SF**  
Rent/SF/Yr: **\$8.16**  
% Leased: **100%**

Sales Company: Caldwell Companies: Bill Ginder (281) 664-6641, John Ginder (713) 690-0000  
Caldwell Companies: David Claros (713) 851-8033  
Landlord Rep: Caldwell Companies / Bill Ginder (281) 664-6641 -- 15,534 SF /6,500 ofc (15,534 SF)  
Sublet Contact: Cushman & Wakefield / Nathan Wynne (713) 345-1431 -- 15,534 SF /6,500 ofc (15,534 SF)

Ideal for Warehouse or Manufacturing operation with 5 Drive-In Bays: 3 are 10' X 14' and 2 are 16' X 16', 2,450 sf decked storage over office space, two space heaters, and an insulated roof.

88



**12625 W Airport Blvd**  
**Bldg 1 (Phase I)**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
Status: **Built 2006**  
Building Size: **15,300 SF**  
Land Area: **1.34 AC**  
Stories: **1**  
Expenses: **2009 Tax @ \$8.97/sf, 2012 Est Tax @ \$1.58/sf; 2012 Est Ops @ \$0.99/sf**  
Parking: **12 Surface Spaces are available**  
For Sale: **Not For Sale**

Space Avail: **15,300 SF**  
Max Contig: **15,300 SF**  
Smallest Space: **15,300 SF**  
Rent/SF/Yr: **\$9.00**  
% Leased: **0%**

Landlord Rep: Lee & Associates Commercial Real Estate Service / Jill Nesloney (713) 660-1164 -- 15,300 SF (15,300 SF)

89



**7215 New Territory Blvd**  
**Offices at Telfair**  
**Sugar Land, TX 77479**  
**Fort Bend County**

Building Type: **Class B Office**  
Status: **Under Construction, delivers Jul 2016**  
Building Size: **15,225 SF**  
Typical Floor Size: **15,225 SF**  
Stories: **1**  
Expenses: **2015 Tax @ \$1.52/sf**  
For Sale: **Not For Sale**

Space Avail: **15,225 SF**  
Max Contig: **15,225 SF**  
Smallest Space: **1,485 SF**  
Rent/SF/Yr: **\$24.00**  
% Leased: **0%**

Landlord Rep: James Commercial / Robert James (713) 862-4400 -- 15,225 SF (1,485-15,225 SF)

## Fort Bend County Industrial & Office

90



**818 Success Ct**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Proposed**  
 Building Size: **15,000 SF**  
 Land Area: **1 AC**  
 Stories: **1**  
 For Sale: **Not For Sale**

Space Avail: **15,000 SF**  
 Max Contig: **15,000 SF**  
 Smallest Space: **14,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Landlord Rep: ICO Commercial / Mike Gornek (281) 207-3703 / Peyton Easley (281) 240-9090 -- 15,000 SF (14,000-15,000 SF)

91



**15020 West Dr**  
**Houston, TX 77053**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built 2008**  
 Building Size: **14,000 SF**  
 Land Area: **1.66 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.89/sf; 2012 Ops @ \$0.67/sf**  
 Parking: **25 free Surface Spaces are available; Ratio of 2.50/1,000 SF**  
 For Sale: **For Sale at \$1,470,000 (\$105.00/SF) - Active**

Space Avail: **14,000 SF**  
 Max Contig: **14,000 SF**  
 Smallest Space: **14,000 SF**  
 Rent/SF/Yr: **\$11.04**  
 % Leased: **0%**

Sales Company: NAI Partners: Clay Pritchett (713) 985-4631

Landlord Rep: NAI Partners / Clay Pritchett (713) 985-4631 -- 14,000 SF /4,000 ofc (14,000 SF)

- > Freestanding Office & Warehouse Buildings
- > (3) Grade-Level Loading Doors, (1) 14'x14' & (2) 10'x14'
- > ½ Acre of Well Stabilized Yard, Fenced/Gated Site
- > Heavy Power (480-volt, 3-phase)
- > Clear-Span Metal Warehouse (Built in 2008)
- > (4) 10'x14' Rear Warehouse Doors for Ventilation
- > 20' Clear-Height, "Big-Ass Fan" Brand Ventilation Fan
- > Employee Locker-Room, Breakroom & Offices in Warehouse
- > Steel Framed Office w/ Stone Façade (Built in 2002)
- > Single Story Class "A" Office Space
- > (6) Private Offices, (1) Conference Room (4) Cubicle Work Spaces & (1) Kitchen
- > Outdoor Covered Porch for Employee Break or Client Entertainment Area
- > Municipal Water & Private Sewer System
- > Camera Security System, Office Furniture & Cubicles Available
- > Located within Deed Restricted Southbelt Industrial Park - Phase II
- > Convenient Access to S. Sam Houston Parkway, Fort Bend Toll Road, Highway 288, Loop 610 South & Southwest Freeway
- > Located in Unincorporated Fort Bend County, Not within City Limits of Pearland or Houston

## Fort Bend County Industrial & Office

92



**15933-16049 City Walk**

**Bldg E**

**Sugar Land, TX 77479**

**Fort Bend County**

Building Type: **Class B Office**  
Status: **Built Mar 2006**  
Building Size: **62,464 SF**  
Typical Floor Size: **20,500 SF**  
Stories: **2**  
Expenses: **2015 Tax @ \$1.30/sf; 2010 Ops @ \$8.08/sf**  
Parking: **30 free Surface Spaces are available; 250 Covered Spaces are available; Reserved Spaces @ \$20.00/mo; Ratio of 3.80/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **13,226 SF**  
Max Contig: **7,650 SF**  
Smallest Space: **2,500 SF**  
Rent/SF/Yr: **\$24.50-\$35.00**  
% Leased: **78.8%**

Landlord Rep: Planned Community Developers / Donald Janssen (281) 242-2000 / Jennifer Fogle (281) 242-2000 -- 13,226 SF (2,500-7,650 SF)

93



**14815-14835 Southwest Fwy**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class B Office/Medical**  
Status: **Built 1998, Renov 2006**  
Building Size: **35,567 SF**  
Typical Floor Size: **35,567 SF**  
Stories: **1**  
Expenses: **2014 Combined Tax/Ops @ \$5.65/sf; 2012 Est Ops @ \$7.32/sf**  
Parking: **140 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **12,712 SF**  
Max Contig: **2,885 SF**  
Smallest Space: **1,264 SF**  
Rent/SF/Yr: **\$19.50**  
% Leased: **73.8%**

Landlord Rep: Navstar Commercial / L.Christine L. Teagle (972) 897-6402 / Phil Sandlin (817) 929-3282 -- 12,712 SF (1,264-2,885 SF)

This Medical Center consists of 3 separate buildings.

Signage Potential

Convenient Ample Parking for Patients.

Easy Access to the Southwest Freeway and Highway 6. Close Proximity to Restaurants and Shopping Centers.

## Fort Bend County Industrial & Office

94



**13135 Dairy Ashford Rd**  
**Sugar Creek I**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class A Office**  
 Status: **Built Jan 2000**  
 Building Size: **204,377 SF**  
 Typical Floor Size: **26,510 SF**  
 Stories: **8**  
 Expenses: **2016 Est Tax @ \$3.44/sf; 2016 Est Ops @ \$7.65/sf**  
 Parking: **400 free Surface Spaces are available; 1,000 Covered Spaces @ \$35.00/mo; Reserved Spaces @ \$65.00/mo; Ratio of 3.50/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **12,604 SF**  
 Max Contig: **12,604 SF**  
 Smallest Space: **12,604 SF**  
 Rent/SF/Yr: **\$24.00**  
 % Leased: **93.8%**

Landlord Rep: Stream Realty Partners, L.P. / Craig McKenna (713) 300-0273 / Ryan Bishop (713) 300-0305 -- 12,604 SF (12,604 SF)

Developed in 1999 and 2008, Sugar Creek I & II represent the premier office project in Sugar Land, Texas. Outstanding access and visibility from the Southwest Freeway at the intersection of U.S. Highway 90A along with extensive landscaping of the project's mass of green space provide a serene and welcoming atmosphere for employees and visiting clients.

The property enjoys tremendous accessibility to and from the rest of the Houston MSA as well as a close proximity to the numerous master-planned residential communities in the area, including First Colony, Telfair, Greatwood and New Territory.

Property features include:

- On-site management and building engineer
- Healthy food service
- Building conference center
- Complimentary fitness center and locker rooms
- On-site banking with drive-thru
- 24 hour uniformed security patrol
- After-hours cardkey access

95



**13505 Pike Rd**  
**Bldg B**  
**Missouri City, TX 77489**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built Oct 2015**  
 Building Size: **19,560 SF**  
 Land Area: -  
 Stories: **1**  
 For Sale: **Not For Sale**

Space Avail: **12,400 SF**  
 Max Contig: **12,400 SF**  
 Smallest Space: **7,200 SF**  
 Rent/SF/Yr: **\$6.60-\$8.16**  
 % Leased: **36.6%**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / Bo Pettit (713) 877-8400 X3416 / Clayton K. Peebles (713) 877-8400 -- 12,400 SF (7,200-12,400 SF)

## Fort Bend County Industrial & Office

96



**10511 Windsor Ln**

**Building A**

**Houston, TX 77031**

**Fort Bend County**

Building Type: **Class B Warehouse**

Status: **Built 2008**

Building Size: **12,200 SF**

Land Area: **1.33 AC**

Stories: **1**

Expenses: **2011 Tax @ \$1.95/sf; 2010 Ops @ \$3.03/sf, 2011 Est Ops @ \$2.05/sf**

Parking: **16 free Surface Spaces are available; Ratio of 1.31/1,000 SF**

For Sale: **For Sale individually at \$1,250,000 - Active; also for sale at \$2,250,000 (\$92.21/SF) as part of a portfolio of 2 properties -**

Space Avail: **12,200 SF**

Max Contig: **7,616 SF**

Smallest Space: **1,528 SF**

Rent/SF/Yr: **Withheld**

% Leased: **62.4%**

Sales Company: P R Associates Commercial: Daniel H. Tran (713) 896-0888  
Texas Real Estate World: Jeng Liang (281) 265-3797

Landlord Rep: LandPark Commercial / Will McGrath (281) 598-9856 / Bill McGrath (281) 598-9860 -- 4,584 SF (1,528 SF)

97



**8043 FM 359 Rd S**

**Building 2**

**Fulshear, TX 77441**

**Fort Bend County**

Building Type: **Class B Office/Medical**

Status: **Built Nov 2014**

Building Size: **12,000 SF**

Typical Floor Size: **6,000 SF**

Stories: **2**

For Sale: **For Sale at \$1,570,000 (\$130.83/SF) - Active**

Space Avail: **12,000 SF**

Max Contig: **24,000 SF**

Smallest Space: **228 SF**


Rent/SF/Yr: **\$20.00**


% Leased: **0%**

Sales Company: CMI Brokerage: Trent Vacek (713) 961-4666, Gary Triplett (713) 961-4666

Landlord Rep: CMI Brokerage / Trent Vacek (713) 961-4666 / Gary Triplett (713) 961-4666 -- 12,000 SF (228-6,000 SF)

## Fort Bend County Industrial & Office

98		<b>6514 Highway 90A</b> <b>Sugar Land, TX 77498</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built Jun 2016</b> Building Size: <b>25,000 SF</b> Typical Floor Size: <b>12,500 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$0.24/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>11,982 SF</b> Max Contig: <b>8,273 SF</b> Smallest Space: <b>974 SF</b> Rent/SF/Yr: <b>\$26.00-\$32.00</b> % Leased: <b>52.1%</b>
Landlord Rep: Texas Overland Company LLC / A.Chris A. Volke (346) 980-8880 -- 11,982 SF (974-8,273 SF)				

99		<b>10700 Corporate Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>  <b>100's</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Built 1979</b> Building Size: <b>30,000 SF</b> Land Area: <b>1 AC</b> Stories: <b>1</b> Expenses: <b>2011 Tax @ \$1.73/sf; 2011 Ops @ \$0.60/sf</b> Parking: <b>78 free Surface Spaces are available; Ratio of 2.60/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>11,888 SF</b> Max Contig: <b>6,826 SF</b> Smallest Space: <b>5,062 SF</b> Rent/SF/Yr: <b>\$6.36-\$6.96</b> % Leased: <b>60.4%</b>
Landlord Rep: O'Connell Realty Management & Construction, Inc. / Tommy Herring (713) 774-0678 -- 11,888 SF (5,062-6,826 SF)				




100		<b>931 Lo Yang Dr</b> <b>Missouri City, TX 77489</b> <b>Fort Bend County</b>  <b>AKA 931 Pheasant Valley Dr</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jul 2014</b> Building Size: <b>24,000 SF</b> Typical Floor Size: <b>12,000 SF</b> Stories: <b>2</b> Expenses: <b>2013 Tax @ \$0.42/sf</b> Parking: <b>84 Surface Spaces are available; Ratio of 3.50/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>11,765 SF</b> Max Contig: <b>8,773 SF</b> Smallest Space: <b>1,297 SF</b> Rent/SF/Yr: <b>\$24.00</b> % Leased: <b>51.0%</b>
Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 11,765 SF (1,297-8,773 SF)				

Now leasing prime office space in a recently-constructed business park off of Highway 90 and Beltway 8 in Missouri City, Texas. The property, located in rapidly growing Fort Bend County, features a 24,000-SF, two-story building equipped with elevator, on 5.1 acres in a beautiful park-like setting. 8,773 SF of divisible office space is available on the 1st Floor, with various floor plans available. Suite sizes range from 1,297 to 6,092 SF. A total of 2,992 SF of office/storage space is available on the 2nd Floor, with suite sizes of 1,445 and 1,547 SF available. Brand new, quality construction in close proximity to Sugar Land and South Houston. Property features 84 surface parking spaces, monument sign, and walkable trails with pond and water feature.

Located at 931 Pheasant Valley Drive, off of Highway 90, west of Beltway 8 in Fort Bend County, Missouri City, TX 77489. Key Map 570P






## Fort Bend County Industrial & Office

101		<b>245 Commerce Green Blvd</b> <b>Bldg 2</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jun 1999</b> Building Size: <b>49,557 SF</b> Typical Floor Size: <b>24,778 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$0.44/sf</b> Parking: <b>180 Covered Spaces are available; 90 free Surface Spaces are available; Ratio of 3.50/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>11,433 SF</b> Max Contig: <b>7,558 SF</b> Smallest Space: <b>1,542 SF</b> Rent/SF/Yr: <b>\$13.50-\$15.50</b> % Leased: <b>76.9%</b>
Landlord Rep: Poynter Commercial Properties Corp. / Kevin Poynter (281) 854-2300 -- 11,433 SF (1,542-2,925 SF) Projected 2010 Operating Expenses is \$7.57/sf.				
102		<b>4014 Bluebonnet Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Built 1996</b> Building Size: <b>13,020 SF</b> Land Area: <b>1.35 AC</b> Stories: <b>1</b> Expenses: <b>2011 Tax @ \$1.26/sf, 2012 Est Tax @ \$1.26/sf; 2012 Est Ops @ \$0.99/sf</b> Parking: <b>20 free Surface Spaces are available; Ratio of 1.54/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>11,163 SF</b> Max Contig: <b>11,163 SF</b> Smallest Space: <b>11,163 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>100%</b>
Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 / Darryl Noon (713) 270-3325 -- 11,163 SF (11,163 SF)				
103		<b>10404 Cash Rd</b> <b>Bldg B</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Existing</b> Building Size: <b>10,800 SF</b> Land Area: <b>-</b> Stories: <b>1</b> Parking: <b>10 free Surface Spaces are available; Ratio of 1.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>10,800 SF</b> Max Contig: <b>10,800 SF</b> Smallest Space: <b>10,800 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>100%</b>
Landlord Rep: Lee & Associates Commercial Real Estate Service / Stephen Kuper (713) 744-7405 / Robert Noack (713) 744-7427 / Ryan Searle (713) 744-7420 -- 10,800 SF /3,000 ofc (10,800 SF)				

\* Grade Level

## Fort Bend County Industrial & Office

104		<b>10404 Cash Rd</b> <b>Bldg A</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Existing</b> Building Size: <b>10,800 SF</b> Land Area: <b>1.50 AC</b> Stories: <b>1</b> Parking: <b>10 free Surface Spaces are available; Ratio of 0.92/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>10,800 SF</b> Max Contig: <b>10,800 SF</b> Smallest Space: <b>10,800 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Landlord Rep: Lee & Associates Commercial Real Estate Service / Stephen Kuper (713) 744-7405 / Robert Noack (713) 744-7427 / Ryan Searle (713) 744-7420 -- 10,800 SF /2,600 ofc (10,800 SF)				
* Grade Level				
105		<b>101 Southwestern Blvd</b> <b>Atrium at Sugar Creek</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 1980</b> Building Size: <b>43,191 SF</b> Typical Floor Size: <b>21,595 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$1.44/sf, 2010 Est Tax @ \$1.52/sf; 2013 Ops @ \$9.15/sf</b> Parking: <b>60 Covered Spaces are available; 102 free Surface Spaces are available; Ratio of 3.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>10,756 SF</b> Max Contig: <b>5,245 SF</b> Smallest Space: <b>535 SF</b> Rent/SF/Yr: <b>\$19.50-\$24.00</b> % Leased: <b>75.1%</b>
Landlord Rep: NAI Partners / Doug Pack (713) 985-4414 / Sam Hansen (713) 985-4614 -- 10,756 SF (535-5,245 SF)				
The Atrium at Sugar Creek is a two-story 43,927 SF office building conveniently located ½ block south of Highway 59 and just north of Dairy Ashford, adjacent to the Sugar Creek subdivision. The convenient location provides easy access to a multitude of restaurants, shopping, and popular golf courses all located in a coveted suburban environment. The centerpiece of the Atrium at Sugar Creek is a stunningly renovated two-story atrium lobby featuring a dazzling sunlit skylight, verdant landscaping, and a glass wall elevator. Amenities include covered parking, 24-hour secured card key access, on-site maintenance, and zoned air conditioning with minimal charges for after-hours service.				
106		<b>7435 Highway 6</b> <b>Lake Bend Plaza</b> <b>Missouri City, TX 77459</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Dec 2007</b> Building Size: <b>14,043 SF</b> Typical Floor Size: <b>14,043 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$0.96/sf; 2010 Ops @ \$3.52/sf</b> Parking: <b>57 free Surface Spaces are available; Ratio of 3.94/1,000 SF</b> For Sale: <b>This property has 5 condos that are for sale. The size of the for sale condos range from 1,276 SF to 3,823 SF.</b>	Space Avail: <b>10,670 SF</b> Max Contig: <b>10,670 SF</b> Smallest Space: <b>1,276 SF</b> Rent/SF/Yr: <b>\$13.50-\$17.50</b> % Leased: <b>24.0%</b>
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 10,670 SF (1,276-3,823 SF)				
Professional office condominiums available for sale or lease, with great visibility from Highway 6 and a short distance to many restaurants, retail and professional services. In close proximity to the Fort Bend Toll Road and Beltway 8, between the award-winning Riverstone and Sienna Plantation master-planned communities. Attractive building with excellent signage, beautiful landscaping. Professional spaces in shell condition from 1,984 - 10,561 SF. Contact us for details!				

## Fort Bend County Industrial & Office

107



**9722 US Highway 90A**

**Commerce Green  
Professional Plaza**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class B Office/Medical (Strip Ctr)**

Status: **Built 2011**

Building Size: **25,654 SF**

Typical Floor Size: **12,827 SF**

Stories: **2**

Expenses: **2010 Tax @ \$0.82/sf**

Parking: **Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **10,319 SF**

Max Contig: **3,270 SF**

Smallest Space: **1,545 SF**

Rent/SF/Yr: **\$18.00-\$20.00**

% Leased: **59.8%**

Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 10,319 SF (1,545-2,030 SF)

### Description

Commerce Green Plaza is a highly visible property with frontage on Highway 90 in Sugar Land, TX. The recently built 26,000 SF two-story center is ideal for retail, office, and medical use. Commerce Green Plaza is located on Highway 90 between Dairy Ashford Rd and Eldridge Rd in Sugar Land, TX

108



**2717 Commercial Center  
Blvd**

**Phase III**

**Katy, TX 77494**

**Fort Bend County**

Building Type: **Class A Office/(Lifestyle Ctr)**

Status: **Built Oct 2014**

Building Size: **72,960 SF**

Typical Floor Size: **36,353 SF**

Stories: **2**

Expenses: **2016 Tax @ \$5.09/sf; 2016 Ops @ \$8.61/sf**

Parking: **Reserved Spaces @ \$60.00/mo; Ratio of 3.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **10,096 SF**

Max Contig: **5,000 SF**

Smallest Space: **100 SF**

Rent/SF/Yr: **\$21.00**

% Leased: **93.0%**

Landlord Rep: Transwestern / Louann Pereira (713) 272-1267 -- 5,096 SF (2,417-2,679 SF)

Sublet Contact: Regus / Sara Parker (877) 734-8795 -- 5,000 SF (100-5,000 SF)

LaCenterra at Cinco Ranch is a 34-acre Main Street-style town center development on the Grand Parkway in the heart of Cinco Ranch, one of the nation's top-selling master planned communities. Offering excellent freeway visibility, with convenient access to Houston's major freeway systems, LaCenterra features over 50 distinctive retailers and restaurants, Class A office space and a 300 unit luxury mid-rise. LaCenterra offers an appealing open-air pedestrian friendly environment highlighted by lush landscaping, lakes, water features, and outdoor common areas, including Central Green, a community event center. Located in the nationally recognized and acclaimed Katy Independent School District, LaCenterra is being developed and managed by The Vista Companies, in partnership with the Amstar Group.

## Fort Bend County Industrial & Office

109



**12750 S Kirkwood Rd**

**Kirkwood Office Bldg**

**Stafford, TX 77477**

**Fort Bend County**

Building Type: **Class B Office**

Status: **Built 1986**

Building Size: **20,000 SF**

Typical Floor Size: **10,000 SF**

Stories: **2**

Expenses: **2015 Tax @ \$0.91/sf**

Parking: **30 Surface Spaces are available; Ratio of 3.80/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **10,000 SF**

Max Contig: **10,000 SF**

Smallest Space: **5,000 SF**

Rent/SF/Yr: **\$18.00**

% Leased: **50.0%**

Landlord Rep: Abraham & Company / George Abraham (281) 499-6767 -- 10,000 SF (5,000-10,000 SF)

Building has 2 men and 2 women and 2 men/women bathroom

Multiple conference rooms

Multiple coffee bars

110



**4314 Westenfeldt**

**Fresno, TX 77545**

**Fort Bend County**

Building Type: **Class C Manufacturing**

Status: **Built 2005**

Building Size: **9,800 SF**

Land Area: **1.10 AC**

Stories: **-**

Expenses: **2015 Tax @ \$0.75/sf**

Parking: **18 Surface Spaces are available**

For Sale: **For Sale at \$630,000 (\$64.29/SF) - Active**

Space Avail: **9,800 SF**

Max Contig: **9,800 SF**

Smallest Space: **9,800 SF**


Rent/SF/Yr: **\$11.00**


% Leased: **0%**


Sales Company: Gerber Realty: David L. Gerber (713) 774-9124

Landlord Rep: Gerber Realty / L.David L. Gerber (713) 774-9124 -- 9,800 SF /1,000 ofc (9,800 SF)




## Fort Bend County Industrial & Office

111		<b>6914 Brisbane Ct</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Under Construction, delivers Oct 2016</b> Building Size: <b>18,817 SF</b> Typical Floor Size: <b>6,731 SF</b> Stories: <b>3</b> Parking: <b>Ratio of 5.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>9,622 SF</b> Max Contig: <b>9,622 SF</b> Smallest Space: <b>1,000 SF</b> Rent/SF/Yr: <b>\$30.00</b> % Leased: <b>48.9%</b>
Landlord Rep: Transwestern / Tim Gregory (713) 272-1224 / Robert Nguyen (713) 272-1250 -- 9,622 SF (1,000-7,311 SF)				




112		<b>13020 Dairy Ashford Rd</b> <b>Fort Bend Heart Center</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built Aug 2009</b> Building Size: <b>20,000 SF</b> Typical Floor Size: <b>20,000 SF</b> Stories: <b>1</b> Parking: <b>80 free Surface Spaces are available; Ratio of 2.90/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>9,620 SF</b> Max Contig: <b>4,100 SF</b> Smallest Space: <b>1,700 SF</b> Rent/SF/Yr: <b>\$18.00-\$20.00</b> % Leased: <b>51.9%</b>
Landlord Rep: Wise Choice Realty Group / Anna Wise (832) 863-4344 -- 9,620 SF (1,700-4,100 SF)				
<b>Description</b> Single Story Medical and Office Building with Exquisite Atrium Lobby with High End Finishes. Great Location with Convenient access to Highway 59, Highway 6, Highway 90, and Beltway 8 Generous Medical Build out Allowance, High End Finishes On Dairy Ashford near Highway 90 in Sugar Land Business Park Very Easy Access and Visibility.				

113		<b>13406 Redfish Ln</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b> <b>Stafford</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Built 1982</b> Building Size: <b>9,600 SF</b> Land Area: <b>1.28 AC</b> Stories: <b>1</b> Expenses: <b>2008 Tax @ \$1.27/sf</b> Parking: <b>Free Surface Spaces</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>9,600 SF</b> Max Contig: <b>9,600 SF</b> Smallest Space: <b>9,600 SF</b> Rent/SF/Yr: <b>\$8.40</b> % Leased: <b>100%</b>
Landlord Rep: ICO Commercial / Larry Indermuehle (281) 207-3701 -- 9,600 SF /1,525 ofc (9,600 SF)				
Building has ample eletricity grade 5 overhead doors access to US 59 from Murphy road and beltway 8 from Stafford Road				

## Fort Bend County Industrial & Office

114		<b>12603 Executive Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Built 1981</b> Building Size: <b>50,388 SF</b> Land Area: <b>4.09 AC</b> Stories: <b>1</b> Expenses: <b>2008 Tax @ \$1.09/sf</b> Parking: <b>45 free Surface Spaces are available</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>9,594 SF</b> Max Contig: <b>9,594 SF</b> Smallest Space: <b>9,594 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>81.0%</b>
Landlord Rep: Boyd Commercial, LLC/CORFAC International / Bo Pettit (713) 877-8400 X3416 / Alexander G. Reilly, CCIM, SIOR (713) 599-3448 -- 9,594 SF /2,284 ofc (9,594 SF)				
115		<b>806-808 Summer Park Dr</b> <b>Bldg B</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Built Dec 2014</b> Building Size: <b>38,324 SF</b> Land Area: <b>-</b> Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>9,581 SF</b> Max Contig: <b>9,581 SF</b> Smallest Space: <b>9,581 SF</b> Rent/SF/Yr: <b>\$8.52</b> % Leased: <b>75.0%</b>
Landlord Rep: ICO Commercial / Mike Gornek (281) 207-3703 / Peyton Easley (281) 240-9090 -- 9,581 SF /720 ofc (9,581 SF)				
116		<b>12946 Dairy Ashford Rd</b> <b>Sugar Land Plaza</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 1986</b> Building Size: <b>64,776 SF</b> Typical Floor Size: <b>16,194 SF</b> Stories: <b>4</b> Expenses: <b>2016 Tax @ \$2.00/sf; 2016 Ops @ \$7.15/sf</b> Parking: <b>180 Surface Spaces are available; Reserved Spaces @ \$35.00/mo; Ratio of 3.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>9,556 SF</b> Max Contig: <b>3,727 SF</b> Smallest Space: <b>1,148 SF</b> Rent/SF/Yr: <b>\$18.50-\$19.50</b> % Leased: <b>85.3%</b>
Landlord Rep: Moody Rambin / Kurt Kistler (713) 773-5590 / Karen Wright (713) 373-0423 -- 8,408 SF (1,400-3,727 SF)				
			Sublet Contact: RE/MAX Heritage of Texas / Dionne Randle (281) 265-7355 -- 1,148 SF (1,148 SF)	

## Fort Bend County Industrial & Office

117		<b>8045 FM 359 Rd S</b> <b>Building 1</b> <b>Fulshear, TX 77441</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built Apr 2014</b> Building Size: <b>12,000 SF</b> Typical Floor Size: <b>6,000 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$1.91/sf</b> Parking: <b>48 Surface Spaces are available; Ratio of 4.00/1,000 SF</b> For Sale: <b>For Sale at \$2,150,000 (\$179.17/SF) - Active</b>	Space Avail: <b>9,346 SF</b> Max Contig: <b>21,346 SF</b> Smallest Space: <b>228 SF</b> Rent/SF/Yr: <b>\$20.00</b> % Leased: <b>22.1%</b>
Sales Company: CMI Brokerage: Trent Vacek (713) 961-4666, Gary Triplett (713) 961-4666 Landlord Rep: CMI Brokerage / Trent Vacek (713) 961-4666 / Gary Triplett (713) 961-4666 -- 9,346 SF (228-5,341 SF)				
118		<b>14140 Southwest Fwy</b> <b>Sugar Creek Place II</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jun 2001</b> Building Size: <b>69,011 SF</b> Typical Floor Size: <b>17,252 SF</b> Stories: <b>4</b> Expenses: <b>2015 Tax @ \$3.03/sf; 2010 Ops @ \$8.64/sf, 2013 Est Ops @ \$8.75/sf</b> Parking: <b>Reserved Spaces @ \$45.00/mo; 300 Covered Spaces are available; 75 free Surface Spaces are available; Ratio of 4.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>9,322 SF</b> Max Contig: <b>9,322 SF</b> Smallest Space: <b>9,322 SF</b> Rent/SF/Yr: <b>\$13.50</b> % Leased: <b>86.5%</b>
Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 9,322 SF (9,322 SF)  Prime Sugar Land office space available in Healix Place, a 4-story, 69,011-SF office building on 2.20 acres, with frontage on US Hwy. 59. This Class A building currently has up to 9,322 contiguous RSF available on the 2nd floor. Property offers excellent visibility and features fiber optic cabling, shared covered parking, and 24-hour card key access. Lease rate \$13.50/SF/Yr. plus \$9.25/SF/Yr. NNN, full service (janitorial, utilities, etc.) Located at 14140 Southwest Freeway just south of Commerce Green in Sugar Land, Texas. Key Map #568R				
119		<b>5005 S Mason Rd</b> <b>Katy, TX 77450</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 2009</b> Building Size: <b>15,144 SF</b> Typical Floor Size: <b>7,572 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$4.70/sf</b> Parking: <b>32 free Surface Spaces are available; Ratio of 2.11/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>8,871 SF</b> Max Contig: <b>4,824 SF</b> Smallest Space: <b>1,284 SF</b> Rent/SF/Yr: <b>\$24.00-\$27.00</b> % Leased: <b>41.4%</b>
Landlord Rep: Wolverine Property Management LLC / Roxanne Edmond (281) 391-9252 -- 8,871 SF (1,284-4,824 SF)				



## Fort Bend County Industrial & Office

120



**16701 Creek Bend Dr**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 2009**  
 Building Size: **13,494 SF**  
 Typical Floor Size: **13,494 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$2.14/sf**  
 Parking: **35 free Surface Spaces are available; Ratio of 2.59/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,756 SF**  
 Max Contig: **4,556 SF**  
 Smallest Space: **2,278 SF**  
 Rent/SF/Yr: **\$15.00-\$17.00**  
 % Leased: **66.2%**

Landlord Rep: The Beck Group, Inc. / F.Derek F. Beck (832) 969-7692 -- 8,756 SF (2,278-4,200 SF)

121



**2277 Plaza Dr**  
**The Plaza Building**  
**Sugar Land, TX 77479**  
**Fort Bend County**  
**Sugar Land**

Building Type: **Class A Office**  
 Status: **Built Feb 2006**  
 Building Size: **135,000 SF**  
 Typical Floor Size: **22,833 SF**  
 Stories: **6**  
 Expenses: **2015 Tax @ \$3.17/sf; 2013 Ops @ \$6.23/sf**  
 Parking: **250 free Covered Spaces are available; 33 Surface Spaces are available; Ratio of 3.80/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,718 SF**  
 Max Contig: **5,000 SF**  
 Smallest Space: **1,404 SF**  
 Rent/SF/Yr: **\$22.00-\$26.50**  
 % Leased: **95.3%**

Landlord Rep: Planned Community Developers / Donald Janssen (281) 242-2000 -- 6,404 SF (1,404-5,000 SF)  
 Sublet Contact: Newmark Grubb Knight Frank / Brandi McDonald (713) 490-9951 Robbye Schroeder (713) 626-8888 -  
 - 2,314 SF (2,314 SF)

## Fort Bend County Industrial & Office

122



**77 Sugar Creek Center Blvd**  
**Two Sugar Creek Center**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class A Office**  
 Status: **Built Jan 1999**  
 Building Size: **143,410 SF**  
 Typical Floor Size: **23,901 SF**  
 Stories: **6**  
 Expenses: **2012 Tax @ \$2.58/sf, 2016 Est Tax @ \$1.93/sf; 2015 Ops @ \$8.73/sf, 2016 Est Ops @ \$8.62/sf**  
 Parking: **240 Covered Spaces @ \$50.00/mo; 250 free Surface Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,311 SF**  
 Max Contig: **4,961 SF**  
 Smallest Space: **1,435 SF**  
 Rent/SF/Yr: **\$16.00**  
 % Leased: **95.2%**

Landlord Rep: Moody Rambin / Terri Torregrossa (713) 773-5530 / Kurt Kistler (713) 773-5590 -- 8,311 SF (1,435-4,961 SF)

### PROPERTY HIGHLIGHTS

- On-site management and courtesy patrol officer
- Located within master-planned office park
- Convenient access to Highway 59, Highway 6, Highway 90 and Beltway 8
- Close proximity to a variety of business and food services
- Generator available
- Conference facilities on-site
- Highly efficient rectangular floor plates
- High parking ratio

### BUILDING AND HVAC HOURS

Mon-Fri: 7am-6pm  
 Saturday: 7am-12pm

This building was awarded an Energy Star label in 2012 for its operating efficiency.

This building was awarded an Energy Star label in 2015 for its operating efficiency.

123



**13011 Mula Ln**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
 Status: **Built 1984**  
 Building Size: **8,286 SF**  
 Land Area: **0.45 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.75/sf**  
 Parking: **7 free Surface Spaces are available**  
 For Sale: **For Sale at \$695,000 (\$83.88/SF) - Active**

Space Avail: **8,286 SF**  
 Max Contig: **8,286 SF**  
 Smallest Space: **8,286 SF**  
 Rent/SF/Yr: **\$7.80**  
 % Leased: **100%**

Sales Company: Commercial Realty Company: Frederick Ash (281) 568-7805  
 Landlord Rep: Commercial Realty Company / Frederick Ash (281) 568-7805 -- 8,286 SF (8,286 SF)

## Fort Bend County Industrial & Office

124



**101 Parklane Blvd**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built Jul 2009**  
 Building Size: **36,980 SF**  
 Typical Floor Size: **12,326 SF**  
 Stories: **3**  
 Expenses: **2012 Combined Tax/Ops @ \$9.50/sf**  
 Parking: **Reserved Spaces @ \$35.00/mo; 60 free Surface Spaces are available; 40 free Covered Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,165 SF**  
 Max Contig: **4,685 SF**  
 Smallest Space: **2,200 SF**  
 Rent/SF/Yr: **\$15.50**  
 % Leased: **77.9%**

Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 8,165 SF (2,200-4,685 SF)

Contemporary 3-story, class A office building located in Sugar Creek Office Park at the gateway to Sugar Land. Great location in Sugar Creek Office Park with easy access to Hwy. 59 and Hwy. 90. Suites available range from 1,562 to 11,685 RSF, ready for tenant finishes. Individual suite climate control, solar blinds, fully sprinklered, high-end lobby furnishings. Monument signage, designated covered parking. Rental rate: \$15.50/SF/YR, Opex \$9.50/SF/NNN

125



**5819 Hwy 6**  
**Rotunda**  
**Missouri City, TX 77459**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built 1986**  
 Building Size: **51,179 SF**  
 Typical Floor Size: **19,673 SF**  
 Stories: **3**  
 Expenses: **2015 Tax @ \$1.60/sf; 2009 Ops @ \$9.90/sf**  
 Parking: **187 free Surface Spaces are available; Ratio of 3.60/1,000 SF**  
 For Sale: **For Sale - Active**

Space Avail: **8,139 SF**  
 Max Contig: **2,588 SF**  
 Smallest Space: **976 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **84.1%**

Sales Company: Colliers International: Kolbe M. Curtice (281) 494-4769, Barkley Peschel (281) 242-2300

Landlord Rep: Colliers InternationalBarkley Peschel (281) 242-2300 -- 8,139 SF (976-2,588 SF)

Second generation space available including medical, dental, and office in the Rotunda Building located at 5819 Highway 6 in Missouri City, TX. The Rotunda Building is an attractive 51,179-SF, three-story Class "B" office building near FM 1092 with prime Highway 6 frontage. This multi-tenant building is located adjacent to the award-winning Riverstone master-planned community, and affords easy access to FM 1092, Highway 59 and the Fort Bend Pkwy Toll Road. Spaces available range from 976 SF up to 2,588 SF, and are ready for tenant finishes. Competitive rental rates; please contact us for details.

## Fort Bend County Industrial & Office

126



**4910 Wright Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
 Status: **Built 1985**  
 Building Size: **42,964 SF**  
 Land Area: **2.77 AC**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$0.96/sf**  
 Parking: **40 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **7,590 SF**  
 Max Contig: **7,590 SF**  
 Smallest Space: **7,590 SF**  
 Rent/SF/Yr: **\$7.00**  
 % Leased: **100%**

Landlord Rep: Stream Realty Partners, L.P. / Jeremy Lumbreras (713) 300-0322  
 Sublet Contact: Transwestern / Jim Cummins (713) 270-7700 Matthew Seliger (713) 231-1583 -- 7,590 SF /2,319 ofc (7,590 SF)

127



**12615 W Airport Blvd**  
**Bldg 3 (Phase 1)**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Flex/Light Distribution**  
 Status: **Built 2006**  
 Building Size: **16,875 SF**  
 Land Area: **7.15 AC**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$1.36/sf, 2012 Est Tax @ \$1.53/sf; 2011 Ops @ \$0.96/sf, 2012 Est Ops @ \$0.96/sf**  
 Parking: **12 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **7,500 SF**  
 Max Contig: **5,625 SF**  
 Smallest Space: **1,875 SF**  
 Rent/SF/Yr: **\$11.00**  
 % Leased: **55.6%**

Landlord Rep: Lee & Associates Commercial Real Estate Service / Jill Nesloney (713) 660-1164 -- 7,500 SF (1,875-5,625 SF)

128






**12805-12821 Capricorn St**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Flex**  
 Status: **Built 1999**  
 Building Size: **16,875 SF**  
 Land Area: **4.38 AC**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$1.11/sf, 2012 Est Tax @ \$1.10/sf; 2011 Ops @ \$0.96/sf, 2012 Est Ops @ \$1.44/sf**  
 Parking: **20 free Surface Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **7,500 SF**  
 Max Contig: **5,625 SF**  
 Smallest Space: **1,875 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **55.6%**

Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 -- 7,500 SF (1,875-5,625 SF)

## Fort Bend County Industrial & Office

129		<b>1400 Creekway Dr</b> <b>Lake Pointe Clinical</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built Mar 2010</b> Building Size: <b>24,000 SF</b> Typical Floor Size: <b>12,000 SF</b> Stories: <b>2</b> Expenses: <b>2010 Tax @ \$0.51/sf</b> Parking: <b>90 free Surface Spaces are available; Ratio of 5.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>7,500 SF</b> Max Contig: <b>5,000 SF</b> Smallest Space: <b>1,250 SF</b> Rent/SF/Yr: <b>\$24.00</b> % Leased: <b>89.6%</b>
Landlord Rep: Adriatico-Thadhani Investment Co / J.Nelvin J. Adriatico (713) 894-9892 -- 7,500 SF (1,250-5,000 SF) 934-12,324 SF AVAILABLE 1st Floor Shell Space with Reinforced Slab 2nd Floor Built Out Professional Offices from 1,132 - 3,948 SF for Immediate Move-In Prime Location in Sugar Land's Lake Pointe Development Located Across the Street From St. Luke's Hospital Sugar Land Competetive Rates with Flexible Terms - Medical "Office Share" Programs Available				
130		<b>1810 First Oaks St</b> <b>Richmond, TX 77406</b> <b>Fort Bend County</b>	Building Type: <b>Class B Flex</b> Status: <b>Built Jan 2016</b> Building Size: <b>20,000 SF</b> Land Area: <b>2.10 AC</b> Stories: <b>-</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>7,500 SF</b> Max Contig: <b>7,500 SF</b> Smallest Space: <b>2,500 SF</b> Rent/SF/Yr: <b>\$12.60-\$15.00</b> % Leased: <b>62.5%</b>
Landlord Rep: Wayne Stone Properties / A.Terry A. Nehls (281) 460-7374 -- 7,500 SF (2,500-7,500 SF)				
131		<b>1449 Highway 6</b> <b>Offices on Brooks Lake</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jul 2006</b> Building Size: <b>32,368 SF</b> Typical Floor Size: <b>10,000 SF</b> Stories: <b>4</b> Expenses: <b>2014 Combined Tax/Ops @ \$7.28/sf</b> Parking: <b>Reserved Spaces @ \$35.00/mo; Covered Spaces @ \$45.00/mo;</b> <b>Ratio of 3.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>7,414 SF</b> Max Contig: <b>5,000 SF</b> Smallest Space: <b>2,414 SF</b> Rent/SF/Yr: <b>\$24.00</b> % Leased: <b>77.1%</b>
Landlord Rep: Taylor Technical Service Inc. / Jon Kinchen (281) 565-7400 -- 7,414 SF (2,414-5,000 SF) -Garage and covered surface parking -On-site property management -4th floor outdoor patio with lake front views -Common conference room for tenants -Class "A" finishes -Easy access to Highway 59 and Highway 6 -Adjacent restaurants and retail				

## Fort Bend County Industrial & Office

132		<b>12703 Capricorn St</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Flex</b> Status: <b>Built 2003</b> Building Size: <b>84,375 SF</b> Land Area: <b>5.13 AC</b> Stories: <b>1</b> Expenses: <b>2011 Tax @ \$0.22/sf, 2012 Est Tax @ \$0.13/sf; 2011 Ops @ \$0.19/sf, 2012 Est Ops @ \$0.36/sf</b> Parking: <b>20 free Surface Spaces are available; Ratio of 3.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>7,400 SF</b> Max Contig: <b>7,400 SF</b> Smallest Space: <b>7,400 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>91.2%</b>
Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 -- 7,400 SF (7,400 SF)				
133		<b>1237 Crabb River Rd</b> <b>Richmond, TX 77469</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 2014</b> Building Size: <b>7,000 SF</b> Typical Floor Size: <b>7,000 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$3.04/sf</b> Parking: <b>46 Surface Spaces are available; Ratio of 6.71/1,000 SF</b> For Sale: <b>For Sale at \$1,100,000 (\$157.14/SF) - Active</b>	Space Avail: <b>7,000 SF</b> Max Contig: <b>7,000 SF</b> Smallest Space: <b>1,600 SF</b> Rent/SF/Yr: <b>\$20.00</b> % Leased: <b>0%</b>
Sales Company: Dr. Tyson Harrell: Tyson Harrell (281) 923-4009 Landlord Rep: Dr. Tyson Harrell / Tyson Harrell (281) 923-4009 -- 7,000 SF (1,600-7,000 SF)				
134		<b>12551 Emily Ct</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jun 2013</b> Building Size: <b>7,000 SF</b> Typical Floor Size: <b>7,000 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$2.62/sf</b> Parking: <b>19 free Surface Spaces are available; Ratio of 4.18/1,000 SF</b> For Sale: <b>For Sale at \$1,600,000 (\$228.57/SF) - Active</b>	Space Avail: <b>7,000 SF</b> Max Contig: <b>7,000 SF</b> Smallest Space: <b>1,000 SF</b> Rent/SF/Yr: <b>\$17.00</b> % Leased: <b>0%</b>
Sales Company: RE/MAX Inner Loop: Alfred Rodriguez (713) 777-7653 Landlord Rep: RE/MAX Inner Loop / Alfred Rodriguez (713) 777-7653 -- 7,000 SF (1,000-7,000 SF)				

## Fort Bend County Industrial & Office

**135**



**4925 Avenue H**  
**Sugarland & Tubular**  
**Rosenberg, TX 77471**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
 Status: **Built 1973**  
 Building Size: **19,598 SF**  
 Land Area: **5.50 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$2.03/sf**  
 Parking: **Free Surface Spaces; Ratio of 4.45/1,000 SF**  
 For Sale: **For Sale - Active**

Space Avail: **6,993 SF**  
 Max Contig: **6,993 SF**  
 Smallest Space: **6,993 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **64.3%**

Sales Company: Sugarland Tubular & Supply, Inc.: Xiangyong Zheng (281) 762-1777  
 Landlord Rep: Sugarland Tubular & Supply, Inc. / Xiangyong Zheng (281) 762-1777 -- 6,993 SF /1,636 ofc (6,993 SF)

Excellent visibility on Avenue H in Rosenberg which is located in Fort Bend County, the fastest growing county in the state of Texas. Approximately 35 miles southwest of downtown Houston.

If you are concerned about safety, we have a fence around our yard and we have several cameras in the yard. Our office opens 9am-5pm on weekdays. We are not a leasing office, we do have our own business. This price is negotiable.

You are welcome to stop by anytime.

These warehouses located along Hwy 90 in the heart of Rosenberg. These warehouses are great for a number of uses. Rosenberg has no zoning currently and economic incentives are available.

Our property also located in the center of commercial. On our right side is a Church's; opposite is a Jack in the Box; on the left side, a few of blocks away is a Burger King. Our office is facing highway 90. The warehouse is right behind our office.

**136**



**1235 Lake Pointe Pky**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built Apr 2010**  
 Building Size: **26,524 SF**  
 Typical Floor Size: **13,262 SF**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$3.46/sf, 2012 Est Tax @ \$4.15/sf; 2010 Ops @ \$5.43/sf, 2012 Est Ops @ \$6.29/sf**  
 Parking: **100 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **6,803 SF**  
 Max Contig: **3,634 SF**  
 Smallest Space: **1,480 SF**  
 Rent/SF/Yr: **\$25.00-\$26.00**  
 % Leased: **74.4%**

Landlord Rep: Lake Point Pky Properties / Altap Hirani (832) 818-1294 -- 6,803 SF (1,480-1,896 SF)

Located in the heart of Sugar Land

Completed in December 2010

Build-to-suit

On-site ownership

Directly across the street from St. Lukes

Hospital

Lake Pointe is located in close proximity to

Sugar Land Town Square at US 59 & Hwy 6

Conveniently located to First Colony Mall and

many nearby restaurants, shops and hotels



## Fort Bend County Industrial & Office

137



**2150 Town Square Pl**  
**The Minute Maid Building**  
**Sugar Land, TX 77479**  
**Fort Bend County**  
**Sugar Land**

Building Type: **Class A Office**  
 Status: **Built Oct 2008**  
 Building Size: **185,000 SF**  
 Typical Floor Size: **25,000 SF**  
 Stories: **8**  
 Expenses: **2015 Tax @ \$0.23/sf**  
 Parking: **50 Surface Spaces are available; 600 Covered Spaces are available; Ratio of 3.80/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **6,739 SF**  
 Max Contig: **2,435 SF**  
 Smallest Space: **2,011 SF**  
 Rent/SF/Yr: **\$24.50**  
 % Leased: **96.4%**

Landlord Rep: Planned Community Developers / Donald Janssen (281) 242-2000 -- 6,739 SF (2,011-2,435 SF)

Sugar Land Town Square is an exciting new mixed-use development that will include a 9-story Marriott Hotel, conference center, offices, restaurants, entertainment, a City Hall and high-end residential units. The buildings will front on a street creating an old-fashioned town square to include a large plaza for local festivals. The square is being designed to be a lively, entertaining community gathering place that encourages pedestrian traffic.

The 1.4-acre plaza will be an extraordinary gathering place marked with quality finishes and focal points, and ever-changing sights and sounds. A fountain will create an historical centerpiece featuring a dramatic equestrian statue of Stephen F. Austin. Abundant shade trees and benches will provide inviting areas to relax and people watch during coffee and shopping breaks. Granite insets will map the original Texas land grants along the Brazos River in Fort Bend County. The river is being engraved with historical text that brings to life the history of Sugar Land and Fort Bend County.

The 300-room Sugar Land Marriott Town Square will be the first full-service hotel built in Fort Bend County. The nine-story hotel will open in the fall of 2003.

The 60,000-square-foot Sugar Land Conference Center will contain 26,500 square feet of meeting space that will include a 15,500-square-foot ballroom, which is among Houston's largest, eight breakout/meeting rooms, a business center, an executive boardroom, a restaurant and lounge, a gourmet coffee shop and a health facility including an outdoor swimming pool and landscaped deck. The Conference Center will open in the fall of 2003.

Approximately 167 luxury residential units will sit atop street-level retail. Residential unit construction begins in October 2002, and completion is expected in the spring of 2004.

Approximately 540,728 residents live within the trade area of Sugar Land Town Square. The average household income within a five-mile ring is \$100,537.

"The Minute Maid company will lease 115,000 square feet of office space that is currently under construction at 2150 Town Square Place in Sugar Land Town Square."

2013 Operating Expenses are \$9.20 psf.

138



**8721 Highway 6**  
**Missouri City, TX 77459**  
**Fort Bend County**




Building Type: **Class B Office/Medical**  
 Status: **Built Mar 2014**  
 Building Size: **8,178 SF**  
 Typical Floor Size: **8,178 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$9.13/sf**  
 Parking: **Ratio of 2.16/1,000 SF**  
 For Sale: **For Sale - Active**

Space Avail: **6,678 SF**  
 Max Contig: **6,678 SF**  
 Smallest Space: **6,678 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **18.3%**

Sales Company: Transwestern: Justin Brasell (713) 231-1595

Landlord Rep: Transwestern / Justin Brasell (713) 231-1595 -- 6,678 SF (6,678 SF)

## Fort Bend County Industrial & Office

139		<b>1229 Corporate Dr</b> <b>Rosenberg, TX 77471</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built 1984, Renov 2000</b> Building Size: <b>6,594 SF</b> Typical Floor Size: <b>6,594 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$3.23/sf</b> Parking: <b>35 free Surface Spaces are available; Ratio of 5.38/1,000 SF</b> For Sale: <b>For Sale at \$1,100,000 (\$166.82/SF) - Active</b>	Space Avail: <b>6,594 SF</b> Max Contig: <b>6,594 SF</b> Smallest Space: <b>6,594 SF</b> Rent/SF/Yr: <b>\$15.00</b> % Leased: <b>0%</b>
Sales Company: Main Realty: Ray Orazani (281) 325-0000 Landlord Rep: Main Realty / Ray Orazani (281) 325-0000 -- 6,594 SF (6,594 SF)				
140		<b>12320 Cardinal Meadow Dr</b> <b>Building 2</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class A Flex/Light Manufacturing</b> Status: <b>Built 2008</b> Building Size: <b>85,620 SF</b> Land Area: <b>5.86 AC</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$0.14/sf</b> Parking: <b>160 free Surface Spaces are available; Ratio of 1.87/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>6,558 SF</b> Max Contig: <b>6,558 SF</b> Smallest Space: <b>6,558 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>92.3%</b>
Landlord Rep: Transwestern / Darryl Noon (713) 270-3325 / Brian Gammill (713) 270-3321 -- 6,558 SF (6,558 SF)				
141		<b>23501 Cinco Ranch Blvd</b> <b>Building F</b> <b>Katy, TX 77494</b> <b>Fort Bend County</b>	Building Type: <b>Class A Office/(Lifestyle Ctr)</b> Status: <b>Built 2006</b> Building Size: <b>31,659 SF</b> Typical Floor Size: <b>15,830 SF</b> Stories: <b>2</b> Expenses: <b>2016 Est Tax @ \$1.65/sf; 2016 Ops @ \$11.85/sf</b> Parking: <b>32 free Surface Spaces are available; Ratio of 2.02/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>6,457 SF</b> Max Contig: <b>6,457 SF</b> Smallest Space: <b>6,457 SF</b> Rent/SF/Yr: <b>\$19.00</b> % Leased: <b>79.6%</b>
Landlord Rep: Transwestern / Louann Pereira (713) 272-1267 -- 6,457 SF (6,457 SF)				

LaCenterra at Cinco Ranch is a 34-acre Main Street-style town center development on the Grand Parkway in the heart of Cinco Ranch, one of the nation's top-selling master planned communities. Offering excellent freeway visibility, with convenient access to Houston's major freeway systems, LaCenterra features over 50 distinctive retailers and restaurants, Class A office space and a 300 unit luxury mid-rise. LaCenterra offers an appealing open-air pedestrian friendly environment highlighted by lush landscaping, lakes, water features, and outdoor common areas, including Central Green, a community event center. Located in the nationally recognized and acclaimed Katy Independent School District, LaCenterra is being developed and managed by The Vista Companies, in partnership with the Amstar Group.

## Fort Bend County Industrial & Office

142



**15140 Southwest Fwy**

**Sugar Lakes Professional Center**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class B Office**  
Status: **Built 2006**  
Building Size: **10,863 SF**  
Typical Floor Size: **5,431 SF**  
Stories: **2**  
Expenses: **2016 Tax @ \$3.22/sf; 2016 Ops @ \$1.82/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 2.30/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **6,118 SF**  
Max Contig: **6,118 SF**  
Smallest Space: **2,400 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **43.7%**

Landlord Rep: Shah Companies / D.Pritesh D. Shah (281) 242-8464 -- 6,118 SF (2,400-6,118 SF)

### Highlights

U.S. Highway 59 at Sugar Lakes Blvd. & William Trace Blvd.  
Great Visibility & high traffic volume  
Southwest Freeway Feeder Road access - Easy entry and exit  
Near Sugar Lakes and Sugar Creek Neighborhood  
Near Major Hospitals and Medical Complex  
Near First Colony Mall & Town Square

### Description

U.S. Highway 59 at Sugar Lakes Blvd. & William Trace Blvd. Great Visibility & high traffic volume  
SW Freeway Feeder Road access - Easy entry & exit  
One long-term tenant at entire first floor  
Adjacent to EastWest Bank  
Near Sugar Lakes and Sugar Creek Neighborhood  
Near Major Hospitals and Medical Complex  
Near First Colony Mall & Town Square

143



**14851-14861 Southwest Fwy**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class C Office/Medical**  
Status: **Built 1985, Renov 1993**  
Building Size: **41,235 SF**  
Typical Floor Size: **41,235 SF**  
Stories: **1**  
Expenses: **2014 Combined Tax/Ops @ \$5.65/sf**  
Parking: **140 free Surface Spaces are available; Ratio of 3.40/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **6,027 SF**  
Max Contig: **3,430 SF**  
Smallest Space: **688 SF**  
Rent/SF/Yr: **\$19.50**  
% Leased: **85.4%**

Landlord Rep: Navstar Commercial / L.Christine L. Teagle (972) 897-6402 / Phil Sandlin (817) 929-3282 -- 6,027 SF (688-3,430 SF)




This Medical Center consists of 3 separate buildings.

### Signage Potential




Convenient Ample Parking for Patients.

Easy Access to the Southwest Freeway and Highway 6. Close Proximity to Restaurants and Shopping Centers.




## Fort Bend County Industrial & Office

144		<b>1415 Highway 6</b> <b>Bldg B</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office</b> Status: <b>Built 2005</b> Building Size: <b>6,007 SF</b> Typical Floor Size: <b>6,007 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$5.42/sf</b> Parking: <b>22 free Surface Spaces are available; Ratio of 4.50/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>6,007 SF</b> Max Contig: <b>6,007 SF</b> Smallest Space: <b>6,007 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>0%</b>
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 6,007 SF (6,007 SF) Located very to Highway 6 and First Colony Blvd intersection.				
145		<b>12783 Capricorn Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Flex</b> Status: <b>Built 2004</b> Building Size: <b>16,875 SF</b> Land Area: <b>5.13 AC</b> Stories: <b>1</b> Expenses: <b>2008 Tax @ \$4.37/sf, 2012 Est Tax @ \$0.70/sf; 2012 Est Ops @ \$1.88/sf</b> Parking: <b>20 free Surface Spaces are available; Ratio of 1.19/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>6,000 SF</b> Max Contig: <b>6,000 SF</b> Smallest Space: <b>6,000 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>64.4%</b>
Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 -- 6,000 SF (6,000 SF)				
146		<b>Kingsland Blvd &amp; Cobia Dr</b> <b>The Medical Offices at Grand Ridge</b> <b>Katy, TX 77494</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Under Construction, delivers Dec 2016</b> Building Size: <b>6,000 SF</b> Typical Floor Size: - Stories: - For Sale: <b>Not For Sale</b>	Space Avail: <b>6,000 SF</b> Max Contig: <b>6,000 SF</b> Smallest Space: <b>1,200 SF</b> Rent/SF/Yr: <b>\$28.00</b> % Leased: <b>0%</b>
Landlord Rep: SHB Development LLC / Steve Hextell (832) 683-9430 -- 6,000 SF (1,200-6,000 SF) Medical/Professional Office Space for lease. Build-to-suit space can be configured from 6,000 - 13,000 sq ft. This medical building is ideally situated near Houston's expanding medical community and close proximity to four major hospital systems, (Memorial Hermann, Methodist, Texas Children's and Christus St. Catherine). The Medical Offices at Grand Ridge puts you in the heart of professional, industrial, and medical opportunities that can compliment your business with new patients and employees. Grand Ridge is located at 440 Cobia Drive, near Kingsland Blvd. and Grand Parkway, just south the I-10 Katy Freeway, 30 minutes from Downtown Houston.				

## Fort Bend County Industrial & Office




147		<p><b>13618 Florence Rd</b>  <b>Building D</b>  <b>Sugar Land, TX 77498</b>  <b>Fort Bend County</b></p>	<p>Building Type: <b>Class C Warehouse</b>  Status: <b>Built 1994</b>  Building Size: <b>6,764 SF</b>  Land Area: <b>2 AC</b>  Stories: <b>1</b>  Expenses: <b>2012 Tax @ \$2.13/sf</b>  For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,700 SF</b>  Max Contig: <b>3,500 SF</b>  Smallest Space: <b>1,000 SF</b>  Rent/SF/Yr: <b>\$7.56-\$8.57</b>  % Leased: <b>33.5%</b></p>
Landlord Rep: Phil Jeffers / Phil Jeffers (281) 830-2566 -- 5,700 SF (1,000-3,500 SF)				
148		<p><b>2116 Thompson Rd</b>  <b>Richmond, TX 77469</b>  <b>Fort Bend County</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1980</b>  Building Size: <b>10,248 SF</b>  Typical Floor Size: <b>10,248 SF</b>  Stories: <b>1</b>  Expenses: <b>2009 Tax @ \$1.61/sf</b>  Parking: <b>30 free Surface Spaces are available; Ratio of 2.57/1,000 SF</b>  For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,700 SF</b>  Max Contig: <b>2,300 SF</b>  Smallest Space: <b>1,500 SF</b>  Rent/SF/Yr: <b>\$18.00</b>  % Leased: <b>100%</b></p>
Landlord Rep: FourPoints Investments / Jonathan Cantwell (832) 423-7446 -- 5,700 SF (1,500-2,300 SF)				
149		<p><b>24022 Cinco Village Center Blvd</b>  <b>Phase II</b>  <b>Katy, TX 77494</b>  <b>Fort Bend County</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 2006</b>  Building Size: <b>30,000 SF</b>  Typical Floor Size: <b>15,000 SF</b>  Stories: <b>2</b>  Expenses: <b>2011 Tax @ \$2.48/sf; 2011 Ops @ \$3.52/sf</b>  Parking: <b>68 free Surface Spaces are available; Ratio of 2.27/1,000 SF</b>  For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,600 SF</b>  Max Contig: <b>5,600 SF</b>  Smallest Space: <b>5,600 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>81.3%</b></p>
Landlord Rep: New Regional Planning, Inc. / Dana Thompson (713) 523-2929 / Blake Tartt (713) 523-2929 -- 5,600 SF (5,600 SF)				
<p>Breezy open Balconies and Serene Lake front views</p> <p>Lush landscaping, ample parking and included office- front signage</p> <p>Relaxing lake side setting that is ideal for outdoor meetings and leisurely work breaks</p> <p>In 2008, Cinco was named #2 master planned community in the nation</p>				

## Fort Bend County Industrial & Office

150		<p><b>4660 Sweetwater Blvd</b></p> <p><b>Sweetwater Professional Centre</b></p> <p><b>Sugar Land, TX 77479</b></p> <p><b>Fort Bend County</b></p>	<p>Building Type: <b>Class B Office</b></p> <p>Status: <b>Built Mar 2005</b></p> <p>Building Size: <b>34,430 SF</b></p> <p>Typical Floor Size: <b>11,476 SF</b></p> <p>Stories: <b>3</b></p> <p>Expenses: <b>2015 Tax @ \$2.77/sf, 2016 Est Tax @ \$2.78/sf</b></p> <p>Parking: <b>20 Covered Spaces are available; 99 free Surface Spaces are available; Ratio of 3.04/1,000 SF</b></p> <p>For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,588 SF</b></p> <p>Max Contig: <b>3,150 SF</b></p> <p>Smallest Space: <b>2,438 SF</b></p> <p>Rent/SF/Yr: <b>Withheld</b></p> <p>% Leased: <b>83.8%</b></p>
<p>Landlord Rep: Shah Companies / D.Pritesh D. Shah (281) 242-8464 -- 5,588 SF (2,438-3,150 SF)</p>				
<p>Description</p> <p>" 34,430 Square Foot Building</p> <p>" Year Built: 2005</p> <p>" Three story building Office</p> <p>Sweetwater Blvd. near Lexington Blvd. in First Colony</p> <p>High Income Neighborhood, near Methodist Hospital, MD Anderson, and St. Luke's Hospital. Medical complex with variety of Physicians. Near First Colony Mall, Town Square and many large and upscale shopping centers.</p> <p>Current tenants - Physicians, Real Estate Developers, General Contractors, and Title Company.</p> <p>Demographics - Population @ 200,000; Avg HH Income @ \$135,000</p> <p>Near US Hwy 59 Sweetwater Blvd. @ Lexington Blvd. in First Colony;</p>				
151		<p><b>16190 City Walk</b></p> <p><b>Sugar Land, TX 77479</b></p> <p><b>Fort Bend County</b></p>	<p>Building Type: <b>Class B Office</b></p> <p>Status: <b>Built Oct 2003</b></p> <p>Building Size: <b>35,000 SF</b></p> <p>Typical Floor Size: <b>24,668 SF</b></p> <p>Stories: <b>2</b></p> <p>Expenses: <b>2010 Tax @ \$4.88/sf, 2012 Est Tax @ \$4.88/sf; 2010 Ops @ \$4.43/sf, 2012 Est Ops @ \$4.44/sf</b></p> <p>For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,500 SF</b></p> <p>Max Contig: <b>5,500 SF</b></p> <p>Smallest Space: <b>5,500 SF</b></p> <p>Rent/SF/Yr: <b>\$24.50</b></p> <p>% Leased: <b>84.3%</b></p>
<p>Landlord Rep: Planned Community Developers / Donald Janssen (281) 242-2000 -- 5,500 SF (5,500 SF)</p>				
152		<p><b>5610 W River Park Dr</b></p> <p><b>Sugar Land, TX 77479</b></p> <p><b>Fort Bend County</b></p>	<p>Building Type: <b>Class B Office/Medical (Strip Ctr)</b></p> <p>Status: <b>Built Jun 2005</b></p> <p>Building Size: <b>36,430 SF</b></p> <p>Typical Floor Size: <b>36,430 SF</b></p> <p>Stories: <b>1</b></p> <p>Expenses: <b>2008 Tax @ \$2.85/sf; 2007 Ops @ \$7.06/sf</b></p> <p>Parking: <b>65 free Surface Spaces are available; Ratio of 6.00/1,000 SF</b></p> <p>For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,271 SF</b></p> <p>Max Contig: <b>5,271 SF</b></p> <p>Smallest Space: <b>5,271 SF</b></p> <p>Rent/SF/Yr: <b>Withheld</b></p> <p>% Leased: <b>85.5%</b></p>
<p>Landlord Rep: Lee &amp; Associates Commercial Real Estate Service / Jill Nesloney (713) 660-1164 -- 5,271 SF (5,271 SF)</p>				



## Fort Bend County Industrial & Office

153		<b>801 Jackson St</b> <b>Richmond, TX 77469</b> <b>Fort Bend County</b> <b>Hwy 90 @ 9th</b>	Building Type: <b>Class C Office/Medical</b> Status: <b>Built 1980, Renov 2006</b> Building Size: <b>28,000 SF</b> Typical Floor Size: <b>14,000 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$0.63/sf; 2015 Ops @ \$2.38/sf</b> Parking: <b>84 free Surface Spaces are available; Ratio of 3.82/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>5,250 SF</b> Max Contig: <b>3,000 SF</b> Smallest Space: <b>1,000 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>81.3%</b>
Landlord Rep: HMH Group, Inc. / Hamza Haneef (713) 922-3029 / Mohamed Ayoob (713) 922-3028 -- 5,250 SF (1,000-3,000 SF)				
*4 Blocks from Fort Bend Court House and 3 blocks from Oak Bend Hospital. *Only minutes away from Sugar Land, TX. *This building is one of the only real office buildings available in Richmond. *Easy access to the Southwest Freeway 59 *Plenty of restaurants in close vicinity and all other amenities (dry cleaning, day-care)				
154		<b>20403 University Blvd</b> <b>University Professional Plaza</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built Jul 2004</b> Building Size: <b>22,824 SF</b> Typical Floor Size: <b>22,824 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$2.96/sf; 2006 Combined Est Tax/Ops @ \$10.58/sf</b> Parking: <b>72 free Surface Spaces are available; Ratio of 3.15/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>5,102 SF</b> Max Contig: <b>2,782 SF</b> Smallest Space: <b>2,320 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>77.7%</b>
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 5,102 SF (2,320-2,782 SF)				
University Medical Plaza is a multi-tenant medical professional building located between Highway 6 and Highway 90, close to Highway 59 in Sugar Land, Texas. The 22,824-SF building currently has five second generation medical spaces available ranging from 1,076-5,100 SF. The property is well-maintained and features 24-hour surveillance, keyless entry and ample parking. The building is adjacent to the Kelsey Seybold Clinic and is close to St. Luke's, Methodist and Sugar Land hospitals, as well as numerous restaurants and shopping.				
155		<b>10302-10308 Cash Rd</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Built 1981</b> Building Size: <b>20,000 SF</b> Land Area: <b>1.35 AC</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$0.52/sf</b> Parking: <b>50 free Surface Spaces are available; Ratio of 2.51/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>5,000 SF</b> Max Contig: <b>5,000 SF</b> Smallest Space: <b>5,000 SF</b> Rent/SF/Yr: <b>\$8.40</b> % Leased: <b>75.0%</b>
Landlord Rep: ICO Commercial / Larry Indermuehle (281) 207-3701 -- 5,000 SF (5,000 SF)				



## Fort Bend County Industrial & Office

**156**



**10518 Cash Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
 Status: **Built 1979**  
 Building Size: **5,000 SF**  
 Land Area: **0.30 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.74/sf**  
 Parking: **8 free Surface Spaces are available; Ratio of 1.60/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**  
 Max Contig: **5,000 SF**  
 Smallest Space: **5,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Landlord Rep: ICO Commercial / Larry Indermuehle (281) 207-3701 -- 5,000 SF /900 ofc (5,000 SF)

Murphy Road visibility and signage. Fenced side storage yard. Great trades or building materials facility.  
 Key Map: 569L.

**157**



**2205 Williams Trace Blvd**  
**Sugar Land Professional Plaza I & II**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class C Office/Medical**  
 Status: **Built 1990**  
 Building Size: **15,169 SF**  
 Typical Floor Size: **15,169 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$2.19/sf**  
 Parking: **50 free Surface Spaces are available; Ratio of 3.30/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**  
 Max Contig: **5,000 SF**  
 Smallest Space: **5,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **67.0%**

Landlord Rep: RE/MAX Heritage of Texas / Ken Luu (281) 265-7355 X150 -- 5,000 SF (5,000 SF)

- Professional center w/ lake views
- 2-story, 44,130 SF building (Plaza I & II)
- Lease Rate: \$12.25 - \$13.00/SF (NNN)
- Expense Estimate: \$5.00/SF
- TI Allowance: Negotiable
- Term: 36 - 60 months
- Easy access from Highway 6 and US-59
- Growing neighborhood
- Near affluent subdivisions
- Attentive management

## Fort Bend County Industrial & Office

158



**52 Sugar Creek Center Blvd**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built Dec 2013**  
 Building Size: **18,336 SF**  
 Typical Floor Size: **6,112 SF**  
 Stories: **3**  
 Expenses: **2015 Tax @ \$1.02/sf; 2008 Ops @ \$4.43/sf**  
 Parking: **Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,912 SF**  
 Max Contig: **3,100 SF**  
 Smallest Space: **1,100 SF**  
 Rent/SF/Yr: **\$19.00-\$23.00**  
 % Leased: **73.2%**

Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 4,912 SF (1,100-3,100 SF)

A class office park. Located in the heart of Sugar Land, this building with class A finishes is one city block away from the Southwest (59 South) Freeway. Easily accessible to Dairy Ashford, Highway 90, and Sugar Creek. Nearby shopping, restaurants, banks, hospitals and hotels make this location ideal for quick access. See the Ft Bend key map 568R for additional details.

Located in the heart of Sugar Land, this building with class A finishes is one city block away from the Southwest (59 South) Freeway. Easily accessible to Dairy Ashford, Highway 90, and Sugar Creek. Nearby shopping, restaurants, banks, hospitals and hotels make this location ideal for quick access. See the Ft Bend key map 568R for additional details.

159



**14873-14897 Southwest Fwy**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 1985, Renov 2006**  
 Building Size: **12,013 SF**  
 Typical Floor Size: **12,013 SF**  
 Stories: **1**  
 Expenses: **2014 Combined Tax/Ops @ \$5.65/sf**  
 Parking: **140 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **4,839 SF**  
 Max Contig: **2,168 SF**  
 Smallest Space: **640 SF**  
 Rent/SF/Yr: **\$19.50**  
 % Leased: **59.7%**

Landlord Rep: Navstar Commercial / L.Christine L. Teagle (972) 897-6402 / Phil Sandlin (817) 929-3282 -- 4,839 SF (640-2,168 SF)

This Medical Center consists of 3 separate buildings.

Signage Potential

Convenient Ample Parking for Patients.

Easy Access to the Southwest Freeway and Highway 6. Close Proximity to Restaurants and Shopping Centers.

160






**7609 Tiki Dr**  
**Building 1**  
**Fulshear, TX 77441**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 2015**  
 Building Size: **7,800 SF**  
 Typical Floor Size: **7,800 SF**  
 Stories: **1**  
 Parking: **105 Surface Spaces are available**  
 For Sale: **Not For Sale**




Space Avail: **4,800 SF**  
 Max Contig: **4,800 SF**  
 Smallest Space: **2,000 SF**  
 Rent/SF/Yr: **\$26.00**  
 % Leased: **38.5%**

Landlord Rep: Re/Max Realty West / Mike Roller (281) 346-0222 -- 4,800 SF (2,000-4,800 SF)

## Fort Bend County Industrial & Office




161		<b>4427 Highway 6</b> <b>Phase 1</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built 2004</b> Building Size: <b>14,130 SF</b> Typical Floor Size: <b>14,130 SF</b> Stories: <b>1</b> Expenses: <b>2010 Tax @ \$3.57/sf, 2012 Est Tax @ \$3.57/sf; 2012 Est Ops @ \$2.90/sf</b> Parking: <b>90 free Surface Spaces are available; Ratio of 6.36/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,700 SF</b> Max Contig: <b>2,200 SF</b> Smallest Space: <b>500 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>66.7%</b>
Landlord Rep: Top USA / Grace Wang (713) 459-2656 -- 2,200 SF (2,200 SF) Leasing Company: Colony Wellcare Center / Linda Cao (832) 860-9927 -- 2,500 SF (500-2,000 SF)				
The building was designed by architectures specialized in professional facilities, and feature: Hurricane proof design Heavy duty fireproof doors Tinted double pane, reinforced windows 24-hour live recording digital surveillance cameras within and outside facility Excellent interior and exterior lighting, with natural lighting in center of facility Carpeted interior hallways, with granite accents and beautiful landscaping Spacious parking lot with extra slots				
162		<b>15200 Southwest Fwy</b> <b>Sugar Land Medical Bldg</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built 1981</b> Building Size: <b>63,720 SF</b> Typical Floor Size: <b>21,333 SF</b> Stories: <b>3</b> Expenses: <b>2014 Combined Tax/Ops @ \$10.64/sf; 2006 Est Ops @ \$10.10/sf</b> Parking: <b>150 free Surface Spaces are available; Ratio of 2.35/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,608 SF</b> Max Contig: <b>2,825 SF</b> Smallest Space: <b>1,783 SF</b> Rent/SF/Yr: <b>\$26.00</b> % Leased: <b>92.8%</b>
Landlord Rep: Transwestern / M.Ashley M. Cassel (713) 490-3785 -- 4,608 SF (1,783-2,825 SF)				
Prime location on Southwest Freeway in Sugar Lan. Connected to the Sugar Land Medical Center. Building features On-Site maintenance, connects to Sugar Land medical Center & Card Key access.  Some suites may be divisible.				
163		<b>120 Eldridge Rd</b> <b>Eldridge Point Office Condos</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jun 2015</b> Building Size: <b>5,824 SF</b> Typical Floor Size: <b>5,824 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$0.28/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,412 SF</b> Max Contig: <b>1,500 SF</b> Smallest Space: <b>750 SF</b> Rent/SF/Yr: <b>\$23.00</b> % Leased: <b>50.0%</b>
Landlord Rep: Ana Remperas / Ana Remperas (713) 298-3122 -- 2,912 SF (750-1,456 SF)				

## Fort Bend County Industrial & Office


164		<b>711 S 11th St</b> <b>Richmond, TX 77469</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office</b> Status: <b>Built 1985</b> Building Size: <b>4,470 SF</b> Typical Floor Size: <b>4,470 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.31/sf</b> Parking: <b>12 free Surface Spaces are available; Ratio of 2.68/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,400 SF</b> Max Contig: <b>4,400 SF</b> Smallest Space: <b>120 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>1.6%</b>
Landlord Rep: FourPoints Investments / Jonathan Cantwell (832) 423-7446 -- 4,400 SF (120-4,400 SF)				
165		<b>9416 S Hwy 6</b> <b>Houston, TX 77083</b> <b>Fort Bend County</b>	Building Type: <b>Class C (Neighborhood Ctr)</b> Status: <b>Existing</b> Building Size: <b>18,741 SF</b> Land Area: - Stories: - For Sale: <b>Not For Sale</b>	Space Avail: <b>4,200 SF</b> Max Contig: <b>3,000 SF</b> Smallest Space: <b>1,200 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>100%</b>
Landlord Rep: Whitestone REIT / Diana Armstrong (713) 435-2222 / Ivonne Gastaldi (713) 435-2222 -- 4,200 SF (1,200-3,000 SF)				
166		<b>3425 Hwy 6</b> <b>Professional Center @ First Colony</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office/Medical</b> Status: <b>Built Oct 1998</b> Building Size: <b>24,885 SF</b> Typical Floor Size: <b>12,400 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$2.34/sf, 2012 Est Tax @ \$1.94/sf; 2012 Est Ops @ \$4.56/sf</b> Parking: <b>Free Surface Spaces; Ratio of 6.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,060 SF</b> Max Contig: <b>2,061 SF</b> Smallest Space: <b>1,999 SF</b> Rent/SF/Yr: <b>\$17.00</b> % Leased: <b>83.7%</b>
Landlord Rep: Hunington Properties, Inc. -- 4,060 SF (1,999-2,061 SF)				


Professional Center of First Colony is conveniently located on Hwy 6, just South of Williams Trace Boulevard providing excellent access to the Southwest Freeway, Hwy 90 and the Grand Parkway. Also located within the First Colony area of Sugar Land, minutes from all of its amenities.


## Fort Bend County Industrial & Office

167		<b>23501 Cinco Ranch Blvd</b> <b>Bldg G &amp; H</b> <b>Katy, TX 77494</b> <b>Fort Bend County</b>	Building Type: <b>Class A Office/(Lifestyle Ctr)</b> Status: <b>Built Mar 2007</b> Building Size: <b>40,022 SF</b> Typical Floor Size: <b>20,011 SF</b> Stories: <b>2</b> Expenses: <b>2016 Est Tax @ \$2.04/sf; 2016 Est Ops @ \$11.46/sf</b> Parking: <b>Reserved Spaces @ \$60.00/mo; Ratio of 3.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,032 SF</b> Max Contig: <b>1,525 SF</b> Smallest Space: <b>1,240 SF</b> Rent/SF/Yr: <b>\$19.00-\$21.00</b> % Leased: <b>93.1%</b>
Landlord Rep: Transwestern / Louann Pereira (713) 272-1267 -- 4,032 SF (1,240-1,525 SF)				
LaCenterra at Cinco Ranch is a 34-acre Main Street-style town center development on the Grand Parkway in the heart of Cinco Ranch, one of the nation's top-selling master planned communities. Offering excellent freeway visibility, with convenient access to Houston's major freeway systems, LaCenterra features over 50 distinctive retailers and restaurants, Class A office space and a 300 unit luxury mid-rise. LaCenterra offers an appealing open-air pedestrian friendly environment highlighted by lush landscaping, lakes, water features, and outdoor common areas, including Central Green, a community event center. Located in the nationally recognized and acclaimed Katy Independent School District, LaCenterra is being developed and managed by The Vista Companies, in partnership with the Amstar Group.				
168		<b>3964-3992 Bluebonnet Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Built 1999</b> Building Size: <b>10,608 SF</b> Land Area: <b>2.38 AC</b> Stories: <b>1</b> Expenses: <b>2010 Tax @ \$1.15/sf, 2012 Est Tax @ \$1.40/sf; 2009 Ops @ \$0.19/sf, 2012 Est Ops @ \$2.67/sf</b> Parking: <b>40 free Surface Spaces are available; Ratio of 3.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,000 SF</b> Max Contig: <b>4,000 SF</b> Smallest Space: <b>4,000 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>62.3%</b>
Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 -- 4,000 SF (4,000 SF)				
169		<b>4610 Sweetwater Blvd</b> <b>Sweetwater Office Plaza</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Dec 2002</b> Building Size: <b>15,817 SF</b> Typical Floor Size: <b>7,908 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$3.65/sf</b> Parking: <b>18 Covered Spaces are available; 47 free Surface Spaces are available; Ratio of 5.28/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>3,948 SF</b> Max Contig: <b>3,948 SF</b> Smallest Space: <b>1,523 SF</b> Rent/SF/Yr: <b>\$25.00</b> % Leased: <b>75.0%</b>
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 3,948 SF (1,523-3,948 SF)				
Property is ideal for medical, dental, insurance, attorney, CPA, or real estate businesses. The building features marble floor finishings and extensive landscaping.				

## Fort Bend County Industrial & Office

170		<b>14015 Southwest Fwy</b> <b>Bldg 4</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/(Neighborhood Ctr)</b> Status: <b>Built 1985</b> Building Size: <b>3,913 SF</b> Typical Floor Size: <b>3,913 SF</b> Stories: <b>1</b> Expenses: <b>2010 Tax @ \$1.32/sf; 2010 Ops @ \$2.92/sf</b> Parking: <b>10 free Surface Spaces are available; Ratio of 2.56/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>3,913 SF</b> Max Contig: <b>2,992 SF</b> Smallest Space: <b>921 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>0%</b>
Landlord Rep: Pete Stewart Properties, Inc. / Pete Stewart -- 3,913 SF (921-2,992 SF)				

171		<b>12919 Southwest Fwy</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Flex/Light Manufacturing</b> Status: <b>Built 1983</b> Building Size: <b>37,143 SF</b> Land Area: <b>11.35 AC</b> Stories: <b>1</b> Expenses: <b>2011 Tax @ \$1.05/sf; 2007 Ops @ \$12.89/sf</b> Parking: <b>100 free Surface Spaces are available; Ratio of 2.69/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>3,910 SF</b> Max Contig: <b>1,955 SF</b> Smallest Space: <b>1,955 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>89.5%</b>
Landlord Rep: Stream Realty Partners, L.P. / Jeremy Lumbreras (713) 300-0322 / Blake Warren (713) 300-0313 / Dane Petersen (713) 300-8891 -- 3,910 SF /1,318 ofc (1,955 SF)				
2/00: R.W. Management Co. sold the building to Midway Companies. CB Richard Ellis negotiated on behalf of the seller.				

172		<b>614 Texas Pky</b> <b>Missouri City, TX 77489</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 2009</b> Building Size: <b>3,790 SF</b> Typical Floor Size: <b>3,790 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$5.03/sf</b> Parking: <b>20 free Surface Spaces are available; Ratio of 8.33/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>3,788 SF</b> Max Contig: <b>2,428 SF</b> Smallest Space: <b>1,204 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>0.1%</b>
Landlord Rep: L3ms				
Leasing Company: Habitation Realty / Tuan Ngo (713) 640-5685 -- 3,788 SF (1,204-1,360 SF)				
Beautiful new building located at Hwy 90 & Texas Parkway/FM 2234. Building is complete with ample parking space.Cheapest rent in the area. Owner would like to lease spaces quickly! Tenants currently include CPA. Great Commercial Rental! Don't let this prime location get away! Each office is 800 square feet.				

## Fort Bend County Industrial & Office

**173**



**12865-12881 Capricorn St**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Flex**  
 Status: **Built 1998**  
 Building Size: **16,875 SF**  
 Land Area: **4.38 AC**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$1.11/sf, 2012 Est Tax @ \$1.10/sf; 2011 Ops @ \$0.96/sf, 2012 Est Ops @ \$1.92/sf**  
 Parking: **20 free Surface Spaces are available; Ratio of 1.19/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,750 SF**  
 Max Contig: **1,875 SF**  
 Smallest Space: **1,875 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **77.8%**

Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 -- 3,750 SF (1,875 SF)

**174**



**13004 Murphy Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Flex/Showroom**  
 Status: **Built 2004**  
 Building Size: **31,875 SF**  
 Land Area: **3.41 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$0.82/sf; 2012 Ops @ \$0.48/sf**  
 Parking: **75 free Surface Spaces are available; Ratio of 2.35/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,750 SF**  
 Max Contig: **1,875 SF**  
 Smallest Space: **1,875 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **88.2%**

Landlord Rep: Holt Lunsford Commercial, Inc. / John Kruse (713) 602-3756 / Patrick Connolly (713) 602-3766 / Kelly Landwermyer (713) 850-8500 -- 3,750 SF (1,875 SF)

APN is 3560-04-000-0025-910

**175**



**3936-3960 Bluebonnet Dr**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built 1997**  
 Building Size: **13,950 SF**  
 Land Area: **2.38 AC**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$3.71/sf, 2012 Est Tax @ \$1.02/sf; 2012 Est Ops @ \$1.95/sf**  
 Parking: **24 free Surface Spaces are available; Ratio of 1.72/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,700 SF**  
 Max Contig: **3,700 SF**  
 Smallest Space: **1,875 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **73.5%**

Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 -- 3,700 SF (1,875-3,700 SF)



## Fort Bend County Industrial & Office

<b>176</b>		<b>4722 Riverstone Blvd</b>	Building Type: <b>Class B Office</b>	Space Avail: <b>3,700 SF</b>
		<b>Missouri City, TX 77459</b>	Status: <b>Built Feb 2008</b>	Max Contig: <b>3,700 SF</b>
		<b>Fort Bend County</b>	Building Size: <b>5,990 SF</b>	Smallest Space: <b>3,700 SF</b>
		<b>West of Hwy 6 @ Riverstone Blvd</b>	Typical Floor Size: <b>5,990 SF</b>	Rent/SF/Yr: <b>\$9.99</b>
			Stories: <b>1</b>	% Leased: <b>100%</b>
			Expenses: <b>2009 Tax @ \$5.63/sf</b>	
			Parking: <b>25 free Surface Spaces are available; Ratio of 4.17/1,000 SF</b>	
			For Sale: <b>Not For Sale</b>	

Landlord Rep: Colliers International / Marie Patterson (281) 494-4769  
 Sublet Contact: NAI Partners / Jason Whittington (713) 985-4628 Liz Westcott-Brown (713) 985-4632 -- 3,700 SF (3,700 SF)

<b>177</b>		<b>5201-5243 Reading Rd</b>	Building Type: <b>Class B Office</b>	Space Avail: <b>3,699 SF</b>
		<b>Phase I</b>	Status: <b>Proposed</b>	Max Contig: <b>3,699 SF</b>
		<b>Rosenberg, TX 77471</b>	Building Size: <b>3,699 SF</b>	Smallest Space: <b>3,699 SF</b>
		<b>Fort Bend County</b>	Typical Floor Size: <b>3,699 SF</b>	Rent/SF/Yr: <b>\$19.00</b>
			Stories: <b>1</b>	% Leased: <b>0%</b>
			Expenses: <b>2009 Tax @ \$4.70/sf</b>	
			For Sale: <b>For Sale at \$702,810 (\$190.00/SF) - Active</b>	

Sales Company: ICO Commercial: Jane Nodskov, CCIM (281) 207-3710, Lang Motes (281) 207-3705  
 Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Lang Motes (281) 207-3705 -- 3,699 SF (3,699 SF)

<b>178</b>		<b>4411 Avenue N</b>	Building Type: <b>Class B Office/Medical</b>	Space Avail: <b>3,477 SF</b>
		<b>Rosenberg, TX 77471</b>	Status: <b>Built 1984</b>	Max Contig: <b>3,477 SF</b>
		<b>Fort Bend County</b>	Building Size: <b>3,477 SF</b>	Smallest Space: <b>3,477 SF</b>
			Typical Floor Size: <b>3,477 SF</b>	Rent/SF/Yr: <b>\$12.00</b>
			Stories: <b>1</b>	% Leased: <b>0%</b>
			Expenses: <b>2015 Tax @ \$3.02/sf</b>	
			For Sale: <b>For Sale at \$600,000 (\$172.56/SF) - Active</b>	

Sales Company: Re/Max Realty West: Johnny Quarles (832) 361-8055  
 Landlord Rep: Re/Max Realty West / Mike Roller (281) 346-0222 -- 3,477 SF (3,477 SF)

Lane Real Estate is proud to offer 4411 Avenue "N" for sale. This durable 3,300 square foot commercial building is located on a picturesque and wooded 2.49 acre, tract of land in Rosenberg, Texas. Originally constructed in 1984, this building offers a striking elevation because of it's timeless contemporary fascade and a lavish and expansive use of one-way privacy glass. The building's basic construction of wood over steel frame is skillfully designed to make any future expansion easy and at a minimum of expense. The manicured park-like grounds are covered in carpet grass and mature trees and would easily allow ample room to build additional improvements, expand the current building, or add even more parking spaces to the sixteen plus existing, parking spaces! Currently, the subject building is occupied by a prominent and popular orthodontist. It would lend itself beautifully to occupation by members of the medical community, accountants, real estate offices, or any facet of commercial business simply seeking a handsome well-designed building in a gorgeous high profile location with easy access to major traffic arteries. If your business is seeking to locate in the Rosenberg-Richmond area, you would be well advised to purchase this affordable and attractive commercial property. Pre-qualified buyers, call Rocky at 713-822-8185 or your commercial agent to arrange a private showing of this property, today!

## Fort Bend County Industrial & Office

179



**1211 Lake Pointe Pky**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 2014**  
 Building Size: **6,473 SF**  
 Typical Floor Size: **6,473 SF**  
 Stories: **1**  
 Parking: **Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,470 SF**  
 Max Contig: **3,470 SF**  
 Smallest Space: **1,735 SF**  
 Rent/SF/Yr: **\$25.00**  
 % Leased: **46.4%**

Landlord Rep: ICO Commercial / Mike Gornek (281) 207-3703 / Peyton Easley (281) 240-9090 -- 3,470 SF (1,735-3,470 SF)

180



**10701 Corporate Dr**

**The Atrium Bldg**

**Stafford, TX 77477**

**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built 1981**  
 Building Size: **110,394 SF**  
 Typical Floor Size: **36,798 SF**  
 Stories: **3**  
 Expenses: **2015 Tax @ \$0.73/sf, 2016 Est Tax @ \$0.73/sf; 2016 Ops @ \$6.39/sf**  
 Parking: **160 free Surface Spaces are available; 135 Covered Spaces @ \$30.00/mo; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,374 SF**  
 Max Contig: **1,994 SF**  
 Smallest Space: **1,380 SF**  
 Rent/SF/Yr: **\$21.00**  
 % Leased: **96.9%**

Landlord Rep: LandPark Commercial / Will McGrath (281) 598-9856 / Bill McGrath (281) 598-9860 -- 3,374 SF (1,380-1,994 SF)

The Atrium is a three story multi-tenant office building containing approximately 110,394 square feet of net rentable area. The building features impressive entries that lead to temperature-controlled double atriums and mall. The property also has extensively landscaped atriums, grounds and parking area. On-site amenities include a deli, a conference room and card-key access.




### BUILDING FEATURES:

- Impressive entries
- Temperature-controlled atriums
- Extensively landscaped atriums, grounds and parking area
- On-site deli
- Conference room facility
- Above standard finishes
- Located in flourishing Sugar Land area
- Immediate access to 59 and ten minutes from Westchase
- Surface parking and covered reserved spaces
- Card-key access
- On-site management

### LOCATION:

Situated in the Sugar Land/Stafford area. Easy access via the Southwest Freeway-US 59 proceeding either north or southbound and via Julie River Drive from US 90A. When headed southbound, exit for US 90A Corporate Drive; when headed northbound, exit Kirkwood/Airport and make a U-turn. The building's proximity to the intersections of US 59 and US 90A as well as US 59 and Sam Houston Tollway Beltway 8 allows them to easily compete with any office product in the area.

## Fort Bend County Industrial & Office

181		<b>5239 Reading Rd</b> <b>Rosenberg, TX 77471</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Under Construction, delivers Aug 2016</b> Building Size: <b>3,353 SF</b> Typical Floor Size: <b>3,353 SF</b> Stories: <b>2</b> For Sale: <b>For Sale at \$637,070 (\$190.00/SF) - Active</b>	Space Avail: <b>3,353 SF</b> Max Contig: <b>3,353 SF</b> Smallest Space: <b>3,353 SF</b> Rent/SF/Yr: <b>\$19.00</b> % Leased: <b>0%</b>
Sales Company: ICO Commercial: Jane Nodskov, CCIM (281) 207-3710, Lang Motes (281) 207-3705 Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Lang Motes (281) 207-3705 -- 3,353 SF (3,353 SF)				
182		<b>12702 Century Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 2008</b> Building Size: <b>26,769 SF</b> Typical Floor Size: <b>26,769 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$0.53/sf</b> Parking: <b>30 free Surface Spaces are available; 10 free Covered Spaces are available; Ratio of 1.49/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>3,300 SF</b> Max Contig: <b>3,300 SF</b> Smallest Space: <b>3,300 SF</b> Rent/SF/Yr: <b>\$17.50</b> % Leased: <b>87.7%</b>
Landlord Rep: Greenpark Realty Advisor / Tony Pour (281) 493-0500 -- 3,300 SF (3,300 SF)				
183		<b>50 Sugar Creek Center Blvd</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 2008</b> Building Size: <b>18,500 SF</b> Typical Floor Size: <b>6,167 SF</b> Stories: <b>3</b> Expenses: <b>2009 Tax @ \$3.22/sf; 2008 Ops @ \$6.43/sf</b> Parking: <b>54 Surface Spaces are available; Ratio of 4.50/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>3,226 SF</b> Max Contig: <b>3,226 SF</b> Smallest Space: <b>3,226 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>100%</b>
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 Sublet Contact: PM Realty Group / Michael Sieger (713) 209-5930 -- 3,226 SF (3,226 SF)				
Sugar Creek Office Park offers private restrooms and kitchettes, in a prime location.  For sale or lease consists of 4 buildings of which 3 are complete. the suites will be constructed per tenant/owners specs. The project is strategically located just off Hwy 59 with easy access to the Beltway 8 and Hwy 90. The buildings have Class "A" finishes and monument signage.				

## Fort Bend County Industrial & Office

184



**1600 Hwy 6**

**Offices at Kensington Phase 1**

**Sugar Land, TX 77478**

**Fort Bend County**

Building Type: **Class A Office**  
 Status: **Built Feb 1998**  
 Building Size: **85,556 SF**  
 Typical Floor Size: **21,304 SF**  
 Stories: **4**  
 Expenses: **2015 Tax @ \$2.91/sf, 2016 Est Tax @ \$2.94/sf; 2016 Ops @ \$7.94/sf**  
 Parking: **Reserved Spaces @ \$35.00/mo; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,033 SF**  
 Max Contig: **3,033 SF**  
 Smallest Space: **3,033 SF**  
 Rent/SF/Yr: **\$29.00**  
 % Leased: **96.5%**

Landlord Rep: Transwestern / Louann Pereira (713) 272-1267 / Doug D. Little (713) 272-1284 -- 3,033 SF (3,033 SF)

This building is conveniently located on Highway 6, just north of US 59. The lobby is beautifully appointed with terracotta, verde, and beige marble floors, highlighted by oak paneled walls. The building includes a two and a half mile walking path around a 15-acre lake with decorative fountains and outside seating. The walking path accesses nearby retail and restaurants. Each entry door features card-key controlled access. Tenant activated after hours HVAC. This building was awarded an Energy Star label in 2009 and 2012 for its operating efficiency.

185



**15014 Lakefair Dr**

**Canyon Field Plaza**

**Richmond, TX 77406**

**Fort Bend County**

**FM 1093 @ Canyon Fields Dr**

Building Type: **Class B Office/Medical**  
 Status: **Built Jul 2015**  
 Building Size: **8,000 SF**  
 Typical Floor Size: **8,000 SF**  
 Stories: **1**  
 Expenses: **2016 Combined Tax/Ops @ \$7.00/sf**  
 For Sale: **Not For Sale**

Space Avail: **3,006 SF**  
 Max Contig: **2,023 SF**  
 Smallest Space: **983 SF**  
 Rent/SF/Yr: **\$25.00**  
 % Leased: **62.4%**

Landlord Rep: Hunington Properties, Inc. / Rafael Melara (713) 623-6944 X326 / Amber Hunter (713) 623-6944 -- 3,006 SF (983-2,023 SF)

186



**19830 FM 1093**

**Richmond, TX 77407**

**Fort Bend County**

Building Type: **Class B Flex/Light Manufacturing**  
 Status: **Built May 2013**  
 Building Size: **31,014 SF**  
 Land Area: **3.00 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$0.24/sf**  
 Parking: **50 free Surface Spaces are available; Ratio of 1.61/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,000 SF**  
 Max Contig: **2,000 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/Yr: **\$18.00**  
 % Leased: **90.3%**

Landlord Rep: McCastle Realty / Sanjiv Khanna (281) 748-9454 -- 3,000 SF (1,000-2,000 SF)

## Fort Bend County Industrial & Office

187



**3603 Glenn Lakes Ln**  
**Glenn Lakes Office**  
**Missouri City, TX 77459**  
**Fort Bend County**

Building Type: **Class C Office**  
 Status: **Built 1983**  
 Building Size: **6,000 SF**  
 Typical Floor Size: **6,000 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$2.36/sf**  
 For Sale: **Not For Sale**

Space Avail: **3,000 SF**  
 Max Contig: **3,000 SF**  
 Smallest Space: **1,500 SF**  
 Rent/SF/Yr: **\$12.00**  
 % Leased: **50.0%**

Landlord Rep: Keller Williams Southwest / Michael Wong (281) 265-0000 X4147 -- 3,000 SF (1,500-3,000 SF)

188



**10202 Mula Cir**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
 Status: **Built 1983**  
 Building Size: **3,000 SF**  
 Land Area: **0.21 AC**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$0.66/sf**  
 Parking: **5 free Surface Spaces are available; Ratio of 1.91/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,000 SF**  
 Max Contig: **3,000 SF**  
 Smallest Space: **3,000 SF**  
 Rent/SF/Yr: **\$10.20**  
 % Leased: **0%**

Landlord Rep: Newfoundland Realty / Desmond Hong (713) 857-2400 -- 3,000 SF /100 ofc (3,000 SF)

189



**23056 Westheimer Pky**  
**Katy, TX 77494**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 2007**  
 Building Size: **7,767 SF**  
 Typical Floor Size: **7,767 SF**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$4.65/sf, 2012 Est Tax @ \$4.17/sf; 2011 Ops @ \$2.35/sf, 2013 Est Ops @ \$7.00/sf**  
 Parking: **42 free Surface Spaces are available; Ratio of 5.41/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,937 SF**  
 Max Contig: **2,937 SF**  
 Smallest Space: **2,937 SF**  
 Rent/SF/Yr: **\$24.00**  
 % Leased: **62.2%**

Landlord Rep: Retail Solutions / Lyle Cowand (281) 445-0033 -- 2,937 SF (2,937 SF)

190



**9201 Sienna Ranch Rd**  
**Missouri City, TX 77459**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
 Status: **Built 2008**  
 Building Size: **9,817 SF**  
 Typical Floor Size: **9,817 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$5.84/sf; 2014 Ops @ \$2.91/sf**  
 Parking: **54 free Surface Spaces are available; Ratio of 5.50/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,817 SF**  
 Max Contig: **2,817 SF**  
 Smallest Space: **2,817 SF**  
 Rent/SF/Yr: **\$24.00**  
 % Leased: **71.3%**


Landlord Rep: Texas Overland Company LLC / Doug Morrow (346) 980-8878 -- 2,817 SF (2,817 SF)


## Fort Bend County Industrial & Office


191		<b>17228 W Grand Parkway S</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built 2014</b> Building Size: <b>6,409 SF</b> Typical Floor Size: <b>6,409 SF</b> Stories: <b>1</b> Parking: <b>Ratio of 5.10/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,800 SF</b> Max Contig: <b>2,800 SF</b> Smallest Space: <b>900 SF</b> Rent/SF/Yr: <b>\$22.00-\$24.00</b> % Leased: <b>56.3%</b>
		Landlord Rep: Ingram Commercial Real Estate / Bill Ingram (281) 364-8000 / Ron Byrd (281) 364-8000 -- 2,800 SF (900-2,800 SF)		
192		<b>6116 Reading Rd</b> <b>Rosenberg, TX 77471</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office</b> Status: <b>Built 1984</b> Building Size: <b>2,763 SF</b> Typical Floor Size: <b>2,763 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.31/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,763 SF</b> Max Contig: <b>2,763 SF</b> Smallest Space: <b>2,763 SF</b> Rent/SF/Yr: <b>\$10.00</b> % Leased: <b>100%</b>
		Landlord Rep: Main Realty / Ray Orazani (281) 325-0000 -- 2,763 SF (2,763 SF)		
193		<b>5201-5243 Reading Rd</b> <b>Phase I</b> <b>Rosenberg, TX 77471</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Proposed</b> Building Size: <b>2,616 SF</b> Typical Floor Size: <b>2,616 SF</b> Stories: <b>1</b> Expenses: <b>2009 Tax @ \$6.65/sf</b> For Sale: <b>For Sale at \$497,040 (\$190.00/SF) - Active</b>	Space Avail: <b>2,616 SF</b> Max Contig: <b>2,616 SF</b> Smallest Space: <b>2,616 SF</b> Rent/SF/Yr: <b>\$19.00</b> % Leased: <b>0%</b>
		Sales Company: ICO Commercial: Jane Nodskov, CCIM (281) 207-3710, Lang Motes (281) 207-3705 Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Lang Motes (281) 207-3705 -- 2,616 SF (2,616 SF)		



## Fort Bend County Industrial & Office

194		<b>4832 FM 2218 Rd</b> <b>Richmond, TX 77469</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office</b> Status: <b>Built 1984</b> Building Size: <b>2,900 SF</b> Typical Floor Size: <b>2,900 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$2.35/sf</b> Parking: <b>10 free Surface Spaces are available; Ratio of 3.44/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,550 SF</b> Max Contig: <b>2,550 SF</b> Smallest Space: <b>128 SF</b> Rent/SF/Yr: <b>\$15.00-\$18.00</b> % Leased: <b>12.1%</b>
Landlord Rep: OAR Realty Partners, LLC / Randy Hutchison (281) 988-5445 -- 2,550 SF (128-2,550 SF)				

195		<b>12503 Exchange Dr</b> <b>Corporate Exchange Center</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Flex</b> Status: <b>Built 1981</b> Building Size: <b>62,700 SF</b> Land Area: <b>9.14 AC</b> Stories: <b>1</b> Expenses: <b>2003 Tax @ \$3.95/sf; 2011 Ops @ \$0.12/sf, 2007 Est Ops @ \$1.68/sf</b> Parking: <b>166 free Surface Spaces are available; Ratio of 2.06/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,520 SF</b> Max Contig: <b>2,520 SF</b> Smallest Space: <b>2,520 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>96.0%</b>
Landlord Rep: CBRE / Stephen King (713) 577-1617 -- 2,520 SF /1,790 ofc (2,520 SF)				
08/04: C.P. Oakley, LLC., represented by CB Richard Ellis, purchased the the building. Trammell Crow Company respresented the seller, O'Connell Realty Advisors. Reference Comps # FBC-12977-10-0420 for more information.				
Conveniently located just off Highway 59 South in Fort Bend County's fastest growing business district, the Corporate Business Part. It offers excellent marketing opportunities in Southwest Houston and the Sugar Land Area. The proximity to Houston and the county's aggressive tax abatement for businesses are the major attractions of this area.				
The two, single-storied buildings are separated by a large parking area and an attractively landscaped esplanade area. Each suite features a semi-dock or dock-high loading area, 14' clear interior ceiling heights and roll-up overhead doors in the rear of the building.				

196		<b>4645 Sweetwater Blvd</b> <b>The Offices at Sweetwater</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 1985</b> Building Size: <b>20,963 SF</b> Typical Floor Size: <b>20,963 SF</b> Stories: <b>1</b> Expenses: <b>2011 Tax @ \$1.84/sf; 2011 Est Ops @ \$7.36/sf</b> Parking: <b>294 free Surface Spaces are available; Reserved Spaces @ \$80.00/mo; Ratio of 4.10/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,465 SF</b> Max Contig: <b>2,465 SF</b> Smallest Space: <b>2,465 SF</b> Rent/SF/Yr: <b>\$27.00-\$29.00</b> % Leased: <b>88.2%</b>
Landlord Rep: Schmid Investment Corporation / Jennifer Doest (713) 333-5530 X203 -- 2,465 SF (2,465 SF)				



## Fort Bend County Industrial & Office

197



**5777 Sienna Pky**  
**Missouri City, TX 77459**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built 2006**  
 Building Size: **15,100 SF**  
 Typical Floor Size: **15,100 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$4.32/sf; 2008 Ops @ \$8.44/sf**  
 Parking: **Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,419 SF**  
 Max Contig: **2,419 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/Yr: **\$16.00**  
 % Leased: **84.0%**

Landlord Rep: Westport Builders / David Moore (281) 240-4414 -- 2,419 SF (1,200-2,419 SF)

Beautiful free-standing building off Hwy. 6 in Missouri City at the entrance into the Sienna Parkway. New construction ready for tenant finish.

198



**1012 1st St**  
**Rosenberg, TX 77471**  
**Fort Bend County**

Building Type: **Class C Service**  
 Status: **Built 1965**  
 Building Size: **2,400 SF**  
 Land Area: **0.16 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.10/sf**  
 Parking: **11 free Surface Spaces are available; Ratio of 4.50/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**  
 Max Contig: **2,400 SF**  
 Smallest Space: **2,400 SF**  
 Rent/SF/Yr: **\$7.50**  
 % Leased: **100%**

Landlord Rep: Bob's Radiator Works / Bob Gonzales (281) 232-6222 -- 2,400 SF (2,400 SF)

199



**610 S 11th St**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class C Office**  
 Status: **Built 1949**  
 Building Size: **2,340 SF**  
 Typical Floor Size: **2,340 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.32/sf**  
 Parking: **9 Surface Spaces are available; Ratio of 3.84/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,300 SF**  
 Max Contig: **2,300 SF**  
 Smallest Space: **2,300 SF**  
 Rent/SF/Yr: **\$13.03**  
 % Leased: **1.7%**

Landlord Rep: Wayne Stone Properties / A.Terry A. Nehls (281) 460-7374 -- 2,300 SF (2,300 SF)

200






**4675 Sweetwater Blvd**  
**Sugar Land, TX 77479**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built 1984**  
 Building Size: **6,685 SF**  
 Typical Floor Size: **6,685 SF**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$1.84/sf; 2011 Est Ops @ \$7.36/sf**  
 Parking: **27 free Surface Spaces are available; Ratio of 4.04/1,000 SF**  
 For Sale: **Not For Sale**




Space Avail: **2,271 SF**  
 Max Contig: **2,271 SF**  
 Smallest Space: **2,271 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Schmid Investment Corporation / Jennifer Doest (713) 333-5530 X203 -- 2,271 SF (2,271 SF)

## Fort Bend County Industrial & Office

201		<b>8410 Hwy 90A</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 1968, Renov 2013</b> Building Size: <b>20,000 SF</b> Typical Floor Size: <b>10,000 SF</b> Stories: <b>2</b> Parking: <b>60 free Surface Spaces are available; Ratio of 3.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,234 SF</b> Max Contig: <b>1,267 SF</b> Smallest Space: <b>967 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>88.8%</b>
Landlord Rep: Fort Bend Real Estate Corporation / Kelly Friedman (281) 242-2200 / Kelly Ferguson (281) 242-1261 - 2,234 SF (967-1,267 SF)				
<p>±17,493 Net Rentable Square Feet. Two-story, multi-tenant office building with concrete slab foundation, masonry/brick exterior walls. Located in rear is a ±815-SF Motor Bank with seven drive-through bays and a canopy cover. The parking consists of approximately 50,000 SF of asphalt-paved open parking.</p> <p>97% leased. Good income-producing investment, anchored by long-term lease with Frost Bank (5500 SF plus Motor Bank).</p> <p>Located on lighted, hard corner on US Highway 90A and Savoy St and directly in front of the Venetian Lakes subdivision. 97% leased. Good income-producing investment, anchored by long term lease with Frost Bank (5500 sq ft plus Motor Bank).</p>				
202		<b>1801 Thompson Rd</b> <b>Richmond, TX 77469</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office/Office/Residential</b> Status: <b>Built 1970</b> Building Size: <b>2,208 SF</b> Typical Floor Size: <b>2,208 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.96/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,208 SF</b> Max Contig: <b>2,208 SF</b> Smallest Space: <b>2,208 SF</b> Rent/SF/Yr: <b>\$8.15</b> % Leased: <b>0%</b>
Landlord Rep: Your Property Partners Real Estate Group / Melissa Marshall (713) 936-5161 -- 2,208 SF (2,208 SF)				
203		<b>333-341 Southwestern Blvd</b> <b>Sugar Creek II</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office</b> Status: <b>Built 1978</b> Building Size: <b>16,430 SF</b> Typical Floor Size: <b>8,215 SF</b> Stories: <b>2</b> Expenses: <b>2016 Combined Tax/Ops @ \$7.20/sf; 2012 Est Ops @ \$4.75/sf</b> Parking: <b>30 free Surface Spaces are available; Ratio of 1.83/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,146 SF</b> Max Contig: <b>1,578 SF</b> Smallest Space: <b>568 SF</b> Rent/SF/Yr: <b>\$15.00-\$18.60</b> % Leased: <b>86.9%</b>
Landlord Rep: Evergreen Properties Management / Sally Thai (281) 265-0509 -- 2,146 SF (568-848 SF)				
Building consists of one floor of retail (1st floor, 341 Southwestern) and one floor of office space (2nd floor, 333 Southwestern).				

## Fort Bend County Industrial & Office

204		<b>4010 Bluebonnet Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Built 1996</b> Building Size: <b>13,020 SF</b> Land Area: <b>1.35 AC</b> Stories: <b>1</b> Expenses: <b>2011 Tax @ \$1.38/sf, 2012 Est Tax @ \$1.38/sf; 2012 Est Ops @ \$1.09/sf</b> Parking: <b>40 free Surface Spaces are available; Ratio of 3.07/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,060 SF</b> Max Contig: <b>2,060 SF</b> Smallest Space: <b>2,060 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>84.2%</b>
Landlord Rep: Transwestern / Brian Gammill (713) 270-3321 -- 2,060 SF (2,060 SF)				
205		<b>4134 Bluebonnet Dr</b> <b>Bldg 1</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Built Jul 2005</b> Building Size: <b>14,200 SF</b> Land Area: <b>1.59 AC</b> Stories: <b>1</b> Expenses: <b>2009 Tax @ \$2.31/sf</b> Parking: <b>30 free Surface Spaces are available; Ratio of 3.90/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,950 SF</b> Max Contig: <b>1,950 SF</b> Smallest Space: <b>1,950 SF</b> Rent/SF/Yr: <b>\$12.00-\$13.00</b> % Leased: <b>86.3%</b>
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 1,950 SF (1,950 SF)				
206		<b>4690 Sweetwater Blvd</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b> <b>Sweetwater and Lexington</b>	Building Type: <b>Class B Office</b> Status: <b>Built Oct 2008</b> Building Size: <b>30,000 SF</b> Typical Floor Size: <b>15,390 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$2.80/sf, 2012 Est Tax @ \$2.91/sf; 2015 Ops @ \$8.23/sf, 2013 Est Ops @ \$10.00/sf</b> Parking: <b>70 free Surface Spaces are available; Ratio of 3.80/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,940 SF</b> Max Contig: <b>1,940 SF</b> Smallest Space: <b>1,940 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>100%</b>
Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769				
Sublet Contact: CBC Advisors / David Hummel (713) 540-9116 -- 1,940 SF (1,940 SF)				

## Fort Bend County Industrial & Office

207



**13515 Southwest Fwy**  
**Sugar Creek I**  
**Sugar Land, TX 77478**  
**Fort Bend County**

Building Type: **Class C Office**  
 Status: **Built 1973**  
 Building Size: **15,339 SF**  
 Typical Floor Size: **7,656 SF**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$1.32/sf, 2012 Est Tax @ \$1.45/sf; 2013 Ops @ \$7.80/sf, 2012 Est Ops @ \$4.53/sf**  
 Parking: **25 free Surface Spaces are available; Ratio of 1.63/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **1,905 SF**  
 Max Contig: **1,120 SF**  
 Smallest Space: **785 SF**  
 Rent/SF/Yr: **\$19.80**  
 % Leased: **87.6%**

Landlord Rep: Evergreen Properties Management / Sally Thai (281) 265-0509 -- 1,905 SF (785-1,120 SF)

The 1st floor is retail and the 2nd floor is office space. Building renovated in 2008.

208



**4501 Cartwright Rd**  
**Bldg 7**  
**Missouri City, TX 77459**  
**Fort Bend County**

Building Type: **Class B Office/Office Live/Work Unit**  
 Status: **Built 2009**  
 Building Size: **4,584 SF**  
 Typical Floor Size: **4,584 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.81/sf**  
 Parking: **30 free Surface Spaces are available; Ratio of 6.54/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **1,900 SF**  
 Max Contig: **1,900 SF**  
 Smallest Space: **1,900 SF**  
 Rent/SF/Yr: **\$15.79**  
 % Leased: **58.6%**

Landlord Rep: Tamborrel Properties / Luis Tamborrel (281) 813-6027 -- 1,900 SF (1,900 SF)

209



**117 Lane Dr**  
**Rosenberg, TX 77471**  
**Fort Bend County**

Building Type: **Class C Office**  
 Status: **Built 1986**  
 Building Size: **22,000 SF**  
 Typical Floor Size: **22,000 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.94/sf**  
 Parking: **180 free Surface Spaces are available; Ratio of 2.78/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **1,900 SF**  
 Max Contig: **1,900 SF**  
 Smallest Space: **1,900 SF**  
 Rent/SF/Yr: **\$18.94**  
 % Leased: **91.4%**

Landlord Rep: Tim Cho / Tim Cho (713) 240-6515  
 Leasing Company: Mellon Real Estate / Sidney Mellon (281) 342-4603 Harry Mellon (281) 342-4603 -- 1,900 SF (1,900 SF)

## Fort Bend County Industrial & Office

210		<b>30519 Second St</b> <b>Fulshear, TX 77441</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Existing</b> Building Size: <b>1,900 SF</b> Typical Floor Size: <b>1,900 SF</b> Stories: <b>1</b> For Sale: <b>For Sale at \$650,000 (\$342.11/SF) - Active</b>	Space Avail: <b>1,900 SF</b> Max Contig: <b>1,900 SF</b> Smallest Space: <b>1,900 SF</b> Rent/SF/Yr: <b>\$18.95</b> % Leased: <b>100%</b>
Sales Company: Berkshire Hathaway HomeServices: Nicole Rathe (281) 346-1100 Landlord Rep: Berkshire Hathaway HomeServices / Nicole Rathe (281) 346-1100 -- 1,900 SF (1,900 SF)				
211		<b>13000 Murphy Rd</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Flex/Showroom</b> Status: <b>Built Mar 2001</b> Building Size: <b>31,875 SF</b> Land Area: <b>3.41 AC</b> Stories: <b>1</b> Expenses: <b>2008 Tax @ \$1.59/sf, 2012 Est Tax @ \$0.82/sf; 2012 Ops @ \$0.48/sf</b> Parking: <b>75 free Surface Spaces are available; Ratio of 2.35/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,875 SF</b> Max Contig: <b>1,875 SF</b> Smallest Space: <b>1,875 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>94.1%</b>
Landlord Rep: Holt Lunsford Commercial, Inc. / John Kruse (713) 602-3756 / Kelly Landwermeyer (713) 850-8500 / Patrick Connolly (713) 602-3766 -- 1,875 SF (1,875 SF)				
212		<b>1200 Soldiers Field Dr</b> <b>Copperstone Tower</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 1998</b> Building Size: <b>15,000 SF</b> Typical Floor Size: <b>5,800 SF</b> Stories: <b>3</b> Expenses: <b>2015 Tax @ \$2.08/sf; 2012 Ops @ \$3.93/sf</b> Parking: <b>23 free Surface Spaces are available; Ratio of 4.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,871 SF</b> Max Contig: <b>1,871 SF</b> Smallest Space: <b>1,871 SF</b> Rent/SF/Yr: <b>\$23.00</b> % Leased: <b>87.5%</b>
Landlord Rep: WestwoodCPM Real Estate/Corporate / Jinli Zhao (832) 878-8698 -- 1,871 SF (1,871 SF)				

This building is located at the epicenter of Sugar Land with easy access to Highway 59, Highway 6 and Highway 90. Close to First Colony and Sweetwater; it would be ideal for accounting, engineering, technology, insurance or other business uses.


## Fort Bend County Industrial & Office

213		<b>23922 Cinco Village Center Blvd</b>  <b>Phase I</b>  <b>Katy, TX 77494</b>  <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Oct 2006</b> Building Size: <b>30,000 SF</b> Typical Floor Size: <b>15,000 SF</b> Stories: <b>2</b> Expenses: <b>2011 Tax @ \$2.48/sf; 2011 Ops @ \$3.52/sf</b> Parking: <b>80 free Surface Spaces are available; Ratio of 2.67/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,870 SF</b> Max Contig: <b>1,870 SF</b> Smallest Space: <b>1,870 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>93.8%</b>
Landlord Rep: New Regional Planning, Inc. / Blake Tarrt (713) 523-2929 / Dana Thompson (713) 523-2929 -- 1,870 SF (1,870 SF)				
Each building will feature two floors with balconies and lake front views. The buildings are situated on a network of large pedestrian ways tied to restaurants, retail, schools, and the new Fort Bend Library. The grounds will feature lush landscaping, ample parking, and a putting green nestled between the buildings along Village Center Lakes.				
214		<b>104 Industrial Blvd</b>  <b>Sugar Land, TX 77478</b>  <b>Fort Bend County</b>	Building Type: <b>Class B Flex</b> Status: <b>Built 1979</b> Building Size: <b>52,000 SF</b> Land Area: <b>4.04 AC</b> Stories: <b>1</b> Expenses: <b>2009 Tax @ \$0.49/sf</b> Parking: <b>90 free Surface Spaces are available; Ratio of 1.73/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,686 SF</b> Max Contig: <b>1,495 SF</b> Smallest Space: <b>191 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>96.8%</b>
Landlord Rep: ICO Commercial / Mike Gornek (281) 207-3703 / Peyton Easley (281) 240-9090 -- 1,686 SF (1,495 SF)				
Ideal facility for computer, high-tech, electronics, electrical and affiliated industries Easy access to major arteries; Great Access from Highway 90A to Highway 59 or Beltway 8. Brick, tiltwall construction and Ample parking.				
215		<b>2333 Town Center Dr</b>  <b>Offices at Creekside</b>  <b>Sugar Land, TX 77478</b>  <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Aug 2006</b> Building Size: <b>10,741 SF</b> Typical Floor Size: <b>10,741 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$3.21/sf; 2008 Ops @ \$7.17/sf</b> Parking: <b>88 free Surface Spaces are available; Ratio of 8.19/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,629 SF</b> Max Contig: <b>1,629 SF</b> Smallest Space: <b>1,629 SF</b> Rent/SF/Yr: <b>\$22.50</b> % Leased: <b>100%</b>
Landlord Rep: ICO Commercial / Larry Indermuehle (281) 207-3701 / Tawnya Dornak (281) 207-3702 -- 1,629 SF (1,629 SF)				



## Fort Bend County Industrial & Office

216



2415 Town Center Dr

Sugar Land, TX 77478

Fort Bend County

Building Type: Class B Office

Status: Built 1997

Building Size: 12,000 SF

Typical Floor Size: 12,000 SF

Stories: 1

Expenses: 2015 Tax @ \$1.99/sf

Parking: 36 free Surface Spaces are available; Ratio of 5.00/1,000 SF

For Sale: Not For Sale

Space Avail: 1,568 SF

Max Contig: 1,568 SF


Smallest Space: 1,568 SF

Rent/SF/Yr: \$21.50

% Leased: 86.9%

Landlord Rep: ICO Commercial / Larry Indermuehle (281) 207-3701 / Jane Nodskov, CCIM (281) 207-3710 -- 1,568 SF (1,568 SF)

217



2900 Commercial Center Blvd

Cinco Professional Plaza

Katy, TX 77494

Fort Bend County

Building Type: Class B Office/Medical

Status: Built 2008

Building Size: 10,125 SF

Typical Floor Size: 10,125 SF

Stories: 1

Expenses: 2015 Tax @ \$3.54/sf, 2012 Est Tax @ \$4.19/sf; 2014 Ops @ \$4.93/sf, 2012 Est Ops @ \$2.11/sf

Parking: 40 free Surface Spaces are available; Ratio of 3.94/1,000 SF

For Sale: Not For Sale

Space Avail: 1,500 SF

Max Contig: 1,500 SF

Smallest Space: 1,500 SF


Rent/SF/Yr: \$25.00

% Leased: 100%

Landlord Rep: Company information unavailable at this time

Medical/Office center is located on Commercial Center Blvd. between Cinco Ranch Blvd. & Westheimer Parkway in the heart of Cinco Ranch. Within 7 Miles of Christus Hospital and three proposed hospitals: Methodist, Memorial Herman, & Texas Childrens.

218



1533 Highway 90 A

Missouri City, TX 77489

Fort Bend County

Building Type: Class B Office

Status: Built Jul 2015

Building Size: 3,200 SF

Typical Floor Size: 3,200 SF

Stories: 1

Parking: 19 Surface Spaces are available; Ratio of 5.93/1,000 SF

For Sale: Not For Sale

Space Avail: 1,500 SF

Max Contig: 1,500 SF


Smallest Space: 1,500 SF

Rent/SF/Yr: \$16.80

% Leased: 53.1%

Landlord Rep: Company information unavailable at this time

219



117 E Highway 90A

Richmond, TX 77406

Fort Bend County

Building Type: Class C Office

Status: Existing

Building Size: 1,500 SF

Typical Floor Size: 750 SF

Stories: 2

Expenses: 2015 Tax @ \$1.40/sf

Parking: Ratio of 7.00/1,000 SF

For Sale: Not For Sale

Space Avail: 1,500 SF

Max Contig: 1,500 SF

Smallest Space: 1,500 SF

Rent/SF/Yr: \$16.00

% Leased: 0%


Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Larry Indermuehle (281) 207-3701 -- 1,500 SF (1,500 SF)



## Fort Bend County Industrial & Office

220		<b>24530 Kingsland Blvd</b> <b>Katy, TX 77494</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Dec 2015</b> Building Size: <b>1,500 SF</b> Typical Floor Size: <b>1,500 SF</b> Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,500 SF</b> Max Contig: <b>1,500 SF</b> Smallest Space: <b>1,500 SF</b> Rent/SF/Yr: <b>\$24.00</b> % Leased: <b>0%</b>
Landlord Rep: Consultech Network Services, Inc. / Mario Zamarripa (281) 397-4553 -- 1,500 SF (1,500 SF)				
221		<b>1112 Soldiers Field Dr</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 2005</b> Building Size: <b>8,075 SF</b> Typical Floor Size: <b>8,075 SF</b> Stories: <b>1</b> Expenses: <b>2008 Tax @ \$4.86/sf</b> Parking: <b>2 Covered Spaces are available; 30 free Surface Spaces are available; Ratio of 3.96/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,500 SF</b> Max Contig: <b>1,500 SF</b> Smallest Space: <b>1,500 SF</b> Rent/SF/Yr: <b>\$17.00</b> % Leased: <b>81.4%</b>
Landlord Rep: RE/MAX Southwest Realtors / Robert Wilson (281) 491-1776 -- 1,500 SF (1,500 SF)				
222		<b>4230-4246 Bluebonnet Dr</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Flex</b> Status: <b>Built 1981</b> Building Size: <b>14,489 SF</b> Land Area: <b>1.66 AC</b> Stories: <b>1</b> Expenses: <b>2008 Tax @ \$1.63/sf</b> Parking: <b>40 free Surface Spaces are available; Ratio of 2.76/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,479 SF</b> Max Contig: <b>1,479 SF</b> Smallest Space: <b>1,479 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>89.8%</b>
Landlord Rep: Stream Realty Partners, L.P. / Dane Petersen (713) 300-8891 / Blake Warren (713) 300-0313 -- 1,479 SF /742 ofc (1,479 SF)				
223		<b>142 Eldridge Rd</b> <b>Eldridge Point Office Condos</b> <b>Sugar Land, TX 77478</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Nov 2015</b> Building Size: <b>5,824 SF</b> Typical Floor Size: <b>5,824 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$0.32/sf</b> Parking: <b>22 free Surface Spaces are available; Ratio of 3.67/1,000 SF</b> For Sale: <b>This property has one 1,474 condo for sale.</b>	Space Avail: <b>1,474 SF</b> Max Contig: <b>1,474 SF</b> Smallest Space: <b>1,474 SF</b> Rent/SF/Yr: <b>\$21.00</b> % Leased: <b>74.7%</b>
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 1,474 SF (1,474 SF)				

## Fort Bend County Industrial & Office

<b>224</b>		<b>23501 Cinco Ranch Blvd</b>	Building Type: <b>Class A Office/(Lifestyle Ctr)</b>	Space Avail: <b>1,362 SF</b>
		<b>Bldg A, B &amp; C</b>	Status: <b>Built Mar 2007</b>	Max Contig: <b>1,362 SF</b>
		<b>Katy, TX 77494</b>	Building Size: <b>51,607 SF</b>	Smallest Space: <b>1,362 SF</b>
		<b>Fort Bend County</b>	Typical Floor Size: <b>25,803 SF</b>	Rent/SF/Yr: <b>\$21.00</b>
			Stories: <b>2</b>	% Leased: <b>100%</b>
			Expenses: <b>2016 Est Tax @ \$2.04/sf; 2016 Est Ops @ \$11.46/sf</b>	
			Parking: <b>Reserved Spaces @ \$60.00/mo; Ratio of 3.00/1,000 SF</b>	
			For Sale: <b>Not For Sale</b>	

Landlord Rep: Transwestern / Louann Pereira (713) 272-1267 -- 1,362 SF (1,362 SF)

LaCenterra at Cinco Ranch is a 34-acre Main Street-style town center development on the Grand Parkway in the heart of Cinco Ranch, one of the nation's top-selling master planned communities. Offering excellent freeway visibility, with convenient access to Houston's major freeway systems, LaCenterra features over 50 distinctive retailers and restaurants, Class A office space and a 300 unit luxury mid-rise. LaCenterra offers an appealing open-air pedestrian friendly environment highlighted by lush landscaping, lakes, water features, and outdoor common areas, including Central Green, a community event center. Located in the nationally recognized and acclaimed Katy Independent School District, LaCenterra is being developed and managed by The Vista Companies, in partnership with the Amstar Group.

<b>225</b>		<b>5201-5243 Reading Rd</b>	Building Type: <b>Class B Office</b>	Space Avail: <b>1,300 SF</b>
		<b>Phase I</b>	Status: <b>Proposed</b>	Max Contig: <b>1,300 SF</b>
		<b>Rosenberg, TX 77471</b>	Building Size: <b>1,300 SF</b>	Smallest Space: <b>1,300 SF</b>
		<b>Fort Bend County</b>	Typical Floor Size: <b>1,300 SF</b>	Rent/SF/Yr: <b>\$19.00</b>
			Stories: <b>1</b>	% Leased: <b>0%</b>
			Expenses: <b>2009 Tax @ \$13.38/sf</b>	
			For Sale: <b>For Sale at \$247,000 (\$190.00/SF) - Active</b>	

Sales Company: ICO Commercial: Jane Nodskov, CCIM (281) 207-3710, Lang Motes (281) 207-3705

Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Lang Motes (281) 207-3705 -- 1,300 SF (1,300 SF)

## Fort Bend County Industrial & Office

226



**6115 FM 762 Rd**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
 Status: **Built 2011**  
 Building Size: **17,500 SF**  
 Land Area: **1.70 AC**  
 Stories: **1**  
 Expenses: **2016 Tax @ \$0.85/sf, 2012 Est Tax @ \$1.29/sf; 2016 Ops @ \$0.92/sf, 2012 Est Ops @ \$0.40/sf**  
 Parking: **15 free Surface Spaces are available; Ratio of 1.07/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **1,250 SF**  
 Max Contig: **1,250 SF**  
 Smallest Space: **1,250 SF**  
 Rent/SF/Yr: **\$10.56**  
 % Leased: **92.9%**

Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 1,250 SF (1,250 SF)

The property is located just west of Crabb River Road/Highway 99, south of Highway 59 along FM 762 Road in Richmond, Texas. Key Map 606U

227



**5211 Reading Rd**  
**Rosenberg, TX 77471**  
**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Under Construction, delivers Jul 2016**  
 Building Size: **1,224 SF**  
 Typical Floor Size: **1,224 SF**  
 Stories: **1**

Space Avail: **1,224 SF**  
 Max Contig: **1,224 SF**  
 Smallest Space: **1,224 SF**  
 Rent/SF/Yr: **\$19.00**  
 % Leased: **0%**

For Sale: **For Sale at \$232,560 (\$190.00/SF) - Active**

Sales Company: ICO Commercial: Jane Nodskov, CCIM (281) 207-3710, Lang Motes (281) 207-3705

Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Lang Motes (281) 207-3705 -- 1,224 SF (1,224 SF)

228



**10022 Mula Rd**  
**Stafford, TX 77477**  
**Fort Bend County**

Building Type: **Class C Warehouse**  
 Status: **Built 1984**  
 Building Size: **8,672 SF**  
 Land Area: **0.61 AC**  
 Stories: **2**

Space Avail: **1,200 SF**  
 Max Contig: **1,200 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/Yr: **\$13.00**  
 % Leased: **86.2%**

Expenses: **2015 Tax @ \$1.17/sf**




Parking: **16 free Surface Spaces are available; Ratio of 2.31/1,000 SF**

For Sale: **Not For Sale**


Landlord Rep: Brance-Krachy Co Inc. / (713) 225-6661


Leasing Company: Delta Realty, Inc. / Forbes Henderson (713) 459-0510 -- 1,200 SF (1,200 SF)


## Fort Bend County Industrial & Office

229		<b>4502 Riverstone Blvd</b> <b>Bldg II</b> <b>Missouri City, TX 77459</b> <b>Fort Bend County</b> <b>Phase I</b>	Building Type: <b>Class B Office</b> Status: <b>Built Aug 2014</b> Building Size: <b>4,800 SF</b> Typical Floor Size: <b>4,800 SF</b> Stories: <b>1</b> Expenses: <b>2013 Tax @ \$12.51/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,200 SF</b> Max Contig: <b>1,200 SF</b> Smallest Space: <b>1,200 SF</b> Rent/SF/Yr: <b>\$24.00</b> % Leased: <b>75.0%</b>
Landlord Rep: Houston Office Condos / Tony Talamas (713) 679-1890 -- 1,200 SF (1,200 SF)				
230		<b>19901 Southwest Fwy</b> <b>Tower Executive Suites</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b> <b>@ Greatwood</b>	Building Type: <b>Class B Office</b> Status: <b>Built Jun 2002</b> Building Size: <b>19,700 SF</b> Typical Floor Size: <b>9,850 SF</b> Stories: <b>2</b> Expenses: <b>2011 Tax @ \$3.24/sf, 2012 Est Tax @ \$3.24/sf; 2011 Ops @ \$6.41/sf, 2012 Est Ops @ \$6.41/sf</b> Parking: <b>75 free Surface Spaces are available; Ratio of 4.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,200 SF</b> Max Contig: <b>600 SF</b> Smallest Space: <b>200 SF</b> Rent/SF/Yr: <b>\$26.00-\$28.00</b> % Leased: <b>100%</b>
Landlord Rep: Delta Realty, Inc. / W.Jeffrey W. Black (713) 774-5750 / Sandy Black (713) 774-5750 -- 1,200 SF (200-600 SF)				
Town Center Executive suites. Individual offices offered. Located in front of Greatwood subdivision. Fully sprinklered building.				
231		<b>3533 Town Center Blvd</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built 2005</b> Building Size: <b>5,767 SF</b> Typical Floor Size: <b>5,767 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$4.64/sf</b> Parking: <b>30 free Surface Spaces are available; Ratio of 5.20/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,183 SF</b> Max Contig: <b>1,183 SF</b> Smallest Space: <b>1,183 SF</b> Rent/SF/Yr: <b>\$27.39</b> % Leased: <b>79.5%</b>
Landlord Rep: ICO Commercial / Danna Sossen (281) 207-3709 / Tawnya Dornak (281) 207-3702 -- 1,183 SF (1,183 SF)				




## Fort Bend County Industrial & Office

232		<b>1524 3rd St</b> <b>Missouri City, TX 77489</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built 2008</b> Building Size: <b>5,040 SF</b> Typical Floor Size: <b>5,040 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.74/sf</b> Parking: <b>20 free Surface Spaces are available; Ratio of 3.97/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,152 SF</b> Max Contig: <b>1,152 SF</b> Smallest Space: <b>1,152 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>77.1%</b>
Landlord Rep: <i>Company information unavailable at this time</i>				

233		<b>2600 Cordes Dr</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office/Medical</b> Status: <b>Built 2005, Renov 2009</b> Building Size: <b>14,595 SF</b> Typical Floor Size: <b>14,595 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$3.37/sf; 2010 Ops @ \$0.54/sf</b> Parking: <b>56 free Surface Spaces are available; Ratio of 3.73/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,100 SF</b> Max Contig: <b>1,100 SF</b> Smallest Space: <b>1,100 SF</b> Rent/SF/Yr: <b>\$21.00</b> % Leased: <b>92.5%</b>
Landlord Rep:    BPI Realty Services, Inc. / David Ferguson (713) 350-2783 -- 1,100 SF (1,100 SF)				
Property Description :				
Cordes @ Lexington				
THIS AN OFFICE/RETAIL PROPERTY				
Neighboring First Colony Mall, Methodist Sugar Land Hospital, AMC Theater, Marriott Sugar Land Town Square Hotel and Conference Center at Town Square, Sugar Land City Hall. Town Center is a new 32 acre development that includes restaurants, residential units, upscale retail, office space at the intersection of HWY 59 and HWY 6: one of the busiest corners in Fort Bend County.				

234		<b>2839 N Main St</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office</b> Status: <b>Built 1933</b> Building Size: <b>4,320 SF</b> Typical Floor Size: <b>4,320 SF</b> Stories: <b>2</b> Expenses: <b>2008 Tax @ \$1.19/sf</b> Parking: <b>30 free Surface Spaces are available; Ratio of 6.94/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,006 SF</b> Max Contig: <b>216 SF</b> Smallest Space: <b>100 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>83.0%</b>
Landlord Rep:    Historic Stafford Offices / Frank Cash (281) 499-7139 -- 1,006 SF (100-216 SF)				
* Carport				

## Fort Bend County Industrial & Office

235		<b>2700 Lake Olympia Pky</b> <b>Missouri City, TX 77459</b> <b>Fort Bend County</b>	Building Type: <b>Class C Office</b> Status: <b>Built 1983</b> Building Size: <b>4,480 SF</b> Typical Floor Size: <b>2,635 SF</b> Stories: <b>2</b> Expenses: <b>2015 Tax @ \$2.52/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,000 SF</b> Max Contig: <b>1,000 SF</b> Smallest Space: <b>1,000 SF</b> Rent/SF/Yr: <b>\$15.00</b> % Leased: <b>77.7%</b>
Landlord Rep: George E Johnson Development Inc. / Courtney Rose (713) 721-5555 X116 -- 1,000 SF (1,000 SF)				
236		<b>1116 Radio Ln</b> <b>Rosenberg, TX 77471</b> <b>Fort Bend County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Built 1984</b> Building Size: <b>10,089 SF</b> Land Area: <b>2.45 AC</b> Stories: <b>1</b> Expenses: <b>2009 Tax @ \$0.45/sf</b> Parking: <b>15 free Surface Spaces are available; Ratio of 1.49/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>1,000 SF</b> Max Contig: <b>1,000 SF</b> Smallest Space: <b>1,000 SF</b> Rent/SF/Yr: <b>\$8.40</b> % Leased: <b>90.1%</b>
Landlord Rep: Mellon Real Estate / Harry Mellon (281) 342-4603 / Sidney Mellon (281) 342-4603 -- 1,000 SF (1,000 SF)				
237		<b>4502 Riverstone Blvd</b> <b>Bldg I</b> <b>Missouri City, TX 77459</b> <b>Fort Bend County</b> <b>Phase I</b>	Building Type: <b>Class B Office</b> Status: <b>Built Aug 2014</b> Building Size: <b>4,800 SF</b> Typical Floor Size: <b>4,800 SF</b> Stories: <b>1</b> Expenses: <b>2013 Tax @ \$12.51/sf</b> Parking: <b>10 Surface Spaces are available; Ratio of 2.08/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>900 SF</b> Max Contig: <b>900 SF</b> Smallest Space: <b>300 SF</b> Rent/SF/Yr: <b>\$24.00</b> % Leased: <b>81.3%</b>
Landlord Rep: Dinesh Bala / Dinesh Bala (205) 394-0656 -- 900 SF (300-900 SF)				

## Fort Bend County Industrial & Office

238



**10707 Corporate Dr**

**Churchill Bldg**

**Stafford, TX 77477**

**Fort Bend County**

Building Type: **Class B Office**  
 Status: **Built Jun 1979**  
 Building Size: **75,490 SF**  
 Typical Floor Size: **37,745 SF**  
 Stories: **2**  
 Expenses: **2016 Combined Tax/Ops @ \$7.80/sf**  
 Parking: **20 Covered Spaces @ \$30.00/mo; 241 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **765 SF**  
 Max Contig: **765 SF**  
 Smallest Space: **765 SF**  
 Rent/SF/Yr: **\$21.00**  
 % Leased: **99.0%**

Landlord Rep: LandPark Commercial / Will McGrath (281) 598-9856 / Bill McGrath (281) 598-9860 -- 765 SF (765 SF)

The Churchill is a two story multi-tenant office building containing approximately 75,490 square feet of net rentable area. The asset is owner-managed and features tenant signage and ample parking. On-site amenities include a snack room and conference room. Building Features: Impressive entries, Temperature-controlled atriums, Extensively landscaped atriums, grounds & parking area, Conference room facility, Above standard finishes, Located in flourishing Sugar Land, Immediate access to 59 & ten minutes from Westchase, Surface parking & covered reserved spaces, Card-key access and On-site management.

The office building is situated in the Sugar Land/Stafford area on Corporate Drive. It is easily accessed via the Southwest Freeway - US 59 proceeding either North or Southbound and via Julie Rivers Drive from US 90A. When headed Southbound, exit for US 90A Corporate Drive; when headed Northbound, exit Kirkwood/ Airport and make a U-turn. The buildings' proximity to the intersections of US 59 and US 90A as well as US 59 and Sam Houston Tollway - Beltway 8 allows them to easily compete with any office product in the area.

### Building Features:

- Impressive entries
- Temperature-controlled atriums
- Extensively landscaped atriums, grounds & parking area
- Conference room facility
- Above standard finishes
- Located in flourishing Sugar Land
- Immediate access to 59 & ten minutes from Westchase
- Surface parking & covered reserved spaces
- Card-key access
- On-site management

239



**4655 Sweetwater Blvd**

**The Offices at Sweetwater**

**Sugar Land, TX 77479**

**Fort Bend County**

**BLD 2**





Building Type: **Class B Office**  
 Status: **Built 1984**  
 Building Size: **20,941 SF**  
 Typical Floor Size: **20,941 SF**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$1.84/sf; 2011 Est Ops @ \$7.36/sf**  
 Parking: **290 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **745 SF**  
 Max Contig: **745 SF**  
 Smallest Space: **745 SF**  
 Rent/SF/Yr: **\$26.00-\$28.00**  
 % Leased: **96.4%**

Landlord Rep: Schmid Investment Corporation / Jennifer Doest (713) 333-5530 X203 -- 745 SF (745 SF)



## Fort Bend County Industrial & Office

240		<b>22310 Grand Corner Dr</b> <b>Katy, TX 77494</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 2014</b> Building Size: <b>5,300 SF</b> Typical Floor Size: <b>5,300 SF</b> Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>688 SF</b> Max Contig: <b>688 SF</b> Smallest Space: <b>129 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>87.0%</b>
Landlord Rep: Brett B. Warren, P.C. / Cathy Driskell (713) 526-0606 / Brett Warren (713) 526-0606 -- 688 SF (129-145 SF)				
241		<b>24522 Kingsland Blvd</b> <b>Katy, TX 77494</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Existing</b> Building Size: <b>1,300 SF</b> Typical Floor Size: <b>1,300 SF</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$39.15/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>650 SF</b> Max Contig: <b>650 SF</b> Smallest Space: <b>650 SF</b> Rent/SF/Yr: <b>\$23.00</b> % Leased: <b>50.0%</b>
Landlord Rep: Century 21 Western Realty / Gregory Post (281) 392-9272 X104 -- 650 SF (650 SF)				
242		<b>4522 Riverstone Blvd</b> <b>Sugar Land, TX 77479</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built Mar 2014</b> Building Size: <b>4,800 SF</b> Typical Floor Size: <b>4,800 SF</b> Stories: <b>1</b> Expenses: <b>2012 Tax @ \$12.37/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>350 SF</b> Max Contig: <b>350 SF</b> Smallest Space: <b>350 SF</b> Rent/SF/Yr: <b>\$22.29</b> % Leased: <b>100%</b>
Landlord Rep: Houston Office Condos / Tony Talamas (713) 679-1890 Leasing Company: Anja Drewes Properties, LLC / Jhanvi Thakar (281) 546-9219 -- 350 SF (350 SF)				
243		<b>4103 S Main St</b> <b>Nova Companies</b> <b>Stafford, TX 77477</b> <b>Fort Bend County</b>	Building Type: <b>Class B Office</b> Status: <b>Built 1968</b> Building Size: <b>1,964 SF</b> Typical Floor Size: <b>1,964 SF</b> Stories: <b>-</b> Expenses: <b>2015 Tax @ \$1.53/sf</b> Parking: <b>3 Surface Spaces are available; Ratio of 1.52/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>250 SF</b> Max Contig: <b>250 SF</b> Smallest Space: <b>250 SF</b> Rent/SF/Yr: <b>\$28.80</b> % Leased: <b>100%</b>
Landlord Rep: Katie Coyghlen / Katie Coyghlen (281) 816-6823 Leasing Company: D. Sheline / Diane Sheline (281) 241-7201 -- 250 SF (250 SF)				

## Fort Bend County Industrial & Office

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**30417 5th St**  
**Fulshear, TX 77441**  
**Fort Bend County**

Building Type: **Class B Warehouse**  
Status: **Built 2008**  
Building Size: **10,000 SF**  
Land Area: **0.18 AC**  
Stories: **1**  
Expenses: **2009 Tax @ \$2.24/sf**  
For Sale: **Not For Sale**

Space Avail: **132 SF**  
Max Contig: **132 SF**  
Smallest Space: **132 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **98.7%**

Landlord Rep: C. Gordon Realty / Christin Gordon (281) 346-1937 -- 132 SF (132 SF)