



- **Sizes:**
Units can be purchased & combined in multiples of 1,250 SF up to 5,000 SF
- **Price:**
1,250 SF end-unit - \$525,000
1,250 SF inline unit - \$495,000
- **Delivery of units:**
Phase I: August 2025
Phase II: November 2025
- **Reserve your unit now by putting down a deposit.**

Citadel Office Park

217 Promenade Way, Sugar Land, TX 77478

Kiran Ravuri

713.510.3577

Info@citadelofficepark.com



www.CitadelOfficepark.com

About the Project

PNR Ventures is proud to announce the upscale hybrid Citadel office park project located in Telfair, that is in the heart of Sugar Land, Texas. These private office units with metal roofs and individual entrances will incorporate approximately 40,000SQFT of general/medical office spaces will break ground in Jan 2025, with units expected to be completed mid 2025.

Citadel Office park Spanning over 3.5 acres in the middle of fully developed commercial complex which has Hampton Inn Hotel across, surrounded by bunch of restaurants, Fast food centers, and Coffee Shops. There is an Emergency Medical Services center adjacent to it, and next to a Cardiology and Hospice medical building. And there is a 55+ high-end residential condominiums coming up soon across the office park, huge customer base for any kind of business that anyone would want to start in the office park whether it's a general or medical services.

AVAILABLE SPACES

Each Unit is 1,250 Square Feet

PRICES

1,250 Square Feet End-Unit:

- \$525,000

1,250 Square Feet Inline Unit:

- \$495,000

POA (HOA) FEE

\$300/Month per unit (Estimated)

FINISH OPTIONS

Beige/Gray Color Scheme

ALLOWED USES

Medical Office

Professional Office

CONSTRUCTION

EST. Breaking Ground January 2025

PARKING RATIO

5 Spaces Per 1000 Square Feet



LOCATION

STRONG LOCAL ECONOMY

- Major corporate employment hub
- Over \$120,000 in Average HH Income

MAJOR GROWTH & DEVELOPMENT AREA

- Projected job growth through 2018: 18.4%

REGIONAL LOCATION

- Access from 6 major highways within a 7 mi radius: State Highway 6 ,US-90, I-69, Grand Parkway, Beltway 8/Westpark Tollway
- Sugar Land Airport with on-site U. S. Customs service.

BUILDING INFORMATION

Building Area:	1,250 SF (up to 5,000 contiguous)
Land Size:	0.042 AC or 1,800 SF
Year Built	2025
Zoning:	PD-Planned Development
Access:	Citadel Way, Promenade Way
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Brick, stone & stucco
Parking Ratio:	5/1,000 SF



Estimated Delivery/ Availability

UNITS DELIVERING August 2025

UNITS	1,250 SQFT	\$495,000-\$525,000*
101-105, 201-204, 301-304, 401-404		

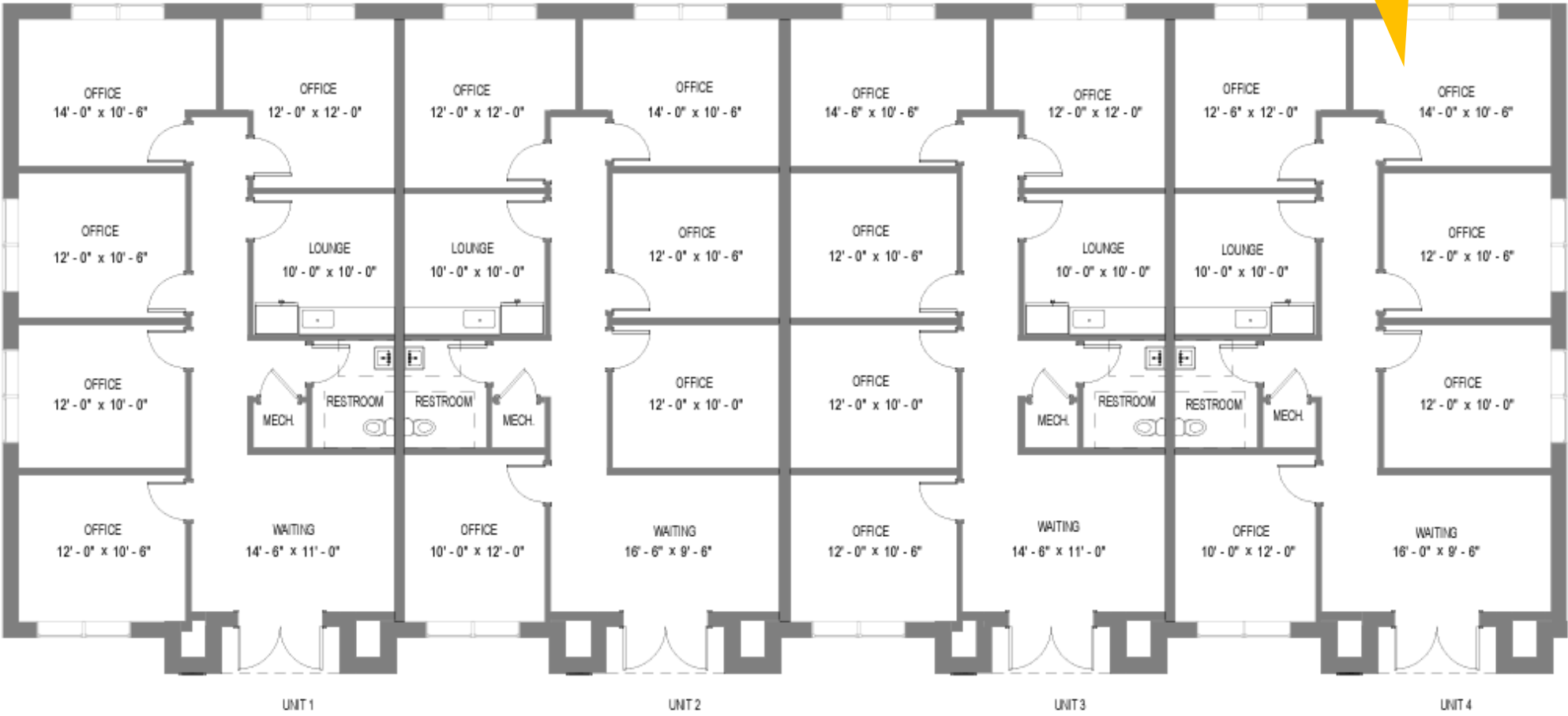
UNITS DELIVERING November 2025

UNITS	1,250 SQFT	\$495,000-\$525,000*
501-504, 601-604, 701-704, 801-804		

Disclaimer: Information contained here in, while supplied by sources deemed reliable, is subject to errors and is not warranted by PNR Venture Group or its agents. This information is subject to change without notice

CITADEL OFFICE PARK

1,250 Square Feet





1. Decide how much space you require (in multiples of 1,250 Square Feet)
2. Discuss how you want the space to be laid-out / finished on the inside
 - **Option “Standard Finish” of a 1,250 SF unit:** 5 offices, bathroom, break room, reception area, HVAC, electric, carpet/tile, painted.
 - **Option “Shell”:** concreted floor, open ceiling, no dividing walls. Electric services and water/ sewer lines available at the building, but not distributed to/in the unit
3. Sign the sales contract
4. Deposit \$10,000 per unit in Earnest Money for unit reservation and another 10% of sale price once we break ground
 - this \$10,000 deposit will be non-refundable after 40 days.
 - this deposit will apply toward the sales price at closing, but will be forfeited if you do not close
 - Your lender will count it toward the loan down payment
5. Apply for a mortgage loan with a lender of your choice
(we can also provide recommendations)
7. Work with your lender and the title company to prepare for the closing
 - Seller pays for the title insurance
8. Once the construction is finished, you will have 2 weeks to do a walk-thru and close on the purchase
9. Now you own it! ***Congratulations!!!***

CITADEL Office Park HOW TO MAKE CHANGES TO YOUR UNIT LAYOUT

- By requesting changes to the standard floor plan, Buyer understands and acknowledges that:
 - THE SALE AGREEMENT(s) BUYER AND SELLER EXECUTED IS FOR A STANDARD FLOOR PLAN, AND THAT SELLER DOES NOT OFFER OR PROVIDE ANY FLOOR VARIATIONS DIRECTLY:
 - HOWEVER, BUYER MAY MAKE CHANGES TO THE STANDARD FLOOR PLANS OUTSIDE OF THE SCOPE OF THE SALE AGREEMENT BY HIRING THE BELOW LISTED ARCHITECT, Engineer, AND GENERAL CONTRACTOR SEPARATELY.
 - YOU ARE NOT OBLIGATED TO USE THE BELOW LISTED VENDORS. HOWEVER, USING THEM SHOULD BE MORE EFFICIENT, QUICKER, AND LESS EXPENSIVE SINCE THEY ARE ALREADY INVOLVED IN THIS PROJECT;
 - **BUYER IS SOLELEY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CHANGES TO THE STANDARD FLOOR PLANS.**
 - ANY CHANGES MUST BE REQUESTED WITHIN 45 Days from ESCROW OF CONTRACT
 - NO CHANGES AFFECTING THE STRUCTURAL ELEMENTS (ROOF, EXTERIOR WALLS, SLAB)
 - NO CHANGES TO THE WINDOWS, DOORS, OR EXTERIOR OF THE BUILDING ARE ALLOWED.
 - SHOULD ANY DEFECTS OR SHORTAGES ARISE OUT OF DESIGN OR CONSTRUCTION RELATED TO THE BUYER'S CHANGES, BUYER SHALL DISPUTE SUCH WITH THE ARCHITECT, MEP ENGINEER & THE GENERAL CONTRACTOR DIRECTLY.

CONTACT THE ARCHITECT - MIRADOR GROUP

- 1) Draw an approximate layout of your space & email it to the architect:
 - Ask for the floor plans for your building.
 - Mark it up to show the changes you need in your unit.
 - Email it to the architect:
 - o subject must state: "CITADEL – Unit # – Buyer Changes"
 - o Email to: Rodrigo Mendoza rmendoza@miradorgroup.com
- 2) Schedule a meeting (optional)
- 3) The architect charges per hour and will send you a contract and retailer fee request.
- 4) Ask the architect if changes to the MEP plans are needed (electric, HVAC, plumbing)

If changes to MEP plans are required, the architect will involve MEP ENGINEER

- 1) Mirador Group will coordinate and communicate with the MEP engineer on your behalf.
- 2) The MEP engineer charges per hour.
- 3) Ask the architect if changes to the MEP (Electric, HVAC, plumbing) plans are needed.

Once done with changing MEP plans, email the revised MEP back to the architect for permitting

AFTER YOU HAVE COMPLETED YOUR FULL SET OF PLANS, you can reach out to the general contractor to obtain the estimate. DO NOT CONTACT THE GC UNLESS YOUR FULL SET OF PLANS IS COMPLETED Email me for the GC's contact information.

COMMON AREAS

- Lighting
- Professional landscaping with automatic sprinkler system
- Concrete surface parking lot

OPTION 1: STANDARD FINISH & LAYOUT

The following features are included in the price. If you would like to choose other finishes, such will be discussed and added to the price.

FLOOR PLAN

Shown to the right

- The location of the windows may differ for each unit (can be viewed by appointment)

Option 1

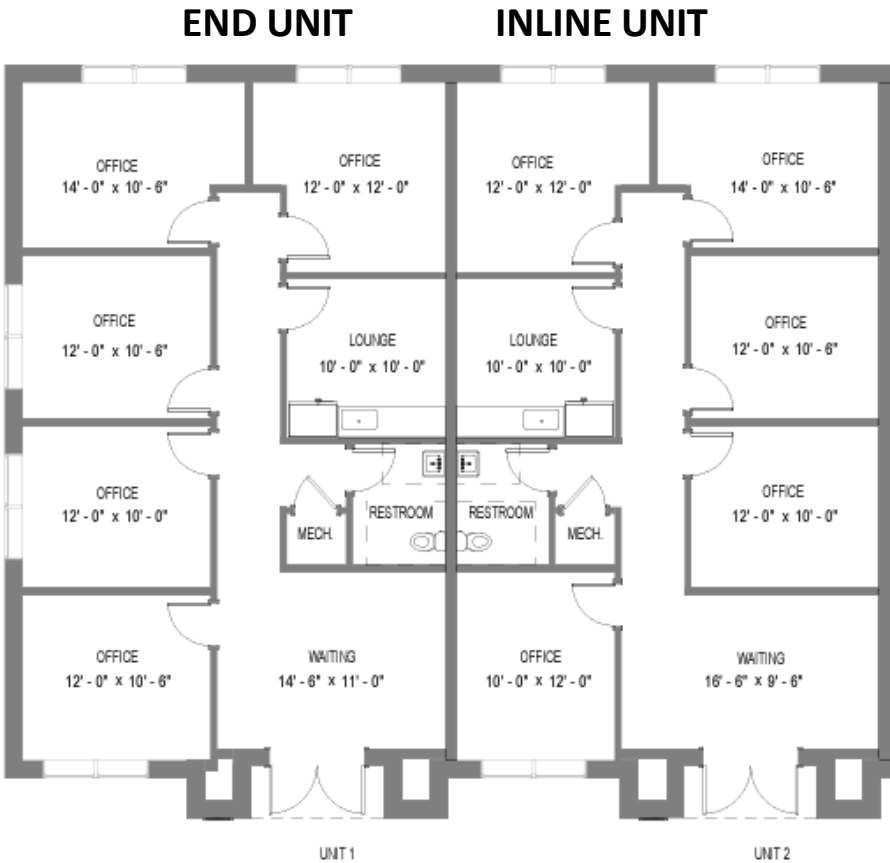
Option 2

COMING SOON

OPTION 2: SHELL (Best option for medical users)

Your unit is not built-out/finished on the inside

(bare floor, open ceiling, no dividing walls. Common electric gutter at the building, water/sewer lines available at the building, but not distributed on the inside) This will allow you to lay it out according to your own unique needs. Seller will provide Tenant Improvement Allowance, which can be transferred to the Buyer at closing or subtracted from the purchase price.



2023 Demographics	1– MI	3–MI	5-MI
Total Population	5,661	64,903	164,261
Growth 2010-2020	77.46%	49.54%	36.44%
Growth 2020-2025	15.90%	14.50%	13.64%
Average Household Income	\$139,114	\$133,381	\$119,103
Median Household Income	\$111,529	\$107,439	\$91,824
Total Daytime Population	20,012	71,590	143,149
-Daytime at Home Population	15,465	56,360	111,091
-Daytime Employees	4,547	15,230	32,058

(Accessed from Costar.com 2023)



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Company Executive summary

PNR Ventures LLC is a property development company, acquires land and works on ground-up development of retail business centers and Office Condominium parks. They also bring in residential multi-family and grocery store development companies into the area and work with them on Joint venture projects. They do the development projects start to end, acquiring land, working through the permitting and build horizontal and vertical. They have committed management team to deliver projects on time within budget.

Management Team Experience

Managing Partners have combined 20 yrs. of collective commercial/Residential real estate development experience. They have acquired several commercial lands in the Houston Metro Area and are currently developing 50 acres of land in Houston Metro area and 200 acres of land in Austin Metro area. And also, they acquire and Manage residential condominiums in the New York metro area. Their skilled management team have experience to work with Architects and Engineers, and work with City, County and Utility districts to get permits for construction. And work with their trusted partners like General Contractors and Brokers to build and sell to get maximum ROI for our investors. They also have excellent relationship with Commercial Banks when it comes to lending at competitive rates to keep costs low.

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TO BE ADDED ONCE CONSTRUCTION COMMENCES