

FOR LEASE

SUGAR LAND MEDICAL & PROFESSIONAL VILLAGE I



13020 DAIRY ASHFORD ROAD
SUGAR LAND, TX 77478

PROPERTY HIGHLIGHTS:

- Single-story medical & professional office building
- Smaller individual executive offices available
- Conveniently located at the entrance of Sugar Land Business Park
- Great location & easy access to Hwy 59 & Hwy 90
- High ceilings & exquisite lobby entrance
- Individual suites, climate controlled, monument signage
- Tenant includes Fort Bend Heart & Vascular Practice

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SUGAR LAND MEDICAL & PROFESSIONAL VILLAGE I LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS/DAY
Dairy Ashford Rd/Sugar Creek Blvd	16,668
Sugar Creek Blvd/Richmond-Sugarland Rd	20,891
Richmond-Sugarland Rd/Sugar Creek Blvd	41,367
Industrial Blvd /Parc Ninety Dr	4,995

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,397	98,177	302,706
Total Households	2,570	33,369	97,032
Average HH Income	\$95,566	\$88,068	\$78,611

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PROPERTY **AVAILABILITY**



AVAILABLE SUITES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
SUITE 110	\$25.00 SF/yr	Full Service Gross	315 SF	Negotiable
SUITE 201	\$25.00 SF/yr	Full Service Gross	3,500 SF	Negotiable
SUITE 303	\$25.00 SF/yr	Full Service Gross	1,680 SF	Negotiable

INFORMATION ABOUT BROKERAGE SERVICES

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Friedman Real Estate Brokerage TX Inc.

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

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Buyer / Tenant Initials

Seller / Landlord Initials

Date