

Sugarland Professional Center



Medical/Professional Office Condominium

Project Benefits

- Financial Benefits of Owning vs. Leasing
- Location Accessibility Without Congestion
- Physician Determined Practice Space Size
- Individual Entrance From Patient Parking
- High Parking Ratios & Larger "Green" Areas
- Private Rear Entrance For Each Office Space
- Physician Reserved & Covered Parking Area
- Steel Frame Building With Masonry Exterior
- Buildings Sprinkled For Fire/Life Safety
- Individual A/C System
- Financing Available

The Sugarland Professional Center is a planned medical/professional office condominium project being developed on a 4 acre tract in Sugarland, Texas.

The project is located on Dairy Ashford, a major Sugarland thoroughfare, on the northwest corner of its intersection with Julie Rivers Drive, approximately ½ mile from the Southwest Freeway, offering location accessibility without congestion.



The project consists of three buildings containing approximately 11,000 square feet each, totaling 32,589 square feet of office space.

Benefits of Office Ownership

Medical clinics, individual practitioners and other business owners are more and more interested in the advantages of owning their office space.

Office ownership enables them to build equity in a real estate investment, take advantage of property appreciation and tax benefits, increase the value of their business, have better control over their business and office, and lower their occupancy costs through low mortgage rates and payments that should be less than the cost of current rental rates.

Designed For Medical Office

The building design incorporates the specific, unique wants of medical professionals, giving every owner the flexibility of designing and purchasing the exact space required for their specific medical practice or business.

Because there is constant, heavy visitor traffic in a medical/professional office complex, higher parking ratios are provided, with ground level parking that allows easy access to every office entrance. Private, reserved, covered parking is also provided for owners, separate from patient or client parking.

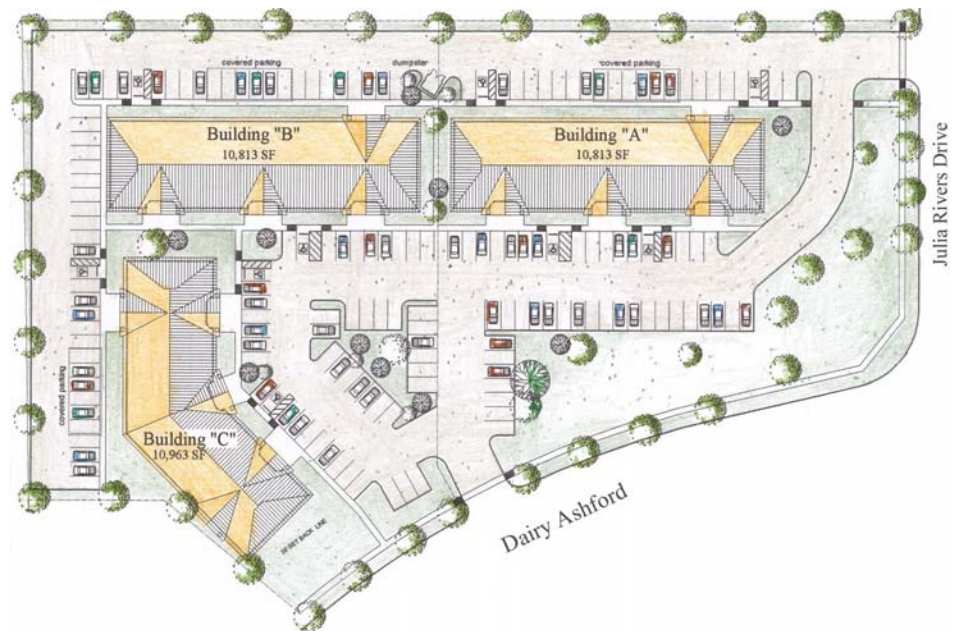
The site's design also features higher landscaping values and maximizes the "green" area of the site to enhance its appearance, rather than putting every allowable square foot of building on the site. This design component results in stronger street appeal with greater visibility of individual office entries and exterior graphics.

Benefits of Ownership

- Lower Lease Cost
- Equity Build-up
- Tax Benefits
- Appreciation
- Business Control
- Autonomy

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Site & Architectural Design

The site plan of the complex, shown above, illustrates building configuration, landscaped and parking areas, and a reserved, covered parking area for doctors at the rear of each building.

Every office in each building will have a separate patient or client entrance at the front of the building, and rear access to owner and staff parking.

Buildings are steel frame with masonry exterior and metal roof, and utilize a building system developed by the project architects, similar to the one developed by them for Texas Children's Pediatric Associates' medical office building complexes. Offices feature bay depths of 56 feet in every office space, and are fully sprinkled for fire/life safety.

Financing Available

CitiPlex works with conventional and Small Business Administration preferred lenders to help purchasers secure the best mortgage programs, up to 100% of the cost of the condominium unit, tenant finish and medical equipment.

Benefits of Ownership

The benefits of office ownership include:

- Lower Occupancy Cost
- Real Estate Equity Build-up
- Real Estate Tax Benefits
- Property Appreciation
- Business Control
- Business Autonomy
- Increased Business Value

Contact CitiPlex

If you need additional information, or would like to review architectural plans or building design specifications, or discuss the design of your office space, or financing programs, you can find more information on the project on our web site at: www.citiplexcorp.com, or use the information below to contact us by phone or email.

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