

Office Condo For Sale in Sugar Land

800 Bonaventure Way #154, Sugar Land, TX 77479



CHARLES PATAWARAN, CCIM
PRESIDENT & JANITOR
773-387-9168
CHARLES@GATSBYADVISORS.COM



MICHAEL SHANKS
MANAGING DIRECTOR, RETAIL
ADVISORY
832-495-2221
MIKE@GATSBYADVISORS.COM

REMAX
COMMERCIAL
REAL ESTATE ADVISORS

**GATSBY
ADVISORY
GROUP**



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THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM HAS BEEN OBTAINED FROM SOURCES WE BELIEVE RELIABLE; HOWEVER, REMAX COMMERCIAL REAL ESTATE ADVISORS HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS REMAX COMMERCIAL REAL ESTATE ADVISORS CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. PROSPECTIVE BUYERS SHALL BE RESPONSIBLE FOR THEIR COSTS AND EXPENSES OF INVESTIGATING THE SUBJECT PROPERTY.

EXECUTIVE SUMMARY



PROPERTY INFO

Asking Price:	\$499,000
Unit Size:	1,248 SF
Price / SF	\$399.84
Parking Spaces:	5:1,000
Year Built:	2020

INVESTMENT SUMMARY

800 Bonaventure Way presents the opportunity to acquire a modern, well-maintained office condominium located in the highly desirable Sugar Land submarket of the Houston MSA. Built in 2020, the property offers a turnkey solution for an owner-user or investor seeking a quality asset in a stable, high-demand area.

The suite features a functional layout consisting of four private offices, a restroom, and a kitchen/break area, making it ideal for a wide range of professional or medical users. With its recent construction, the property requires minimal capital investment and provides a low-maintenance ownership experience. Strategically positioned along Highway 6 with strong daily traffic counts, the property benefits from excellent accessibility, visibility, and proximity to affluent residential communities and major retail centers, including Sugar Land Town Square. The surrounding area is characterized by strong demographics, a highly educated workforce, and sustained demand for office space.

This offering presents a rare opportunity to acquire a newer construction office condo in one of Houston's most established and supply-constrained suburban markets, providing both immediate usability and long-term value potential.

| PROPERTY

PROPERTY DESCRIPTION

The subject property is a modern office condominium built in 2020, offering a functional and efficient layout suited for a variety of business uses. The suite is in excellent condition and features four private offices, one restroom, and a dedicated kitchen/break area, creating a comfortable and professional working environment.

The layout is designed to support productivity and flexibility, making it suitable for both owner-users and investors seeking a turnkey, low-maintenance asset. With minimal anticipated capital expenditures, the property provides immediate usability in a well-maintained setting within an established office environment in Sugar Land.

PROPERTY HIGHLIGHTS

- Built in 2020 - modern construction with minimal deferred maintenance
- Excellent Condition - turnkey opportunity for immediate occupancy
- Functional layout with 4 private offices, 1 restroom, and kitchen/break area
- Ideal for professional services (legal, accounting, consulting, medical, etc.)
- Low-maintenance asset with limited near-term capital expenditures
- Located in a well-maintained office condominium environment with ample parking
- Suitable for both owner-users and investors
- Efficient suite size with practical office configuration









92,221
PEOPLE IN 77479



\$156,735
MEDIAN HHI

AREA

AREA DESCRIPTION

Sugar Land, Texas is one of the most desirable and established suburban business markets within the Houston MSA, located approximately 20 miles southwest of Downtown Houston. The city has evolved into a major employment and commercial hub, supported by a diverse economic base that includes healthcare, energy, engineering, and professional services.

The area is known for its affluent and highly educated population, which drives strong and consistent demand for office, medical, and service-oriented businesses. Surrounding the property are well-established, master-planned communities such as First Colony, providing a built-in client base with strong household incomes and long-term residential stability.

The property benefits from excellent regional accessibility, with close proximity to U.S. Highway 90A, Highway 6, and major thoroughfares connecting to the greater Houston area. This allows convenient access for both employees and clientele, while also positioning the asset within a highly trafficked and visible corridor.

AREA HIGHLIGHTS

- Highly educated workforce supporting professional office demand
- High quality of life with top-rated schools and amenities
- Low crime and business-friendly environment
- Affluent demographics with household incomes well above Houston averages
- Proximity to Sugar Land Town Square and major retail centers
- Located along Highway 6 with 60,000+ vehicles per day (VPD)

AERIAL MAP



Office Condo For Sale in Sugar Land

800 Bonaventure Way, Sugar Land, TX



CHARLES PATAWARAN, CCIM **PRESIDENT & JANITOR**

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisors Brokerage Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.



MICHAEL SHANKS **MANAGING DIRECTOR, RETAIL ADVISORY**

Michael Shanks, CPM® is the Managing Director of the Retail Advisory division at Gatsby Advisory Group. With 10+ years of experience, he brings extensive expertise across finance, sales, and real estate operations. As a former Asset-Based Lending Agent, he managed complex multimillion-dollar financing deals, and as Vice President of Property & Asset Management for a real estate investment trust, he oversaw large-scale portfolios and strategic asset planning. Michael has worked with prominent firms such as Marcus & Millichap and Maz Real Estate, and holds the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management, reflecting his commitment to operational excellence and industry leadership.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Gatsby Advisors Real Estate	9012872	info@gatsbyadvisors.com	832-899-4389
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Travis Marshall	0617572	travis@re-brokerage.com	844-538-1234
Designated Broker of Firm	License No.	Email	Phone
Charles Patawaran	763861	charles@gatsbyadvisors.com	(773) 387-9168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Shanks	836046	mike@gatsbyadvisors.com	(832) 495-2221
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date