



colliers.com/1105760

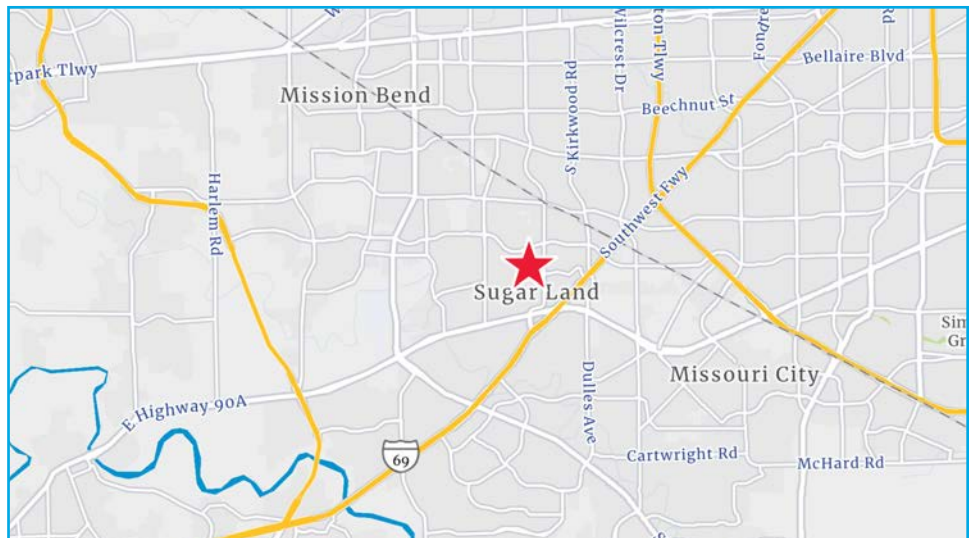
Up to 30,000 SF  
Available For Lease  
Year End 2023



**12560 Reed Road**  
Sugar Land, TX 77478



**Jim Pratt**  
Principal | Houston  
+1 713 830 2147  
jim.pratt@colliers.com



Accelerating success.

# Property Overview



## 12560 Reed Road, Sugar Land, TX 77478

12560 Reed Road is easily accessible with tremendous visibility located at the intersection of Industrial Road and Reed Road. The end cap space is available, but an adjacent suite totaling almost 15,000 SF could be made available for a larger tenant needing 30,000 SF.

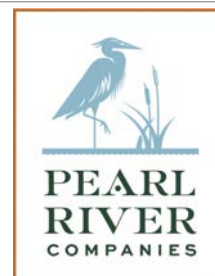
## Specifications

Address	12560 Reed Road	Sprinklers	Fully Sprinklered
Location	Sugar Land Business Park	Parking	The site offers 73 parking spaces. Additional land at the rear of the property can be paved for additional parking or limited outside (screened) storage.
Building Size	42,000 SF	Lease Rate	\$12.75 PSF
Lot Size	4.44 Acres	Tenant Improvements	Negotiable
Year Built	2005	Broker Bonus	\$1.00/SF for minimum 15,000 SF Lease signed by October 31st (5 year+ term)
Construction	Tiltwall		
Clear Height	22'		
Loading	Grade level building offers drive-in ramps, and dock-high and semi-dock truck wells. It has seven (7) standard and two (2) oversized doors.		

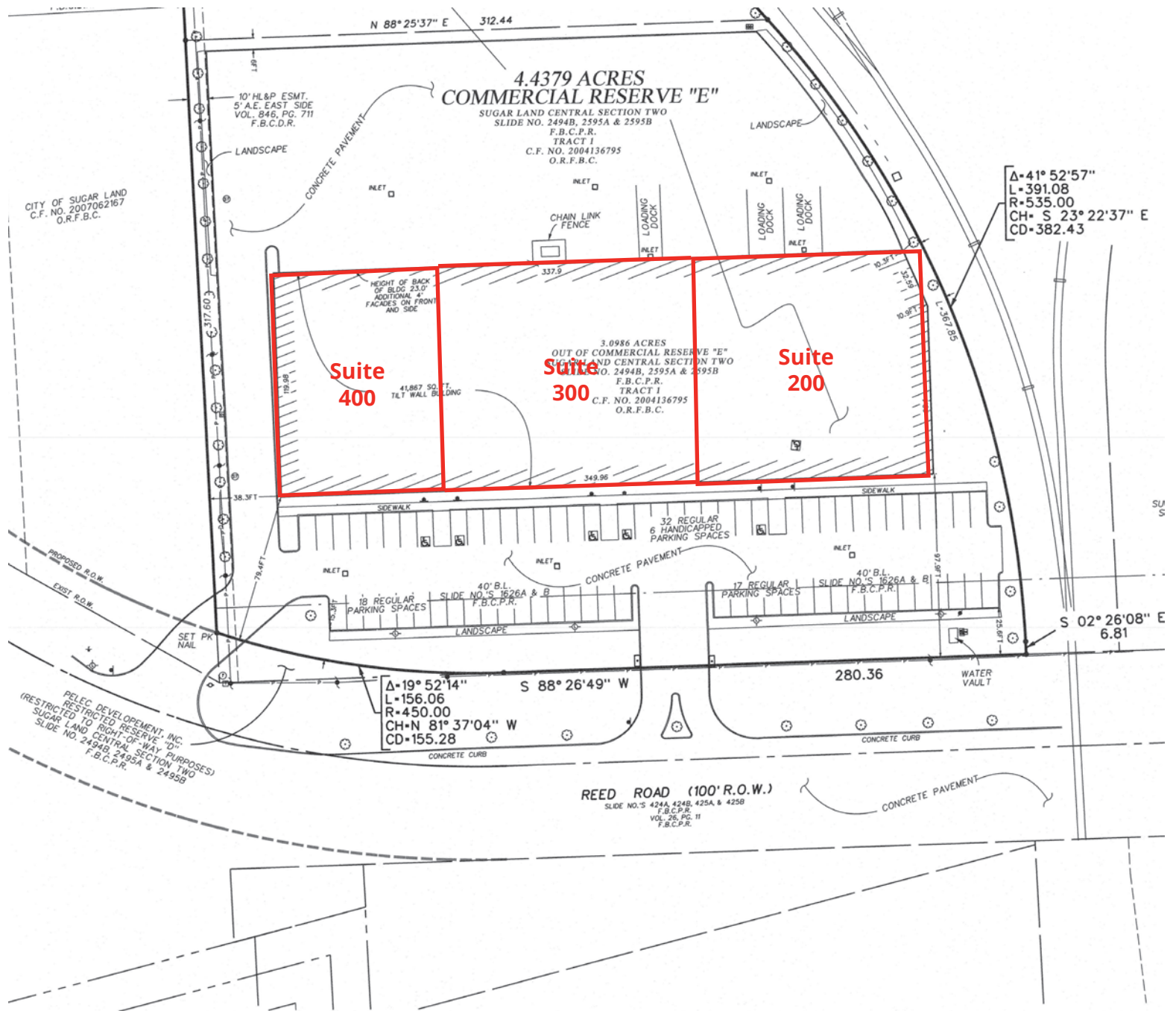
Contact:

### Jim Pratt

Principal | Houston  
+1 713 830 2147  
jim.pratt@colliers.com



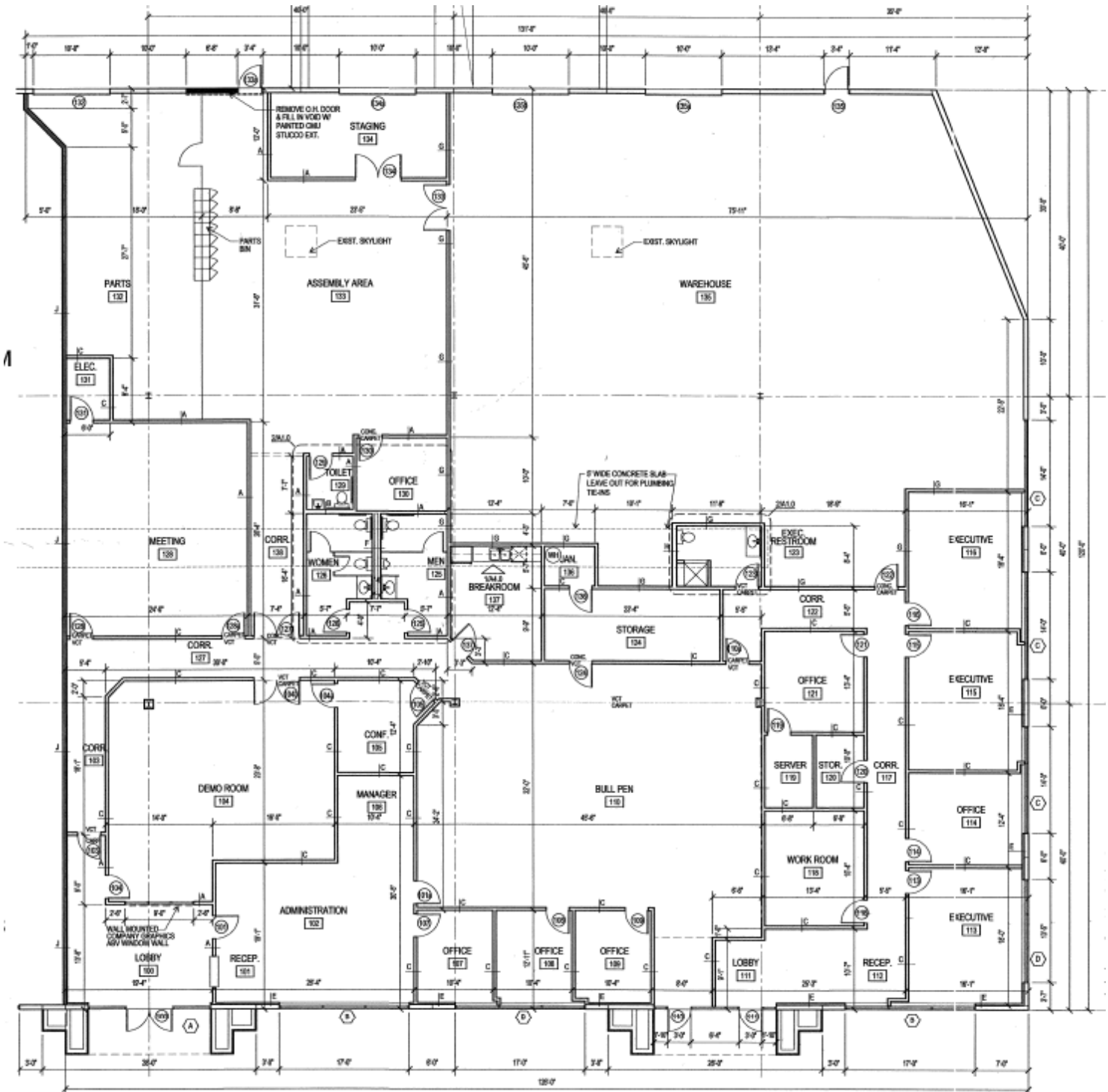
# Survey





# Floor Plan

Suite 200



12560 Reed Road, Sugar Land TX | For Lease

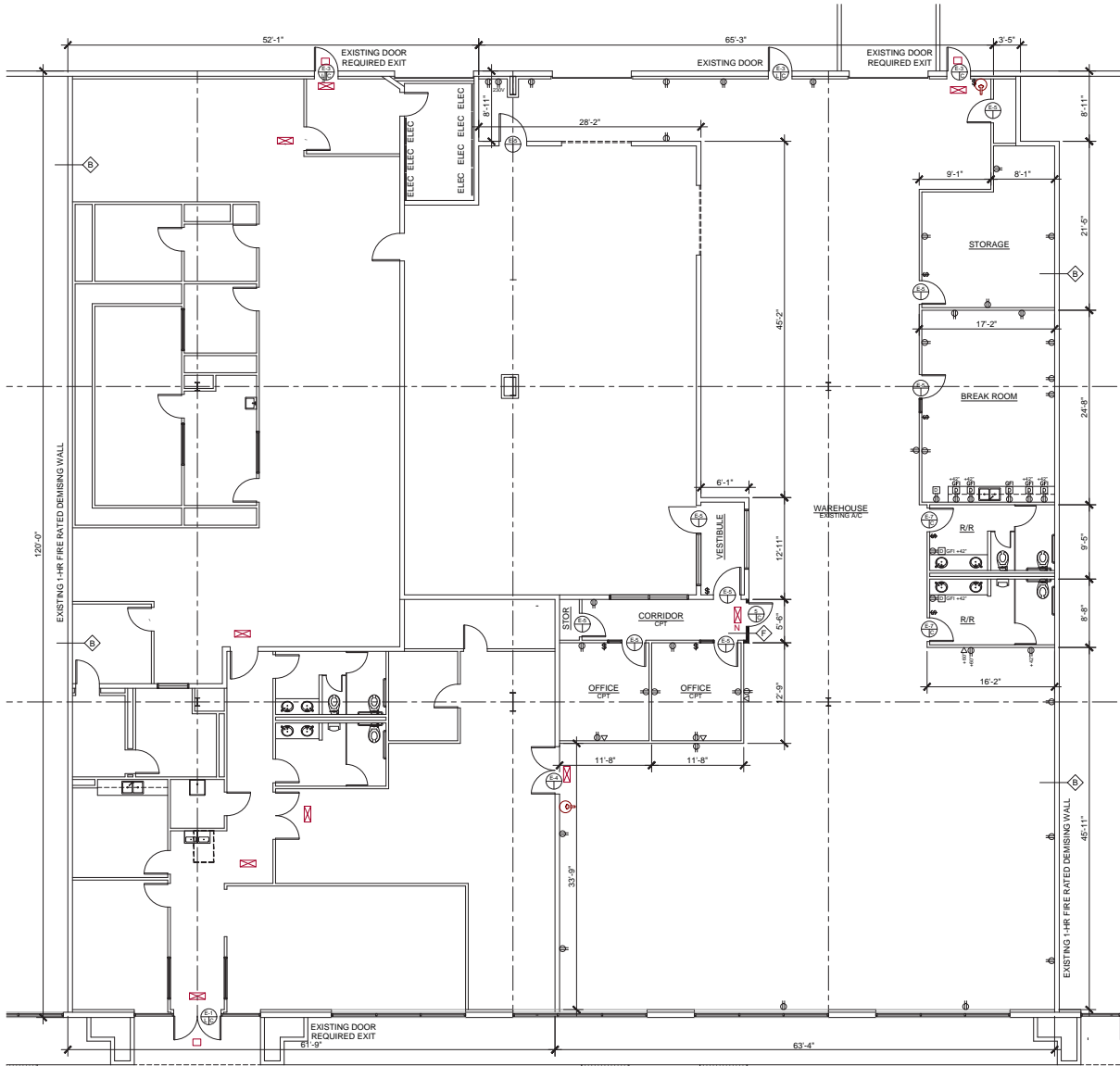
# Property Images

Suite 200



# Floor Plan

Suite 300



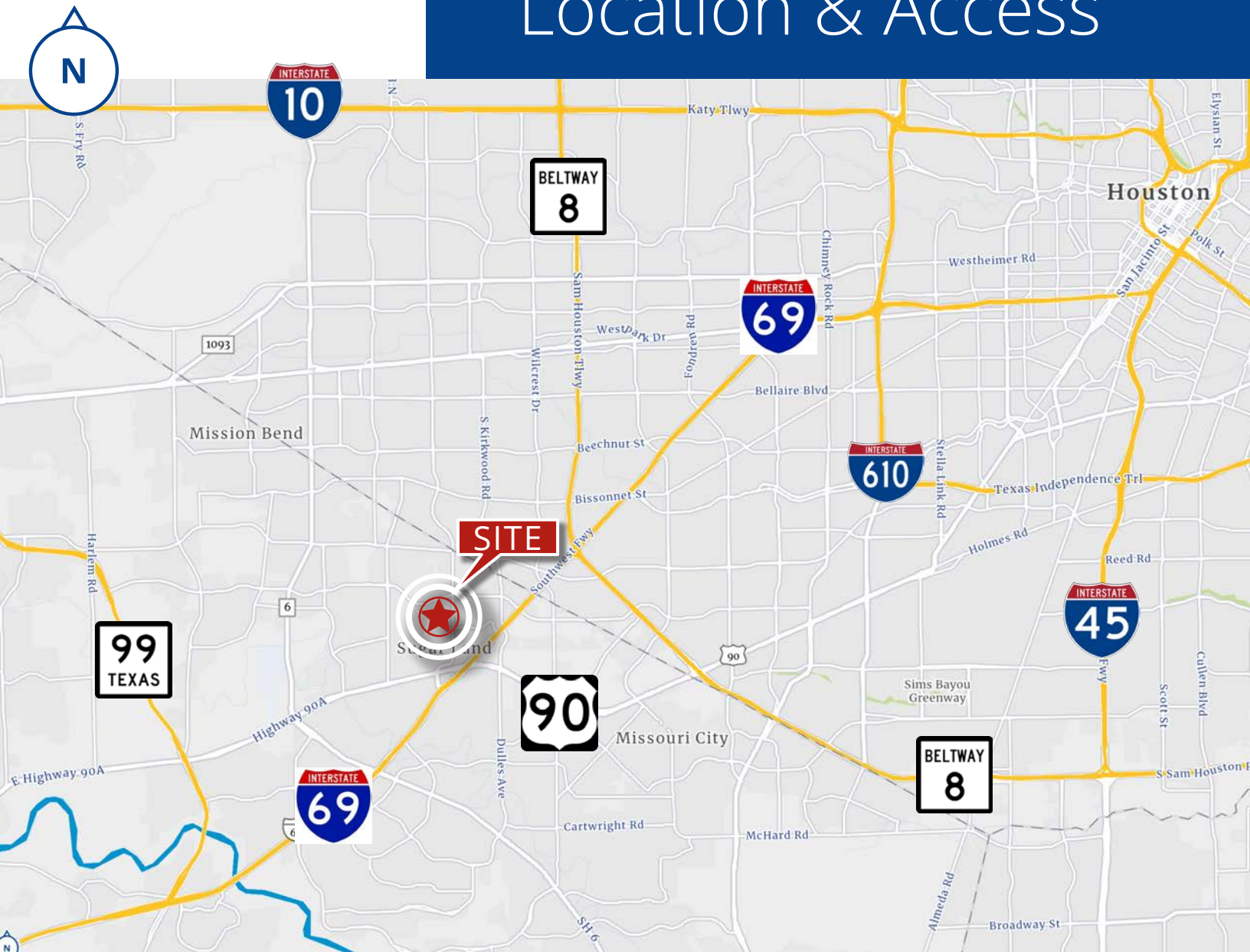
12560 Reed Road, Sugar Land TX | For Lease

# Property Images

Suite 300



# Location & Access



## Area Highlights

12560 Reed Road is located within the 1,000-acre, deed-restricted Sugar Land Business Park at the northeast corner of Reed Road and Industrial Boulevard, in southwest Houston. The business park contains major tenants such as Boise Cascade, Schlumberger, Tramontina, Yokogawa, Amazon, and AmerisourceBergen. The property affords easy access with two ingress/egress points on Reed Road and is less than a mile to Highway 90A and approximately one mile to Highway 59/Interstate 69.



# Contact



## Jim Pratt

Principal | Houston  
+1 713 830 2147  
[jim.pratt@colliers.com](mailto:jim.pratt@colliers.com)

## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



1233 West Loop S., Suite 900  
Houston, TX 77027  
P: +1 713 222 2111



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.



# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Colliers International  
Houston, Inc.**

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

**29114**

License No.

**houston.info@colliers.com**

Email

**(713) 222-2111**

Phone

**David Lee Carter**

Designated Broker of Firm

**364568**

License No.

**david.carter@colliers.com**

Email

**(713) 830-2135**

Phone

**Patrick Duffy, MCR**

Licensed Supervisor of Sales Agent/  
Associate

**604308**

License No.

**patrick.duffy@colliers.com**

Email

**(713) 830-2112**

Phone

**James M. Pratt**

Sales Agent/Associate's Name

**355281**

License No.

**jim.pratt@colliers.com**

Email

**(713) 830-2147**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0