



The Offices at Riverstone Crossing

Professional Office Opportunity

3550 FM 1092 Road • Missouri City, Texas

Presented Exclusively By **Colin Wright • Compass Commercial**

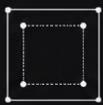
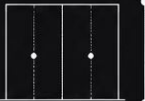
EXECUTIVE SUMMARY

A Turnkey Office Opportunity in the Heart of Riverstone

The Offices at Riverstone Crossing presents a rare, professionally built-out Class A office suite available for immediate occupancy in one of Fort Bend County's most affluent and high-growth corridors. Situated along FM 1092 in Missouri City, Texas, this offering delivers flexible ownership structures, move-in-ready condition, and access to a deep pool of high-income consumers and a robust professional workforce — without the cost or delay of new construction.



Key Property Details

 Property Name The Offices at Riverstone Crossing	 Address 3550 FM 1092 Road, Missouri City TX
 Lease Rate \$22.00 PSF NNN	 Available SF ±4,000 SF
 Operating Expenses \$5.20 PSF Est.	 Occupancy Immediate
 Subdivision Available	 Additional Restroom Negotiable
 Monument Signage Available	 Use Type Professional Office

Property Overview

This professionally finished office suite is positioned within the established Riverstone master-planned community — a high-barrier, amenity-rich suburban market surrounded by executive housing, top-rated schools, and national retail.

Monument signage available. Subdivision of the suite is possible, offering exceptional optionality for growing or right-sizing tenants.

WHY THIS OFFICE

Four Reasons to Choose Riverstone Crossing



Move In Faster

Fully built-out suite eliminates construction timelines — occupy in days, not months.



Professional Build-Out

High-quality finishes, private offices, and conference space — ready for day one operations.



Flexible Ownership

Ownership is motivated and open to creative lease structures, TI packages, and term flexibility.



Excellent Location

Premier FM 1092 frontage in the Riverstone corridor — surrounded by national retail and executive rooftops.

LEASE HIGHLIGHTS

Competitive Terms. Immediate Upside.

\$22.00 PSF NNN

Base lease rate on a triple-net basis — highly competitive for Class A product in this submarket.

~\$5.20 PSF Operating Expenses

Estimated NNN pass-throughs covering taxes, insurance, and common area maintenance.

Immediate Occupancy

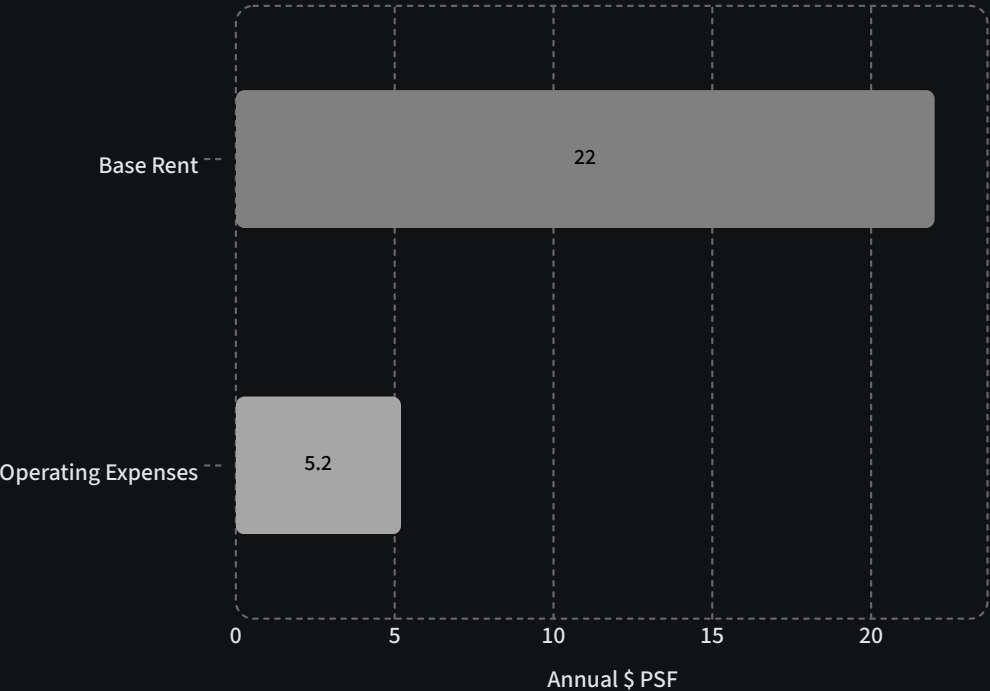
No waiting period. Suite is move-in ready with professional finishes already in place.

Flexible & Negotiable Terms

Subdivision available · Tenant Improvements negotiable
· Second restroom available · Flexible lease terms considered.

Estimated Monthly Occupancy Cost

Cost Component



Full Suite — ±4,000 SF

All figures are estimates. Actual operating expenses subject to annual reconciliation. Tenant to verify all costs independently.

\$7,333 / Mo

Base Rent Only

\$1,733 / Mo

Est. Operating Expenses

~\$9,067 / Mo

Total Estimated Occupancy

PROPERTY PHOTOGRAPHY

Riverstone Crossing — In Detail



Building Exterior

Contemporary Class A façade with monument signage opportunity and professional curb appeal.



Private Offices

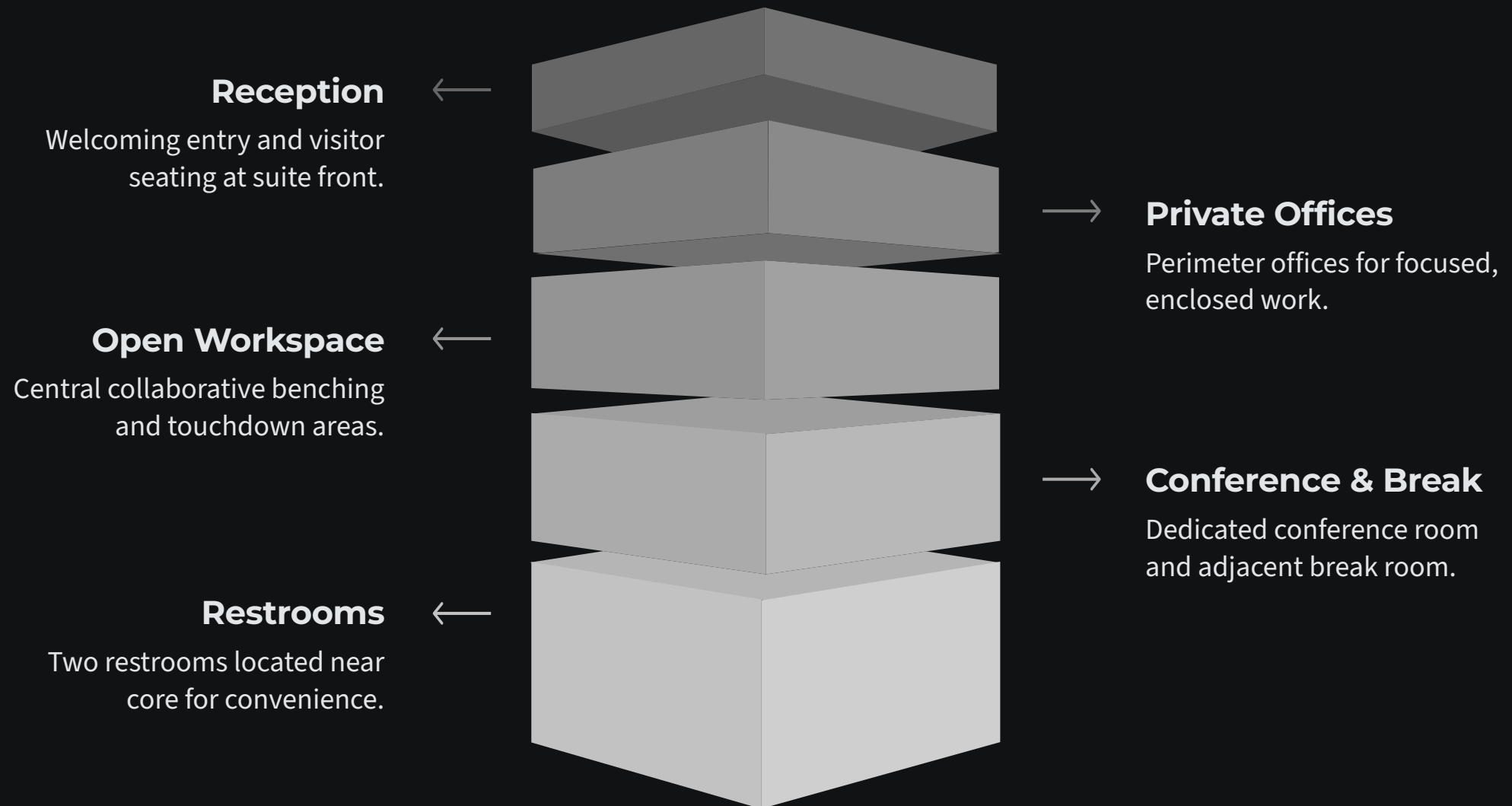
Fully enclosed private offices with quality millwork, professional lighting, and clean finishes.



Conference Room

Dedicated conference and collaboration space — ready for client meetings from day one.

Suite Layout — ±4,000 SF



Floor plan shown for illustrative purposes. A professionally redrawn architectural floor plan is available upon request. All dimensions are approximate and subject to field verification.

FLEXIBLE SPACE OPTIONS

Three Ways to Occupy

Option A — Entire Suite

±4,000 SF

Full occupancy of the entire suite as delivered. Ideal for established professional firms seeking turnkey space with room to grow.

Option B — Concept Split A

±2,000 SF

Northern half of the suite. Includes reception, private offices, and dedicated restroom access. Exact configuration subject to landlord approval.

Option C — Concept Split B

±2,000 SF

Southern half of the suite. Conference room, open workspace, and secondary restroom. Ideal for right-sized professional use.

Subdivision subject to ownership approval and municipal permitting. All sizes approximate.

Positioned at the Center of Fort Bend's Growth Corridor



Key Proximities

- **FM 1092 / Murphy Road** — Direct frontage and visibility along one of Fort Bend's busiest arterials
- **Riverstone Shopping Center** — Target, Home Depot, and national retailers within minutes
- **Highway 6 & Fort Bend Parkway** — Major regional connectors providing access across Sugar Land, Stafford, and Missouri City
- **Sugar Land & Stafford CBDs** — Professional workforce within a 10-minute drive

A High-Income, High-Growth Trade Area

3-Mile Radius Snapshot

The Riverstone corridor sits within one of Texas's most affluent suburban markets. Above-average incomes, strong population growth, and a concentration of educated professionals create ideal conditions for service-oriented businesses.

95K+

Population

3-mile radius

\$115K

Avg. HH Income

3-mile radius

42%

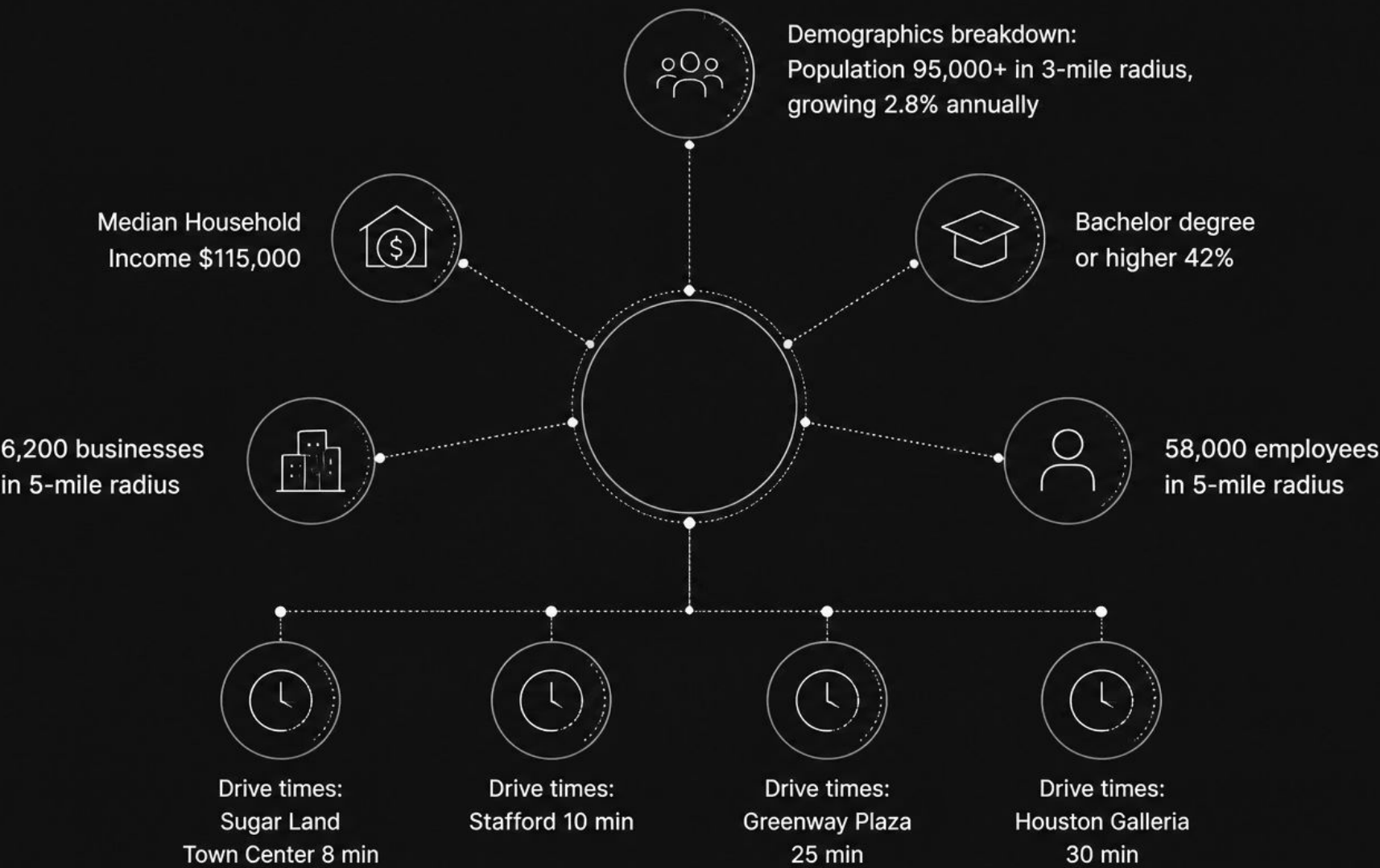
Bachelor's+

Education attainment

6,200+

Businesses

5-mile radius





BUSINESS ENVIRONMENT

A Market Built for Professional Services

Established Office Corridor

FM 1092 is home to a growing concentration of medical, legal, financial, and professional services firms.

High-Income Demographics

Household incomes significantly above national averages drive sustained demand for white-collar professional services.

Strong Sustained Growth

Fort Bend County remains one of the fastest-growing counties in the United States with no signs of slowing.

Excellent Visibility

High daily traffic counts along FM 1092 with monument signage available — natural brand awareness for occupying tenants.

Why Riverstone Crossing Wins



1 Existing Build-Out

Skip the permitting, design, and construction phase entirely — the space works on day one.

2 Reduced Construction Costs

Significant savings versus a cold-shell alternative — comparable finish-out typically runs \$60–\$80 PSF.

3 Flexible Ownership

Motivated landlord open to creative deal structures, earnest TI negotiations, and term optionality.

4 Immediate Occupancy + Expansion

Move in now with the ability to expand or contract within the building as your business evolves.

IDEAL TENANT PROFILES

Purpose-Built for the Professional Tenant

The Offices at Riverstone Crossing is ideally suited for service-oriented businesses seeking a polished, client-facing environment in an affluent suburban market.



Insurance



CPA / Accounting



Law Office



Engineering



Architecture



Behavioral Health / ABA



Medical Administration



Financial Services



Corporate Office

GALLERY

The Space — Photographed



PRESENTED EXCLUSIVELY BY

Colin Wright

Compass Commercial

Contact

 Phone: **(832) 512-6946**

 Email: **Colin.Wright@compass.com**

3550 FM 1092 Road · Missouri City, Texas

QR Code

Confidentiality Notice

This Offering Memorandum is provided for informational purposes only and does not constitute a binding offer. All information herein is deemed reliable but not guaranteed. Prospective tenants are encouraged to independently verify all data.