

OFFICE CONDOS AT REFLECTION BAY



SHADOW CREEK RANCH
Realty

A GREAT PLACE TO LIVE, AND NOW A GREAT PLACE TO WORK...



AS A PREMIER MASTER-PLANNED COMMUNITY, SHADOW CREEK RANCH IN PEARLAND, TEXAS OFFERS RESIDENTS THAT MOST ELUSIVE AND ESSENTIAL COMBINATION OF REAL ESTATE VALUE AND PRIME LOCATION. LOCATED MINUTES FROM HOUSTON'S ACCLAIMED MEDICAL CENTER AND REVITALIZED DOWNTOWN, THIS AREA HAS BECOME THE PREFERRED LOCATION OF MEDICAL AND BUSINESS PROFESSIONALS.

THE OFFICE CONDOS AT REFLECTION BAY OFFER 60,000 SQUARE FEET OF POSSIBILITIES IN A 5 ACRE CAMPUS SETTING JUST OFF SHADOW CREEK PARKWAY. PHASE I CONSTRUCTION IS UNDERWAY WITH OFFICES RANGING IN SIZE FROM 980 SQUARE FEET TO 5891 SQUARE FEET.

THE PROJECT'S ATTRACTIVE, HIGHLY FUNCTIONAL DESIGN IS IDEAL FOR DOCTORS, LAWYERS, ACCOUNTANTS, AND SMALL BUSINESS OWNERS DESIROUS OF A GATEWAY LOCATION IN ONE OF THE FASTEST GROWING COMMUNITIES IN THE METROPOLITAN HOUSTON AREA.

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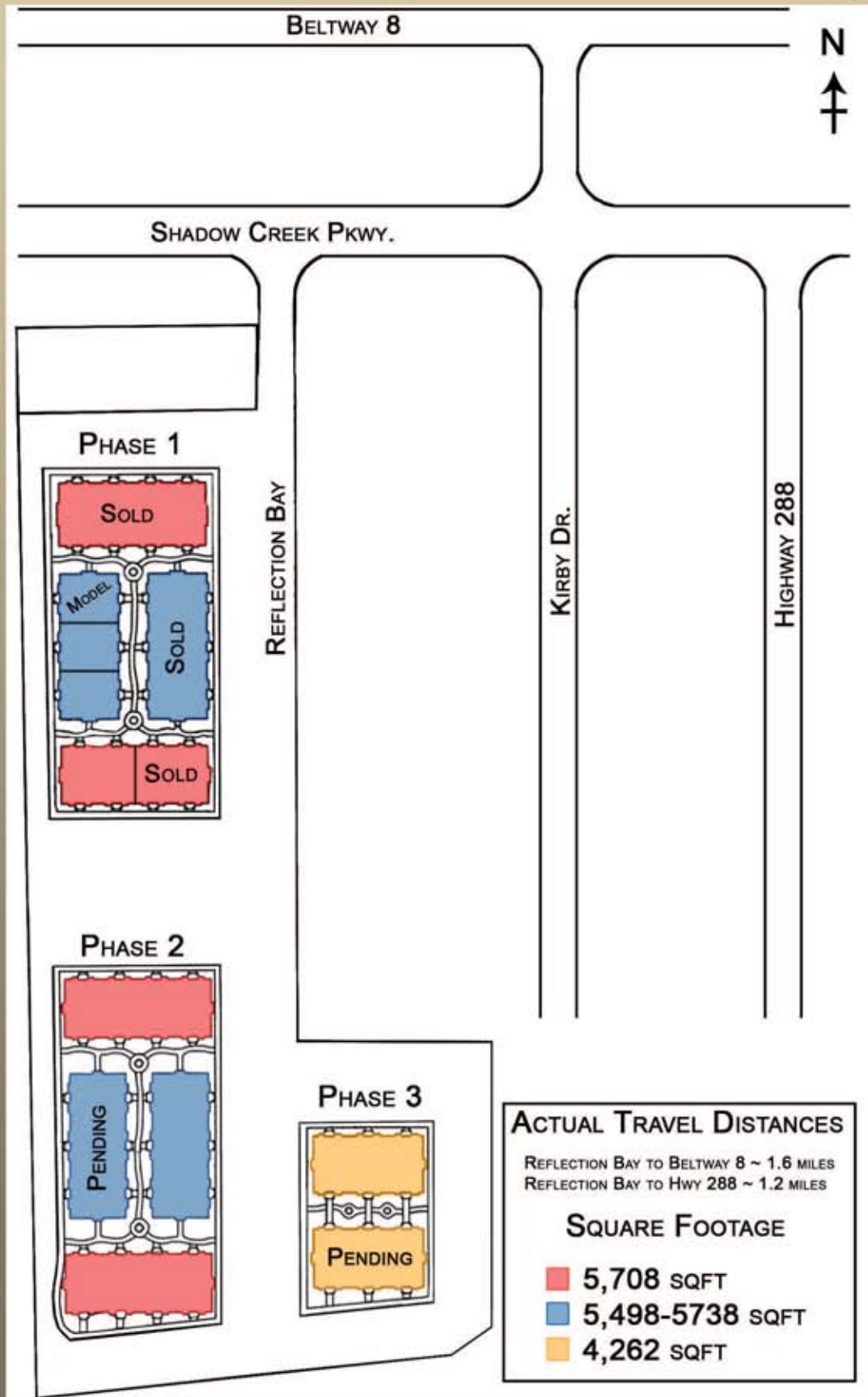
DIRECT: 832.274.9990



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ACTUAL TRAVEL DISTANCES
 REFLECTION BAY TO BELTWAY 8 ~ 1.6 MILES
 REFLECTION BAY TO HWY 288 ~ 1.2 MILES

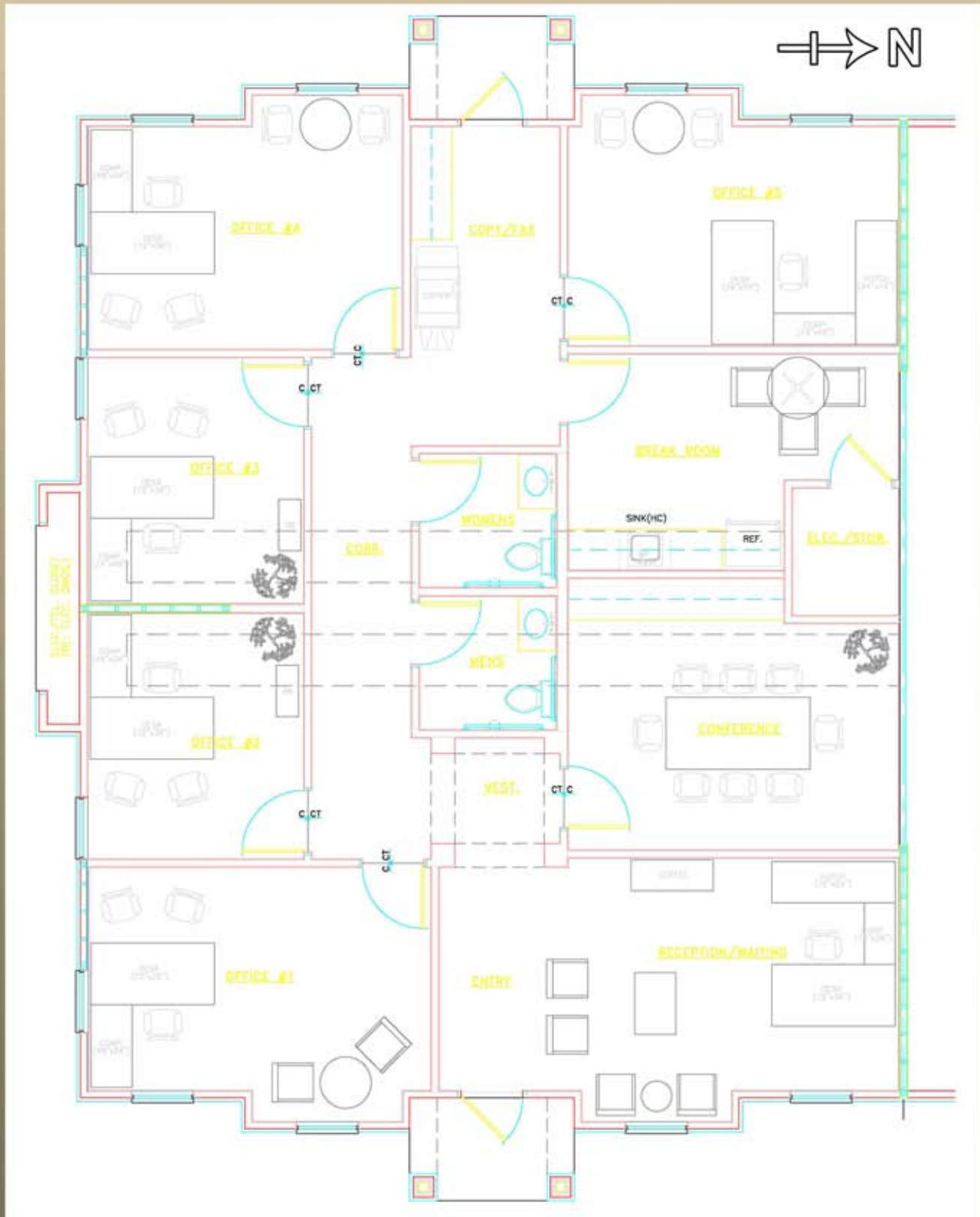
SQUARE FOOTAGE

- 5,708 SQFT
- 5,498-5738 SQFT
- 4,262 SQFT

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Office Condos At Reflection Bay

	Typical Lease Space	Office Condo Lease	Office Condo Purchase
Square Footage	1962	1962	1962
Typical Buildout (\$45/sqft)	\$88,290.00	\$0.00	\$0.00
Tenant Improvement Allowance (\$20/sqft)	\$39,240.00	\$0.00	\$0.00
Architect & MEP Engineer Costs (Out of pocket expense) (\$3.35/sqft)	\$6,572.70	\$0.00	\$0.00
Approximate Total Out Of Pocket Expenses (Buildout)	\$55,622.70	\$0.00	\$0.00
Typical Lease Space \$1.63/sqft/month	\$3,188.25	\$0.00	\$0.00
Condo Lease Space \$1.80/sqft/month	\$0.00	\$3,531.60	\$0.00
NNN (Property Taxes, Insurance, CAM, Association Dues) \$.46/sqft/month	\$902.52	\$0.00	\$0.00
NNN (Property Taxes, Insurance, CAM, Association Dues) \$.36/sqft/month (Monthly)	\$0.00	\$706.32	\$0.00
Building *Typical Buildout (Move In Ready) \$190/sqft	\$0.00	\$0.00	\$372,780.00
20% Down Payment (Bank Loan)	\$0.00	\$0.00	\$74,556.00
Bank Loan at 6.5% 20 Yrs	\$0.00	\$0.00	\$298,224.00
Bank Payment (Monthly)	\$0.00	\$0.00	\$2,223.48
Condo Association Assessment \$.23/sqft/month (Monthly)	\$0.00	\$0.00	\$451.26
Insurance (Monthly)	\$58.33	\$58.33	\$58.33
Real Estate Taxes (Monthly)	\$0.00	\$0.00	\$341.00
Approximate Monthly Payment	\$4,149.10	\$4,296.25	\$3,074.07

* Typical Buildout: Includes Tile in entries and all wet areas and carpet throughout rest of office