

PREMIUM MEDICAL & PROFESSIONAL OFFICE SUITES NOW AVAILABLE



13905 UNIVERSITY BLVD. SUGAR LAND, TX 77479

DPEG University Building

Class A+ Medical & Professional Office Condominiums

Position your business in one of Sugar Land's fastest-growing medical and professional corridors. The DPEG University Building offers premium office condominium suites designed for healthcare providers, medical specialists, and professional service businesses seeking a modern, high-visibility location.

Available Suite Types

- Medical Office Suites
- Professional Office Suites
- Flexible layouts for healthcare & commercial users

Available Suite Sizes

1,000 GSF - Up to 15,000 GSF

Ideal For

Physicians • Dental Practices • Mental Health Providers • Physical Therapy • Attorneys • Financial Advisors • CPAs • Professional Firms

Property Highlights

- Class A+ professional office development
- Modern lobby and common areas
- Elevator access
- Ample structured and surface parking
- Convenient access to US-59 / I-69
- Located near major healthcare systems & medical centers: *MD Anderson, Houston Methodist Sugar Land, Memorial Hermann, St. Luke's, Kindred, and Oakland Medical Center*

Why DPEG University Building

Strategic Location

Located less than one minute from the future \$777M MD Anderson Cancer Center expansion, the property is also adjacent to Houston Methodist Sugar Land, Memorial Hermann, St. Luke's, Kindred, and OakBend Medical Center – placing your business at the center of a thriving healthcare ecosystem.

Professional Environment

The building is designed for high-quality medical and professional users, offering a modern Class A+ environment ideal for physicians, healthcare providers, legal professionals, financial services, and other established businesses seeking a premier address.

High Visibility & Accessibility

With 45,000+ daily vehicles along University Blvd and immediate access to US-59/I-69, the property provides exceptional visibility and convenient access for patients, clients, and staff throughout the greater Houston area.

Limited Ownership Opportunities

Office condominium opportunities in this corridor are limited. Secure your presence in one of Sugar Land's fastest-growing professional markets while suite availability remains available.

Availability

Suites

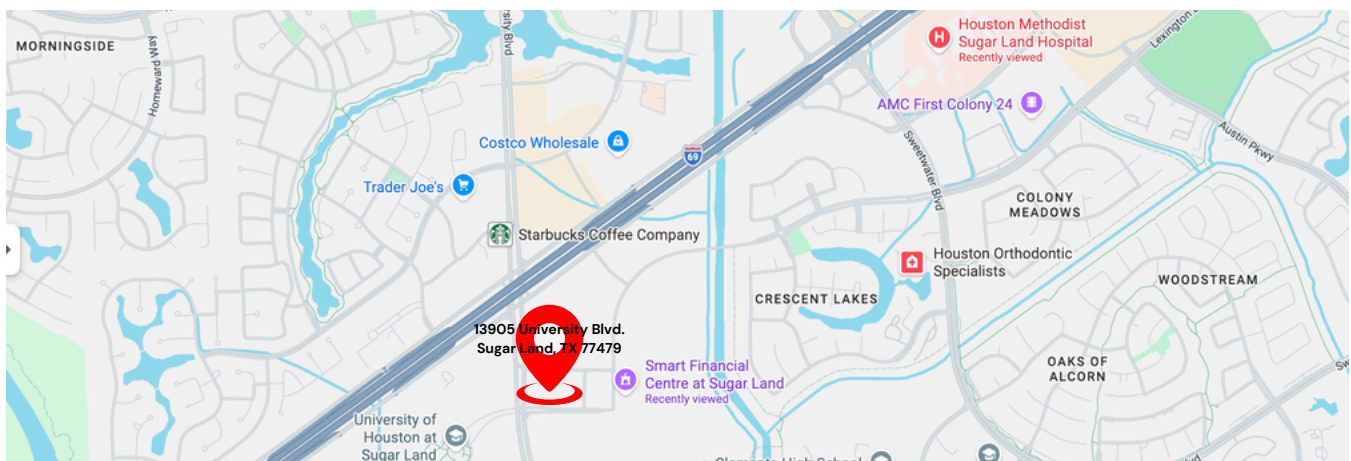
Level 2: Suites 204, 205, 206, 207, 208, 209, 210, 213, 214, 215, 216

Level 3: Suites 301, 304, 305, 306, 309, 313, 315

Pricing

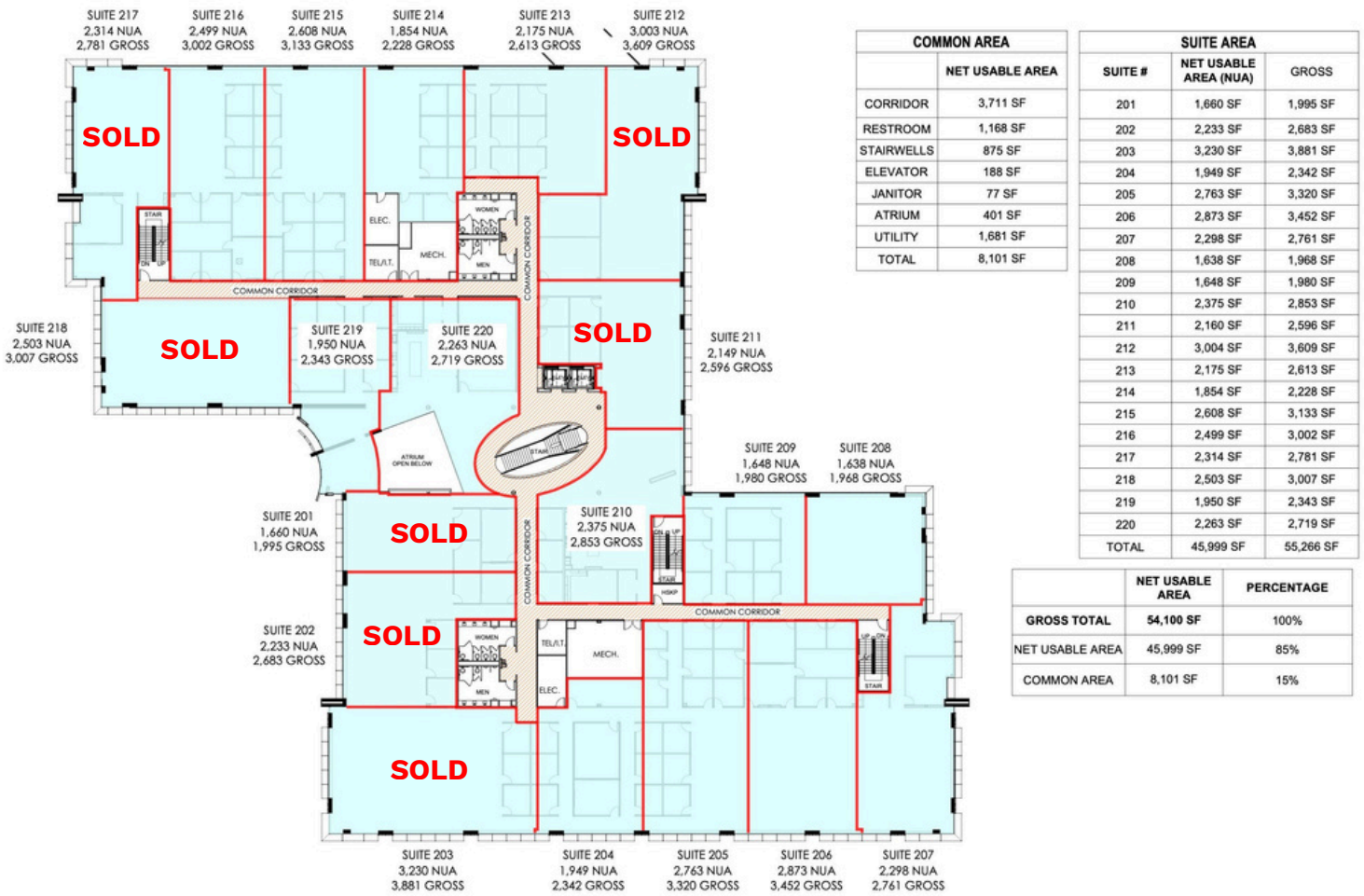
Shell Space Starting at \$340–\$350 GSF

Pricing varies by suite, views, and current availability. Subject to availability and change without notice.





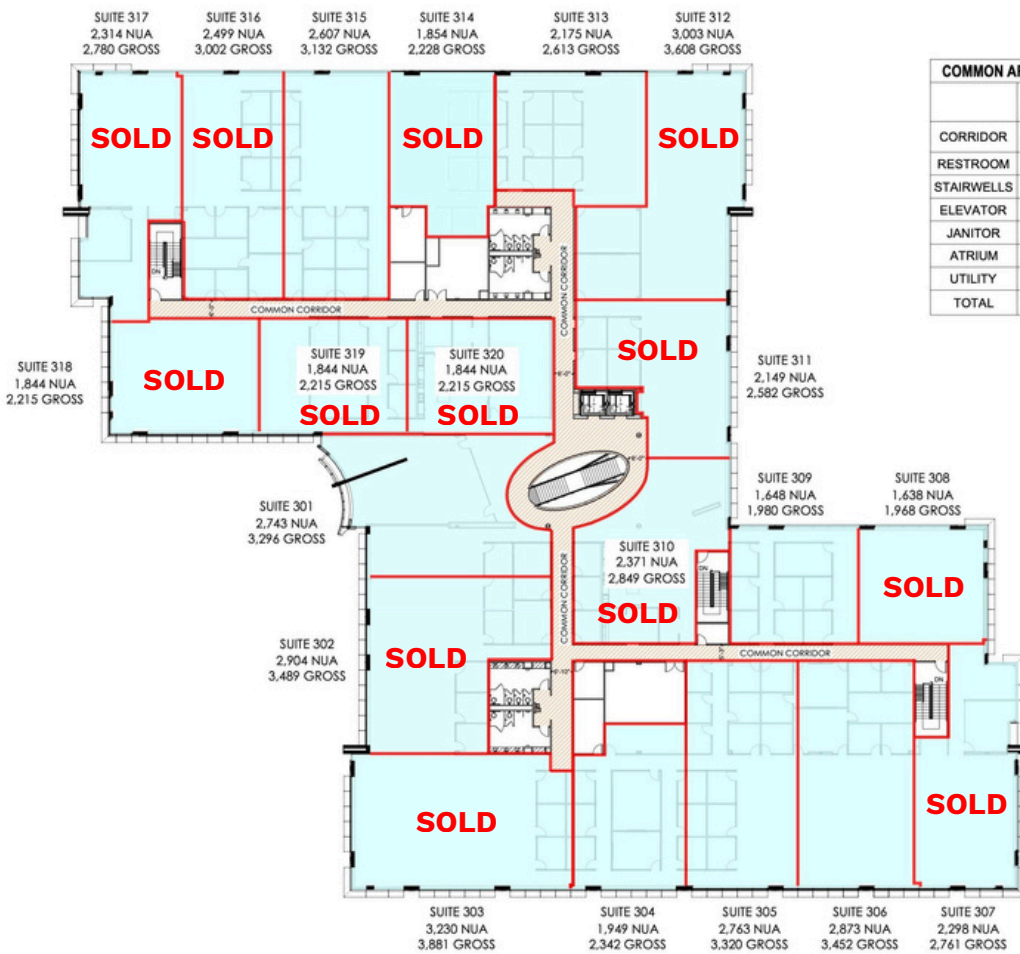
Level 2 – Floor Plan



Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-built must be verified. Not for regulatory approval, permitting, or construction.



Level 3 – Floor Plan



COMMON AREA CALCULATION	
	NET USABLE AREA
CORRIDOR	3,724 SF
RESTROOM	1,168 SF
STAIRWELLS	875 SF
ELEVATOR	188 SF
JANITOR	76 SF
ATRIUM	401 SF
UTILITY	1,681
TOTAL	8,113 SF

SUITE AREA		
SUITE #	NET USABLE AREA (NUA)	GROSS
301	2,743 SF	3,296 SF
302	2,904 SF	3,489 SF
303	3,230 SF	3,881 SF
304	1,949 SF	2,342 SF
305	2,763 SF	3,320 SF
306	2,873 SF	3,452 SF
307	2,298 SF	2,761 SF
308	1,638 SF	1,968 SF
309	1,648 SF	1,980 SF
310	2,371 SF	2,849 SF
311	2,149 SF	2,582 SF
312	3,003 SF	3,608 SF
313	2,175 SF	2,613 SF
314	1,854 SF	2,228 SF
315	2,607 SF	3,132 SF
316	2,499 SF	3,002 SF
317	2,314 SF	2,780 SF
318	1,844 SF	2,215 SF
319	1,844 SF	2,215 SF
320	1,844 SF	2,215 SF
TOTAL	46,550 SF	55,928 SF

	NET USABLE AREA	PERCENTAGE
GROSS TOTAL	54,663 SF	100%
NET USABLE AREA	46,550 SF	85%
COMMON AREA	8,113 SF	15%

Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-builts must be verified. Not for regulatory approval, permitting, or construction.



DHANANI
PRIVATE EQUITY GROUP



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COMMERCIAL REALTY

SCHEDULE A TOUR TODAY
SECURE YOUR PRESENCE IN SUGAR LAND'S
PREMIER MEDICAL & PROFESSIONAL CORRIDOR



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date _____