



For Lease

Infinity Business Park at Cypress

4224 Cypress Creek Pkwy, Ste 102, Houston, TX 77068



New construction, be the first to lease it! 800 sq. ft. condo office space at Infinity Business Park at Cypress, a new development in the Cypress/Spring area, off the bustling FM 1960 and Champions area. Unit features a quaint reception area, 3 private offices, restroom, and break room. Property Management maintains complex. Come grow your business, while working close to home. Call to schedule a tour – 832-559-1112 or 281-460-2205.

The Property

Highlights and Amenities

- **New Construction, Move-in Ready!**
- **800 sq.ft. Office Condo** with 4 private offices, reception area, break room, and restroom
- **Luxury Vinyl Flooring** throughout Suite, 10' Ceilings with LED Lighting, 8' – 2 Panel Wood Doors
- **Wired for alarm system**
- **Strong Demographic Area**
- **Be The First To Lease It!**
- **Use of Onsite Community Conference Center** no cost

Offering Summary

Lease Rate: \$31.50 / SqFt MG
CAM Fee: (Included)

Exclusively Listed By:

Pat Navarette

Licensed Broker, Texas Sage Properties

Cell: 281.460.2205

Email: patwithtsp@gmail.com

License: TREC # 483854

17820 Mound Rd. Suite F, Cypress, TX 77433 | 832.559.1112 Office

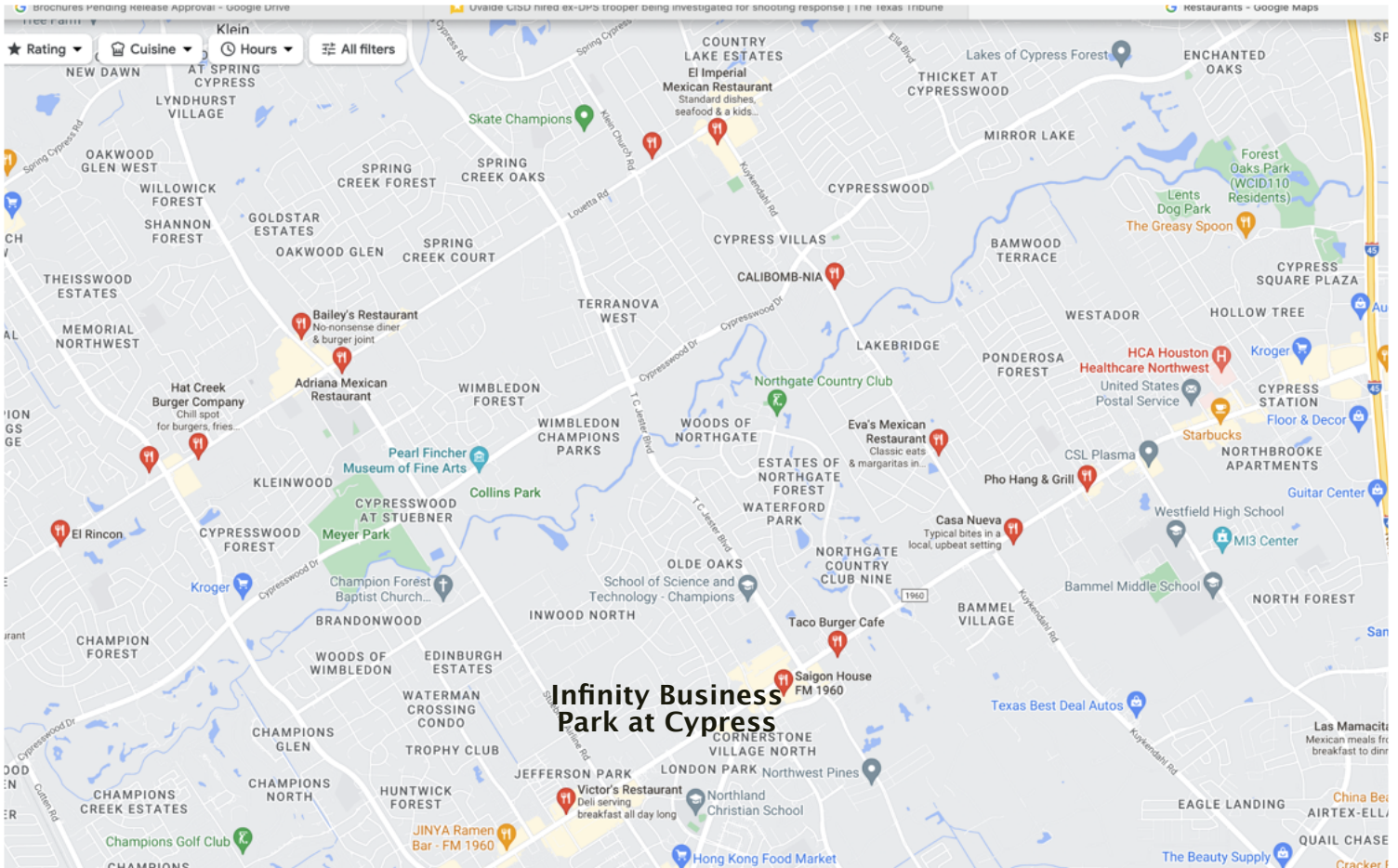
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Exceptional location in bustling FM 1960 and Champions area! Heavy traffic flow from surrounding homes, businesses, retail and dining establishments. Located just minutes from the highly traveled FM 1960 and Cypress Creek Parkway. Surrounded by growing residential communities, schools, retail shopping and dining options.

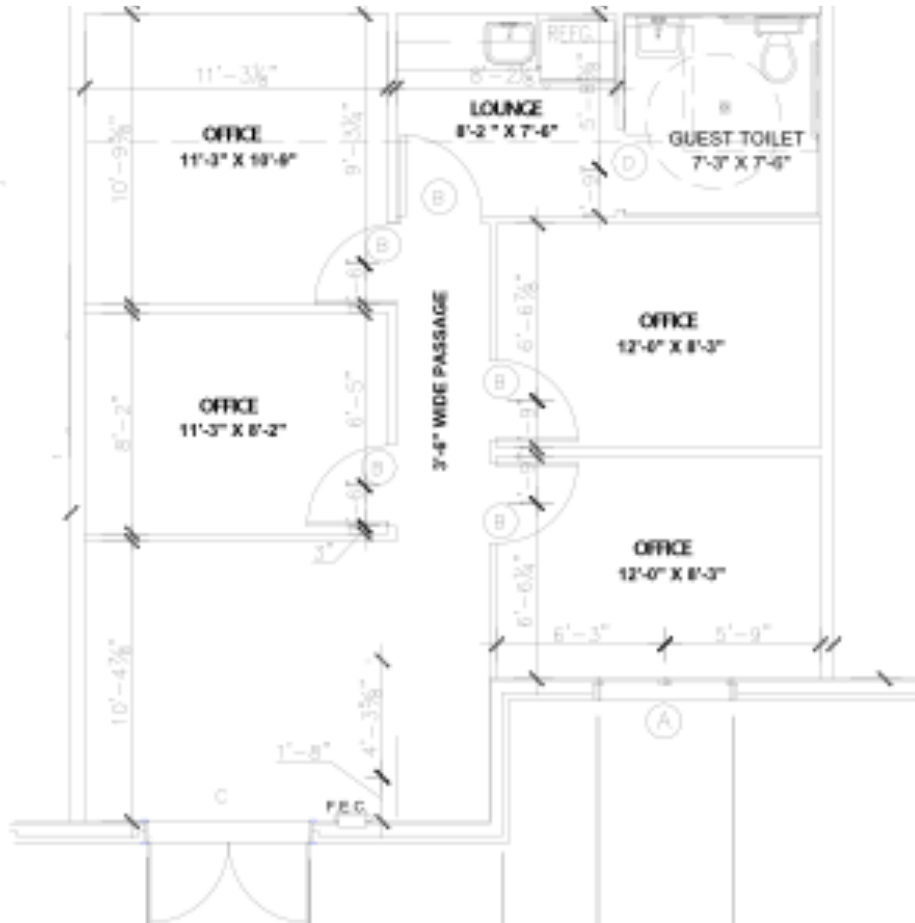
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4224 Cypress Creek Pkwy, Ste 102 Floor Plan

Office Floor Plan above highlights 4 Offices, Reception Area, Break Area and Restroom.

Texas Construction is located in Houston, Texas. This organization primarily operates in commercial hotel, multi-family, single-family housing construction business / industry. Texas Construction brings luxury home building to Infinity Business Park at Cypress. **Offices are delivered finished-out and ready for move-in!**



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Key Facts – Infinity Business Park at Cypress

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	19,103	88,846	200,737
Median Age	34.3	34.0	34.6
Household	7,270	27,422	64,258
Average Household Size	2.62	3.16	3.12
Median Household Income	\$56,986	\$117,939	\$120,322
Total Businesses	1,553	2,085	4,499
Total Employees	9,353	18,833	42,426
Median Net Worth	\$29,231	\$406,469	\$445,079
Tapestry Segments			
Bright Young Professionals	48.6%	16.5%	10.8%
Home Improvement	23.1%	0.0%	0.0%
Metro Fusion	12.7%	0.0%	12.3%
Savvy Suburbanites	0.0%	12.7%	10.4%
Urban Edge Families	0.0%	10.1%	0.0%
Up and Coming Families			

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Entrance



Reception Area



Break Room



Restroom

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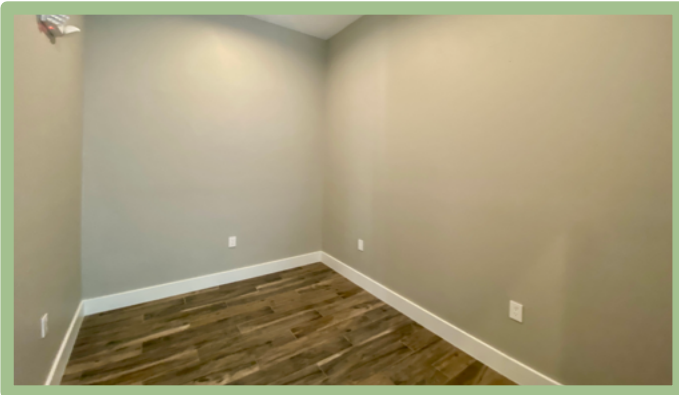
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Office 1



Office 2



Office 3



Office 4

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Infinity Business Park at Cypress Site Plan

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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.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- x A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- x A **SALESAGENT** 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):

- x Put the interests of the client above all others, including the broker's own interests;
- x Inform the client of any material information about the property or transaction received by the broker;
- x Answer the client's questions and present any offer to or counter-offer from the client; and
- x 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:

- x Must treat all parties to the transaction impartially and fairly;
- x 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.
- x 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:

- x The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- x 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.

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Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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