



READING ROAD

PROFESSIONAL OFFICE PARK



LUXURIOUS *offices*

Reading Road Office Park is in the epicenter of Fort Bend County. This new development intends to promote economic growth and stability within the City of Rosenberg by offering business owners the opportunity to individually own a beautifully designed professional office space for an obtainable price. **Reading Road Office Park** offers 1,100 to 3,750 square feet of office space and brings the city a diverse group of professional trades.



DONNIE CHANG, CCIM

o. 713-939-8181 ext. 118

c. 713-870-6888

changdonnie@gmail.com





READING ROAD

PROFESSIONAL OFFICE PARK



INVESTMENT HIGHLIGHTS

- OWN an office near home; or satellite practice, as well as a sound investment
- Location: In the heart of Rosenberg, west Fort Bend County
- Easy Access: Exit 100 Southwest Freeway at Reading Road, one mile north just past FM 2218
- NEW CONSTRUCTION: Quality construction, quality material
- Isolated, pleasant, environment with adjoining 4 acre detention lake and fountain
- AFFORDABLE pricing, minimum initial investment
- All single story with individualized front door signage
- Ample space for employee and patron parking
- Beautifully maintained landscape; four acre pond with walking path to wind down during breaks
- Crown molding, quartz counter tops
- Distinctive, modern design, small footprint with large windows for natural lighting
- High speed internet provided by Comcast



READING ROAD

PROFESSIONAL OFFICE PARK



PROPERTY OVERVIEW

- **ASKING PRICE:** Call for information, depends on lot, unit and build out
- **AVAILABLE:** For lease or purchase
 - Single Unit: +/-1,100 to +/- 1,500 SF
 - Double Unit (one building): +/- 2,200 to 3,000 SF
- **TAX RATE:** 2.04%
- **COMMENTS:**
 - Individual has the opportunity to select lot and unit
 - Built-to-suit options
 - Property Owner Association for maintenance & common area management
 - Deed-Restricted office use, no retail



DONNIE CHANG, CCIM

o. 713-939-8181 ext. 118
c. 713-870-6888
changdonnie@gmail.com

VALERIE CHANG

o. 713-939-8181
c. 281-799-8561
valerie.chang@abcahouston.com



INTERIOR
PHOTOS



Why Choose Fort Bend?

Fort Bend County: <https://www.fortbendcounty.com>

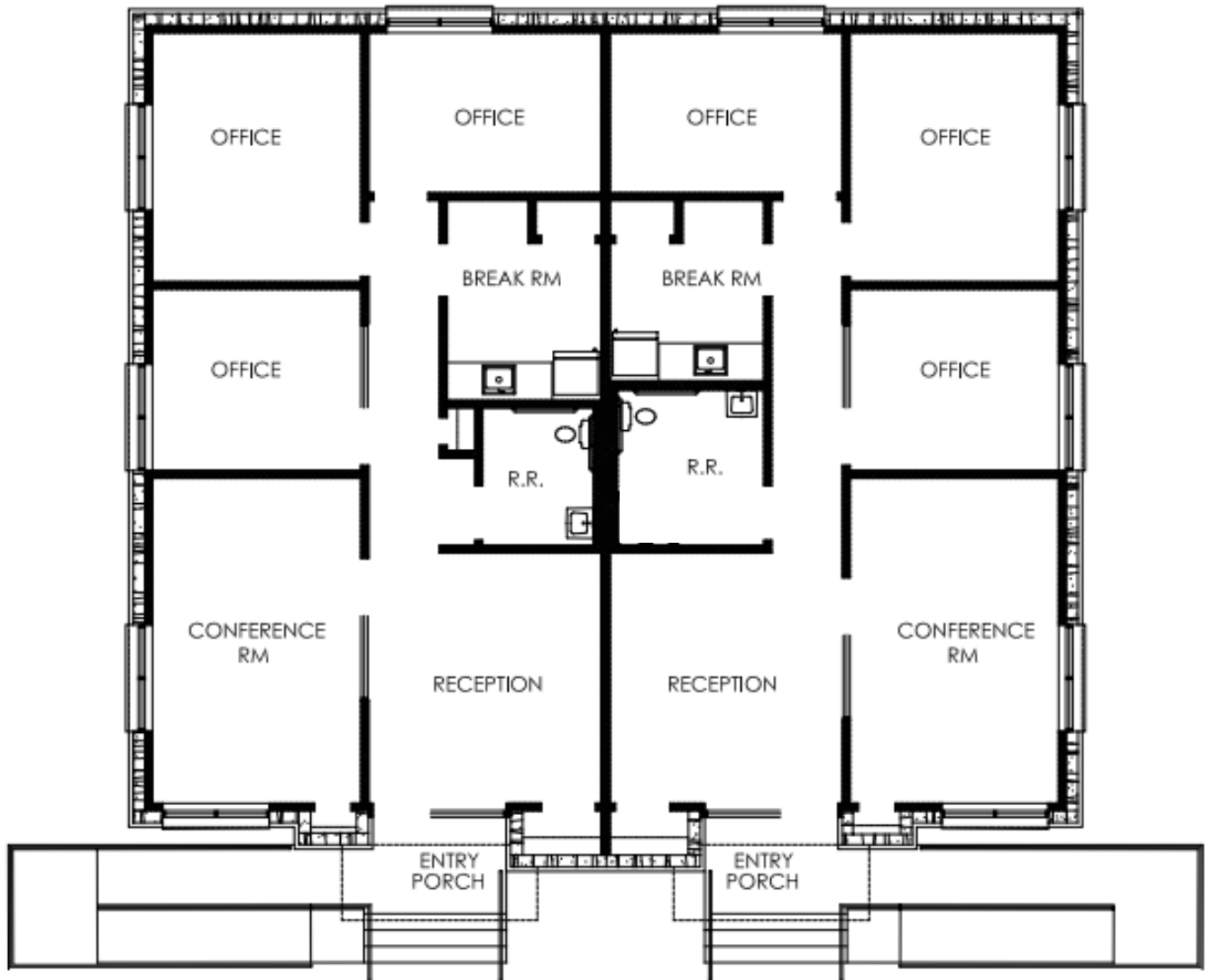
Economic Development Council: <https://fortbendcounty.com/about-fbedc/what-we-do>

Rosenberg: <https://www.rosenbergtx.gov/510/Abou>



READING ROAD

PROFESSIONAL OFFICE PARK



2 UNIT FLOOR PLAN

+/- 2,200 to 3,000 SF

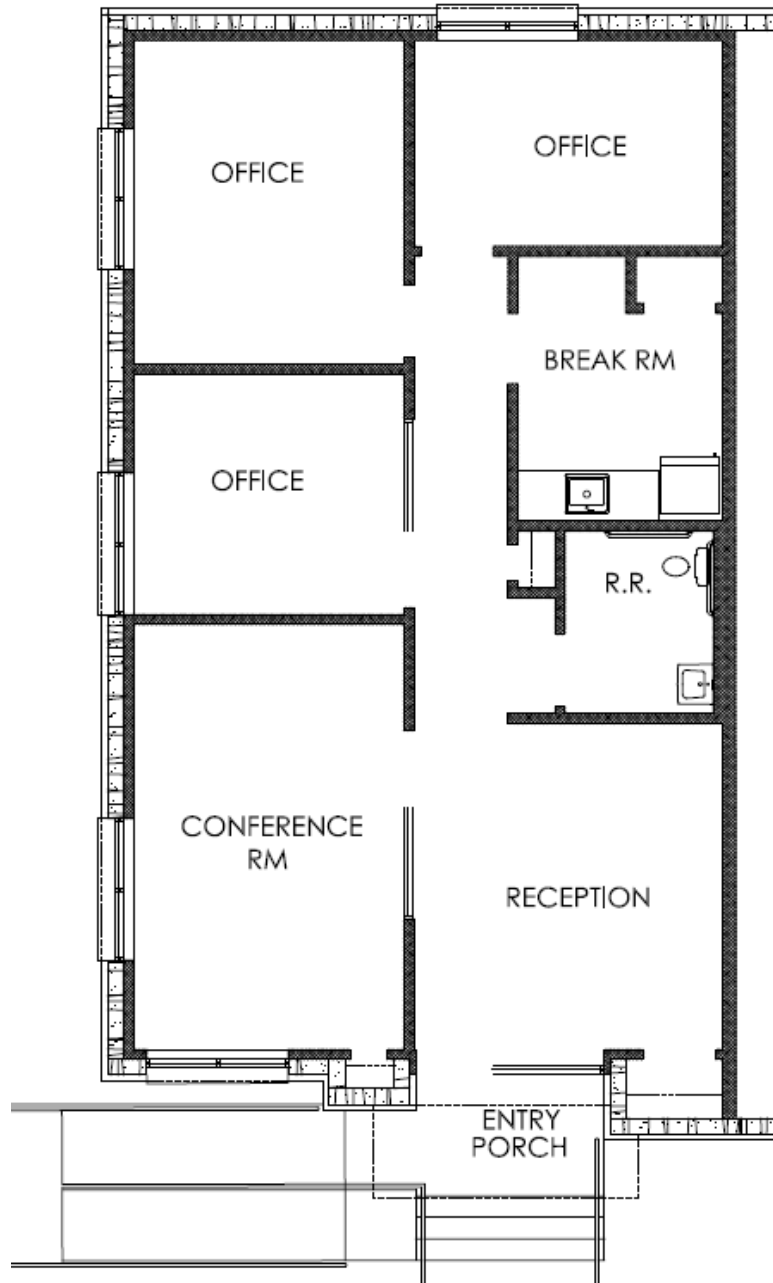
ALL PLANS AND PRICES ARE PRELIMINARY AND SUBJECT TO CHANGE

SIZE AND SQUARE FOOTAGE ARE APPROXIMATE, SUBJECT TO CHANGE



READING ROAD

PROFESSIONAL OFFICE PARK



SINGLE UNIT FLOOR PLAN

+/- 1,100 to 1,500 SF

ALL PLANS AND PRICES ARE PRELIMINARY AND SUBJECT TO CHANGE

SIZE AND SQUARE FOOTAGE ARE APPROXIMATE, SUBJECT TO CHANGE



READING ROAD

PROFESSIONAL OFFICE PARK



SITE PLAN

PRICING FROM \$350,000 up to \$1,300,000

* ALL PLANS AND PRICES ARE PRELIMINARY AND SUBJECT TO CHANGE *

* SIZE AND SQUARE FOOTAGE ARE APPROXIMATE, SUBJECT TO CHANGE *