



- **Sizes:**
Units can be purchased & combined in multiples of 1,250 SF up to 6,250 SF
- **Price:**
1,250 SF end-unit - \$535,000
1,250 SF inline unit - \$520,000
- **Delivery of units:**
Phase I: June 2024
Phase II: September 2024
- **Reserve your unit now by putting down a deposit.**

Tarrington Office Park

7102 Tarrington Ave, Sugar Land, TX 77479

Jordan Weaver
281.902.6862

jweaver@rubiconrealty.com



www.RubiconRealty.com

Brokerage | Management | Development

AVAILABLE SPACES

Each Unit is 1,250 Square Feet

PRICES

1,250 Square Feet End-Unit:

- \$535,000

1,250 Square Feet Inline Unit:

- \$520,000

POA (HOA) FEE

\$300/Month per unit (Estimated)

FINISH OPTIONS

Gray Finished Unit or Unfinished Shell

ALLOWED USES

Medical Office

Professional Office

Limited Beauty/Cosmetic Services

CONSTRUCTION

In Progress

PARKING RATIO

5 Spaces Per 1000 Square Feet



LOCATION

STRONG LOCAL ECONOMY

- Major corporate employment hub
- Over \$120,000 in Average HH Income

MAJOR GROWTH & DEVELOPMENT AREA

- Projected job growth through 2018: 18.4%

REGIONAL LOCATION

- Access from 6 major highways within a 7 mi radius: State Highway 6 ,US-90, I-69, Grand Parkway, Beltway 8/Westpark Tollway
- Sugar Land Airport with on-site U. S. Customs service.

BUILDING INFORMATION

Building Area: 1,250 SF (up to 6,250 contiguous)
 Land Size: 0.042 AC or 1,800 SF
 Year Built: 2024
 Zoning: PD-Planned Development
 Access: Telfair Ave, Cotesworth Ave
 Foundation: Reinforced Concrete Slab
 Exterior Walls: Brick, stone & stucco
 Parking Ratio: 5/1,000 SF

Estimated Delivery/ Availability

UNITS DELIVERING JUNE 2024

UNITS	1,250 SQFT	\$520,000-\$535,000*
101-105, 301-304, 901-905, 1001-1004, 1201-1205		

UNITS DELIVERING SEPTEMBER 2024

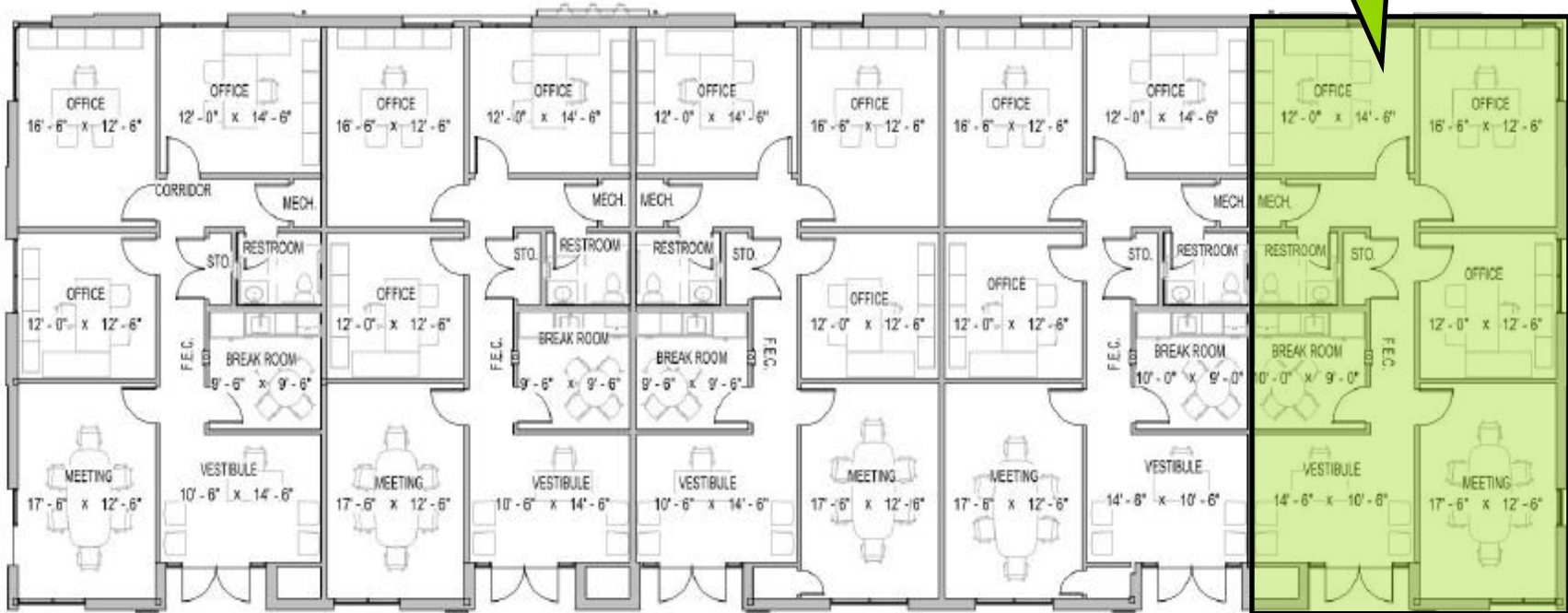
UNITS	1,250 SQFT	\$520,000-\$535,000*
201-204, 401-405, 501-505, 601-604, 701-704, 801-805, 1101-1104		

*****No Changes can be made on units 101,304 & 903-904 until after closing.**



TARRINGTON OFFICE PARK

1,250 Square Feet



M.101.5
5-UNIT BUILDING TYP. LAYOUT

3/32" = 1'-0"

C:\Users\mkbos\Documents\20114 - Tarrington Office Center - 5-Unit Building_schematic.dwg







THE PROCESS

1. Decide how much space you require (in multiples of 1,250 Square Feet)
2. Discuss how you want the space to be laid-out / finished on the inside
 - **Option “Standard Finish” of a 1,250 SF unit:** 3 offices, bathroom, break room, vestibule, meeting room, HVAC, electric, carpet/tile, painted
 - **Option “Shell”:** concreted floor, open ceiling, no dividing walls. Electric services and water/ sewer lines available at the building, but not distributed to/in the unit
3. Sign the sales contract
4. Deposit \$25,000 per unit in Earnest Money
 - this \$25,000 deposit will be non-refundable after 40 days.
 - this deposit will apply toward the sales price at closing, but will be forfeited if you do not close
 - Your lender will count it toward the loan down payment
5. Apply for a mortgage loan with a lender of your choice
(we can also provide recommendations)
7. Work with your lender and the title company to prepare for the closing
 - Seller pays for the title insurance
8. Once the construction is finished, you will have 2 weeks to do a walk-thru and close on the purchase
9. Now you own it! ***Congratulations!!!***

TARRINGTON Office Park

HOW TO MAKE CHANGES TO YOUR UNIT LAYOUT

By requesting changes to the standard floor plan, Buyer understands and acknowledges that:

- THE SALE AGREEMENT(S) BUYER AND SELLER EXECUTED IS FOR A STANDARD FLOOR PLAN, AND THAT SELLER DOES NOT OFFER OR PROVIDE ANY FLOOR VARIATIONS DIRECTLY:
- HOWEVER, BUYER MAY MAKE CHANGES TO THE STANDARD FLOOR PLANS OUTSIDE OF THE SCOPE OF THE SALE AGREEMENT BY HIRING THE BELOW LISTED ARCHITECT, Engineer, AND GENERAL CONTRACTOR SEPARATELY.
- YOU ARE NOT OBLIGATED TO USE THE BELOW LISTED VENDORS. HOWEVER, USING THEM SHOULD BE MORE EFFICIENT, QUICKER, AND LESS EXPENSIVE SINCE THEY ARE ALREADY INVOLVED IN THIS PROJECT;
- **BUYER IS SOLELEY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CHANGES TO THE STANDARD FLOOR PLANS.**
- ANY CHANGES MUST BE REQUESTED WITHIN 45 Days from ESCROW OF CONTRACT
- NO CHANGES AFFECTING THE STRUCTURAL ELEMENTS (ROOF, EXTERIOR WALLS, SLAB)
- NO CHANGES TO THE WINDOWS, DOORS, OR EXTERIOR OF THE BUILDING ARE ALLOWED.
- SHOULD ANY DEFECTS OR SHORTAGES ARISE OUT OF DESIGN OR CONSTRUCTION RELATED TO THE BUYER'S CHANGES, BUYER SHALL DISPUTE SUCH WITH THE ARCHITECT, MEP ENGINEER & THE GENERAL CONTRACTOR DIRECTLY.

CONTACT THE ARCHITECT - MIRADOR GROUP

- 1) Draw an approximate layout of your space & email it to the architect:
 - Ask for the floor plans for your building.
 - Mark it up to show the changes you need in your unit.
 - Email it to the architect:
 - o subject must state: **"Tarrington – Unit # – Buyer Changes"**
 - o Email to: Rodrigo Mendoza <rmendoza@miradorgroup.com>
- 2) Schedule a meeting (optional)
- 3) The architect charges per hour and will send you a contract and retailer fee request.
- 4) Ask the architect if changes to the MEP plans are needed (electric, HVAC, plumbing)

If changes to MEP plans are required, **the architect will involve MEP ENGINEER – JORDAN & SKALA**

- 1) Mirador Group will coordinate and communicate with the MEP engineer on your behalf.
- 2) The MEP engineer charges per hour.
- 3) Ask the architect if changes to the MEP (Electric, HVAC, plumbing) plans are needed.

Once done with changing MEP plans, **email the revised MEP back to the architect for permitting**

AFTER YOU HAVE COMPLETED YOUR FULL SET OF PLANS, you can reach out to the general contractor to obtain the estimate. **DO NOT CONTACT THE GC UNLESS YOUR FULL SET OF PLANS IS COMPLETED** Email me for the GC's contact information.

COMMON AREAS

- Lighting
- Professional landscaping with automatic sprinkler system
- Concrete surface parking lot

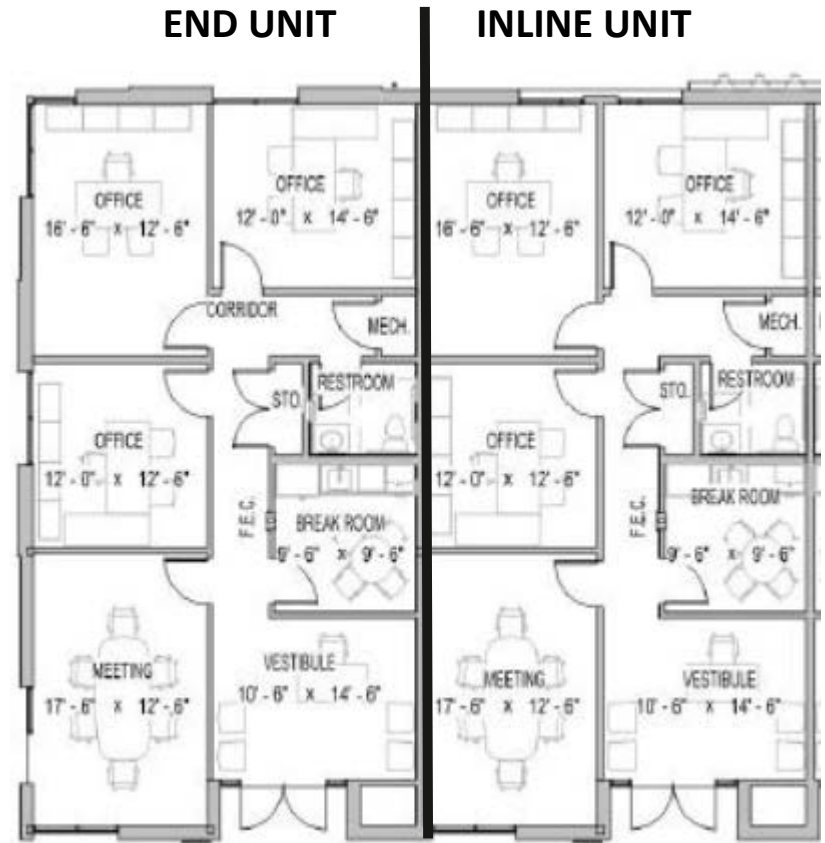
OPTION 1: STANDARD FINISH & LAYOUT

The following features are included in the price. If you would like to choose other finishes, such will be discussed and added to the price.

FLOOR PLAN

Shown to the right

- The location of the windows may differ for each unit (can be viewed by appointment)



OPTION 2: SHELL (Best option for medical users)

Your unit is not built-out/finished on the inside

(bare floor, open ceiling, no dividing walls. Common electric gutter at the building, water/sewer lines available at the building, but not distributed on the inside) This will allow you to lay it out according to your own unique needs. Seller will provide Tenant Improvement Allowance, which can be transferred to the Buyer at closing or subtracted from the purchase price.



2023 Demographics	1- MI	3-MI	5-MI
Total Population	5,661	64,903	164,261
Growth 2010-2020	77.46%	49.54%	36.44%
Growth 2020-2025	15.90%	14.50%	13.64%
Average Household Income	\$139,114	\$133,381	\$119,103
Median Household Income	\$111,529	\$107,439	\$91,824
Total Daytime Population	20,012	71,590	143,149
-Daytime at Home Population	15,465	56,360	111,091
-Daytime Employees	4,547	15,230	32,058

(Accessed from Costar.com 2023)



Rubicon Realty Group LLC was founded in 2009 as a full-service commercial real estate company providing a diverse range of services to its clients through the entire real estate cycle. Each of Rubicon Realty Group principals has been associated with high-profile brokerages and developers such as Trammell Crow Company, Wulfe & Co., CB/Richard Ellis, RKF, and Sugarland Properties. These affiliations have provided profitable, long-term relationships and have established many more with other developers, brokers, and lenders.

We provide the following services:

PROPERTY LEASING & TENANT REPRESENTATION

We are well-versed at structuring triple net, ground, gross/modified gross, and percentage lease deals. We work with both national and local clients, including big-box retailers, grocery stores, hotels, restaurants, banks, franchises, and small business owners looking to make their mark in Texas. Our agents are active members of the International Council of Shopping Centers (ICSC) and participate in ICSC, Austin Retail Live, CCIM and other networking events to bring the latest industry updates to our clients. We utilize all major marketing platforms such as Loopnet, Costar, CityFeet, Showcase, Komreal, and more.

LAND SALES

Rubicon Realty is a part of the small pool of brokers specializing in commercial land sales, both improved and unimproved. Our clients benefit from our knowledge of the land development process and all the moving parts it involves.

INVESTMENT SALES

We help our clients underwrite and sell their commercial properties. We also assist with finding, analyzing, and purchasing commercial assets for whatever their objectives are: cash flow, value-add, redevelopment, or long term appreciation.

PROPERTY MANAGEMENT

Our property management arm takes the frustration and challenges property owners have to deal with when owning their real estate. We provide lease administration, maintenance coordination, rent collection, accounting, expense reconciliation, vendor bidding, and qualification services. Property owners are able to set their own limits of involvement and expense amounts requiring their prior approval



300 Promenade Way | Suite 200
Sugar Land | TX | 77478
Office: 281.313.0000
www.Rubiconrealty.com



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

Rubicon Realty Group LLC	608815	sweaver@rubiconrealty.com	281-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Weaver	357812	sweaver@rubiconrealty.com	281-313-0000
Designated Broker of Firm	License No.	Email	Phone
Scott Weaver	357812	sweaver@rubiconrealty.com	281-313-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	281-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date