



SUITE IS DIVISIBLE

IMMEDIATELY AVAILABLE

CASH IMPROVEMENT ALLOWANCE AVAILABLE

# Office Space For Sublease 24,897 RSF

Divisible

GREG CIZIK  
+1 713 830 2123  
greg.cizik@colliers.com

EDWARD EDSON  
+1 713 830 2122  
edward.edson@colliers.com



COLLIERS INTERNATIONAL  
1233 West Loop South, Suite 900  
Houston, Texas 77027  
+1 713 222 2111  
[www.collier.com/texas](http://www.collier.com/texas)

**Sugar Land Town Square**  
**2245 Texas Drive**  
**Sugar Land, Texas 77479**

- > Availability: Immediate
- > Level 5 - Divisible Sublease - ± 24,897 RSF
- > Parking Ratio: 3.8:1000 RSF
- > Tenant Allowance: Negotiable
- > Term: Through September 2023; additional term available via the Landlord





## 2245 Texas Drive Sugar Land, Texas 77479

### LOCATION

Located in one of the fastest growing cities in Texas, Sugar Land Town Square offers uptown amenities in an urban-style setting. Amenities include: retail and dining, a hotel and conference center, in addition to luxury condos and community events.



### TOWN SQUARE AMENITIES

- > 300 room full-service Marriott Hotel & Conference Center
- > 1.4 acre pedestrian plaza
- > 20+ restaurants in walking distance
- > Pedestrian-friendly walkways to stores and restaurants
- > Adjacent to First Colony Mall

### SUBLEASE TERMS

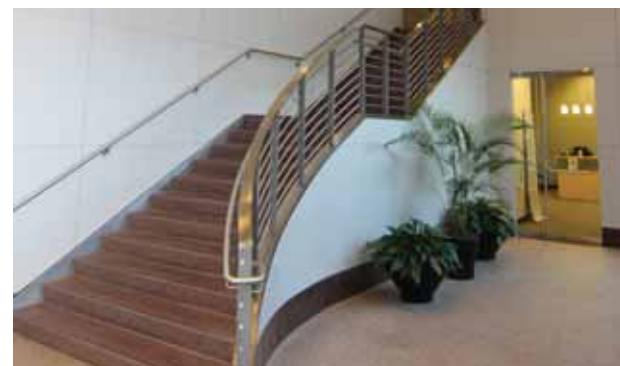
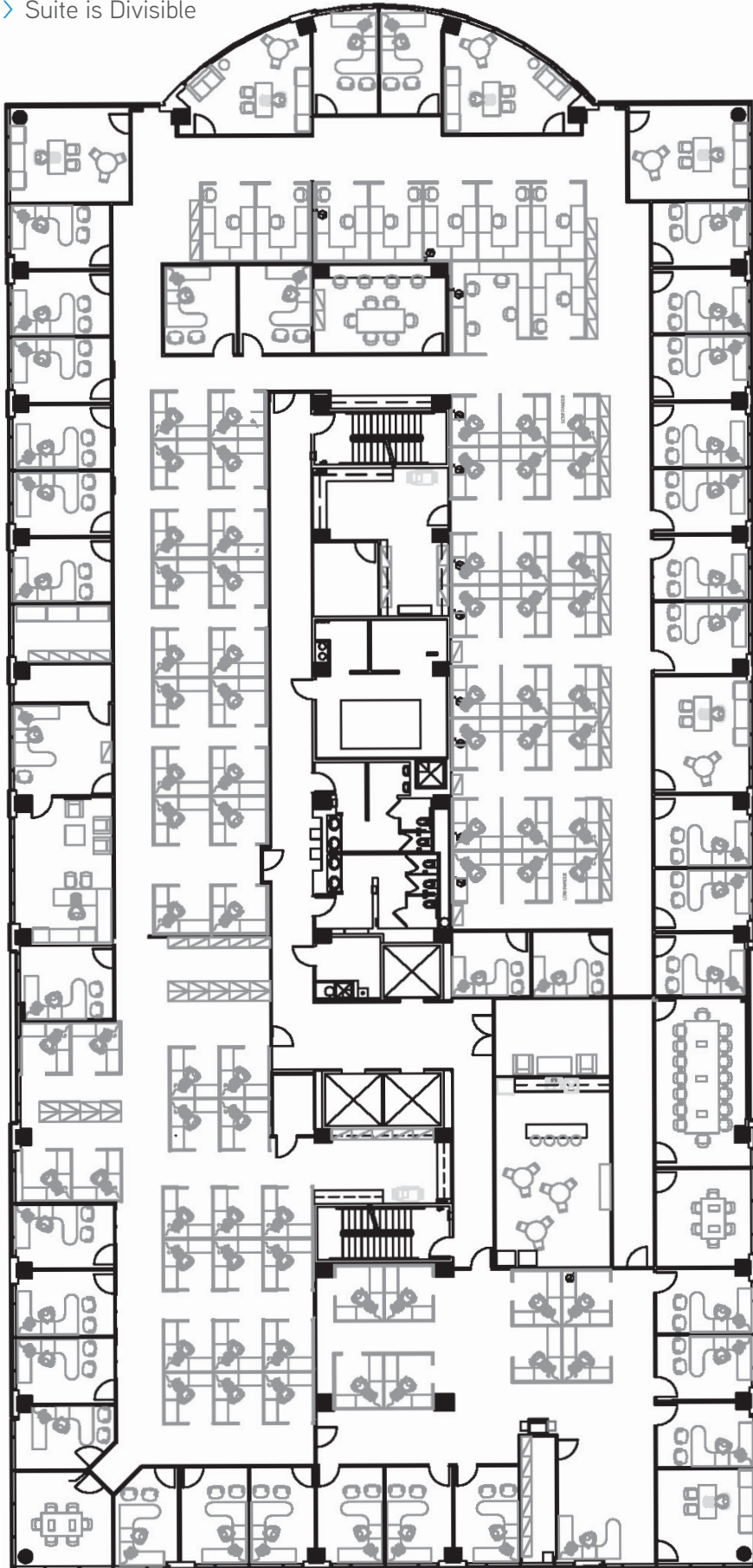
- > Class A Office Building
- > Level 5 - Full floor sublease -  $\pm$  24,897 RSF
- > Divisible
- > Rental Rate: Negotiable
- > OpEx: \$11.27/RSF (Estimated 2017 OpEx, per Landlord)
- > T.I. Allowance: Negotiable
- > Availability: Immediately upon issuance of Landlord's Consent
- > Term: through September 30, 2023; additional term available via the Landlord
- > Parking Ratio: 3.8:1000 RSF
  - Reserved Parking: 19 spaces FREE for the term
  - Unreserved: 76 spaces @ \$52.50/space/mth + tax through October 31, 2021 \$60.85/space/mth + tax from November 1, 2021 through September 30, 2023
- > Furniture NOT included



## FLOOR PLAN - LEVEL 5 - SUITE 500 - 24,897 RSF

➤ Furniture Not Included

➤ Suite is Divisible





## SPACE PHOTOS



> Level 5 Hallway



> Conference Room



> Entry to Reception Option 1 or 2



> Corner Conference Room



> Conference Room



> Workstations



> Office





# SUGAR LAND TOWN SQUARE



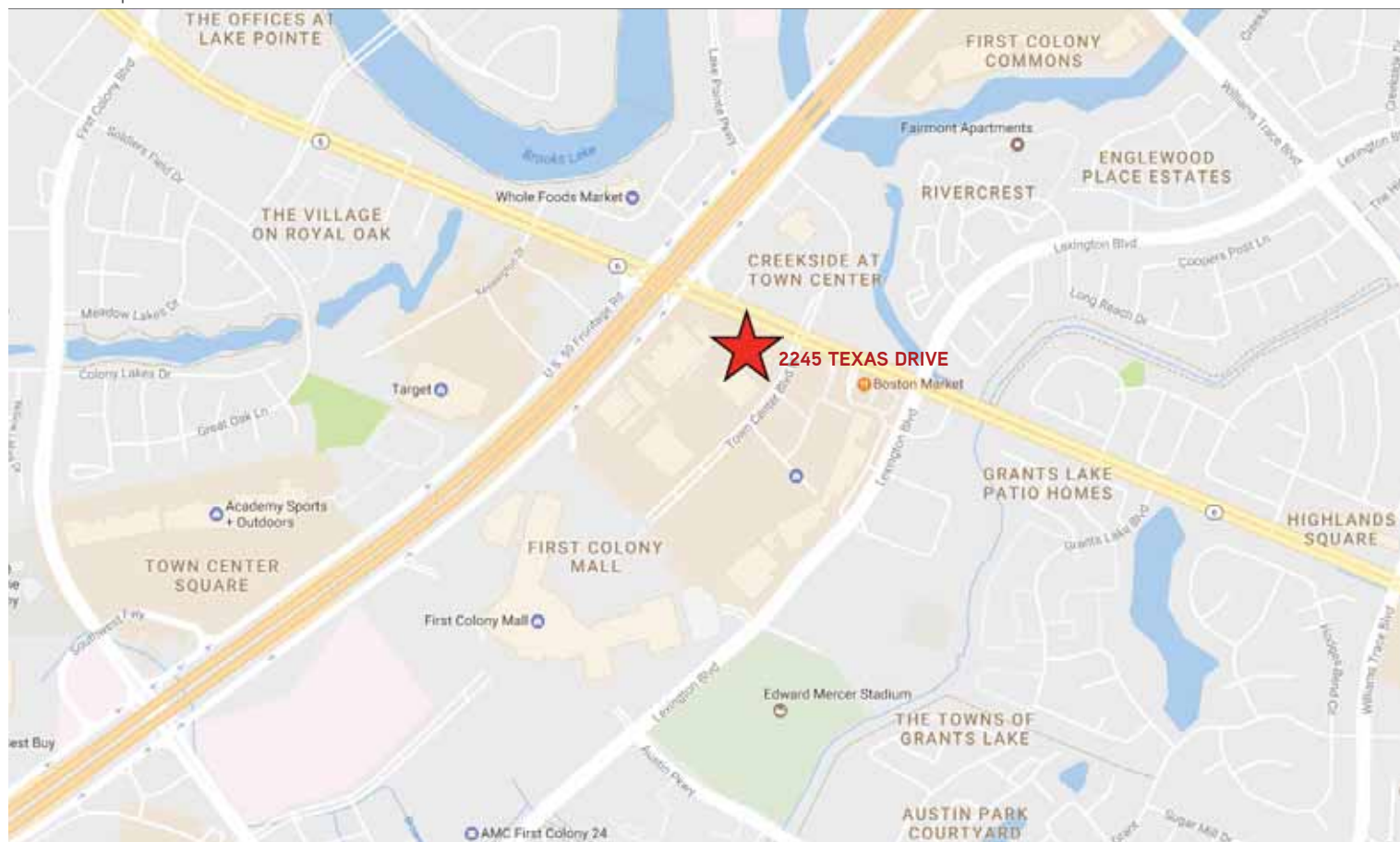




> City View



> Close-up



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# Information About Brokerage Services

*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

**Gary Mabray**

Designated Broker of Firm

**138207**

License No.

**gary.mabray@colliers.com**

Email

**(713) 830-2104**

Phone

**Patrick Duffy, MCR**

Licensed Supervisor of Sales Agent/  
Associate

**604308**

License No.

**patrick.duffy@colliers.com**

Email

**(713) 830-2112**

Phone

**Greg Cizik**

Sales Agent/Associate's Name

**457054**

License No.

**greg.cizik@colliers.com**

Email

**(713) 830-2123**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**Regulated by the Texas Real Estate Commission**

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