

NOW FOR SALE OR LEASE from 1,225 up to 6,125 SF



# Kingsley Ridge

OFFICE CONDOMINIUMS  
*at Broadway Street*

## New Office Space Now in Pearland

Just minutes from major shopping and freeway access, an office in Kingsley Ridge will also bring you closer to the people who matter most - your clients, your employees and your family. This community of professionals is ideal for attorneys, oil & gas industry affiliates, small businesses, psychologists/counselors, satellite offices for larger corporations and start-ups or anyone looking for a single-story office with easy, front door access and surface parking for employees and clients.

### Ideal Location Surrounded by Growth

With an ideal, central location, your business will be surrounded by residential, retail, medical centers, corporate and small businesses in a booming area of Pearland. Access to new upscale, master-planned housing developments and booming businesses surround this brand new office community making it the perfect location for professional small businesses.

### Easy Highway and Shopping Access

Centrally located at Broadway St. and Kingsley Dr., this community has easy access to nearby Pearland Town Center with great shopping and restaurants, the South Freeway 288 to the East and Sam Houston Tollway to the North.

### Close to Work. Close to Home.

If you live in one of the surrounding neighborhoods near Kingsley Ridge, you'll love the convenience of your new commute. Shadow Creek Ranch, Southern Trails, Orchard Grove, Alameda Heights and Fresno are all easily within a short drive to this community.

- Office sizes range from 1,225 to 6,125 SF and include offices/conference room, kitchen, restroom, closets and reception area.
- Customizable floor plans and design choices to fit your business needs.
- Single-story with private front-door entrances and surface parking.
- Design Studio offers one-stop option selection process with an array of flooring, cabinetry and surfaces selections.
- Wood floors in hallways and reception area. Granite countertops in kitchen.
- Exterior is fully landscaped and maintained as part of a Community Management Association.
- Available 100% finished, or we offer plenty of upgrades and options to customize your office.
- High-end finishes and options with the latest energy-efficient construction technologies.
- Commercial-grade windows and doors.
- Multiple storage closet options available.

Kingsley Ridge FEATURES

*Build Equity in Your Business  
with Office Ownership in Pearland*

[KingsleyRidgeOfficeCondos.com](http://KingsleyRidgeOfficeCondos.com)

SHB Development LLC  
SHBDevelopment.com

832.772.6866

Site Location: 3129 Kingsley Drive, Pearland, Tx. 77584



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## SITE PLAN



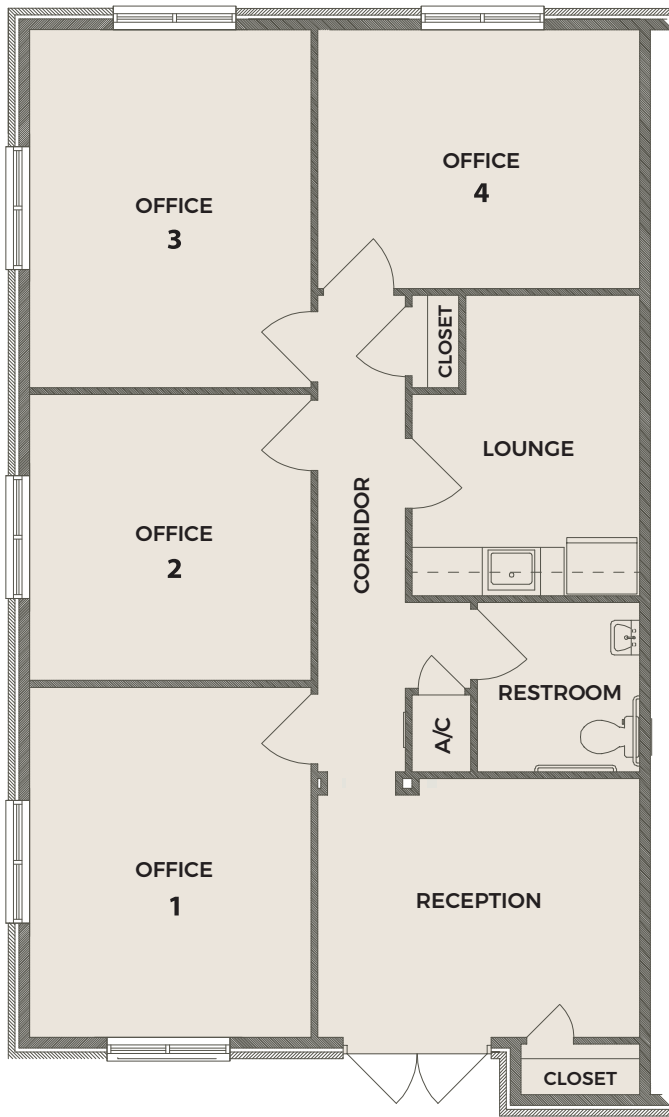
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### STANDARD SINGLE UNIT *Floor Plan*

#### *Features:*

- This is our standard floor plan. Many customizations can be made to create the perfect space for your business needs.
- For more square footage, single units can be combined with two, three, or up to five units.
- Floor plans can be reconfigured with interior wall customization to work the way your business flows.

*Contact your sales associate  
for more information.*

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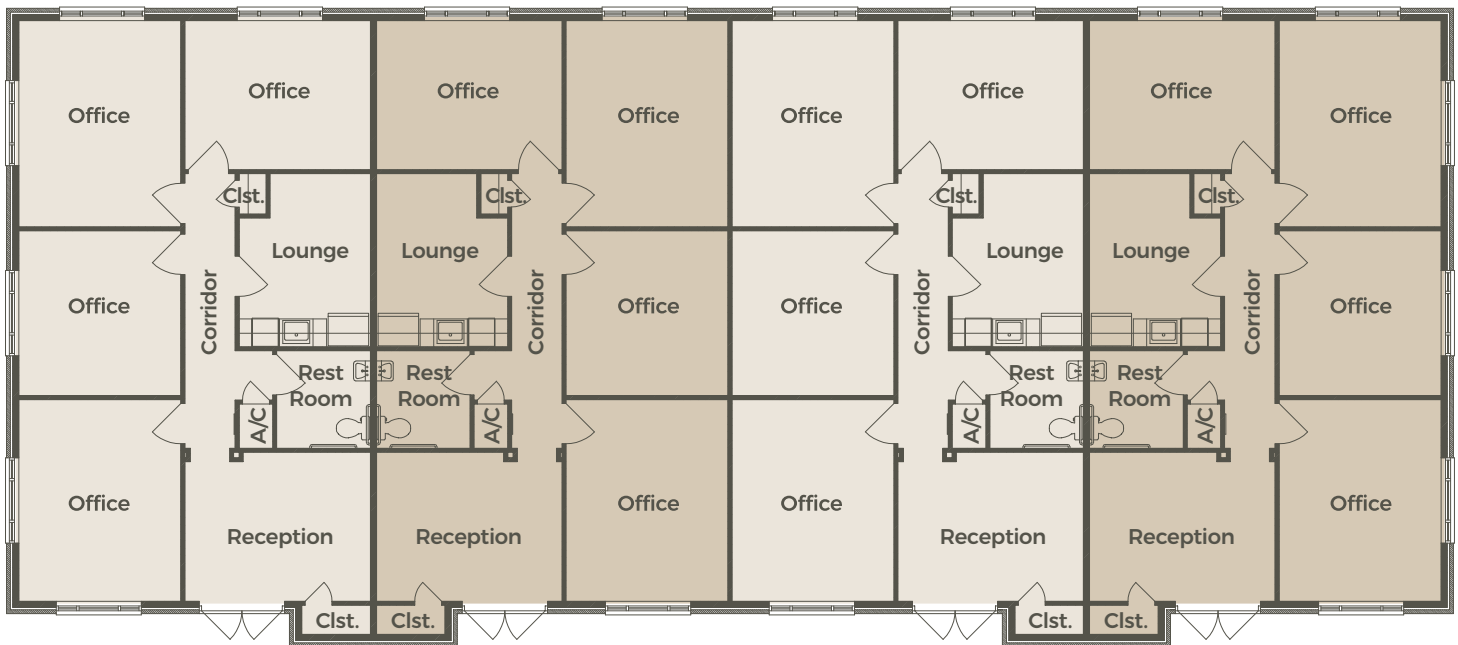


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## 4-UNIT FLOOR PLAN



Offices are efficiently designed and can be combined to create larger units.  
Shown above is a 4-unit floor plan. 5-unit and 3-unit floor plans are available upon request.  
Choose from 1,225 square feet up to 6,125 square feet\*.

# of Units	1	2	3	4	5
Square Feet	1,225	2,450	3,675	4,900	6,125

\*Measurements are approximate

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