

# identity

ARCHITECTS

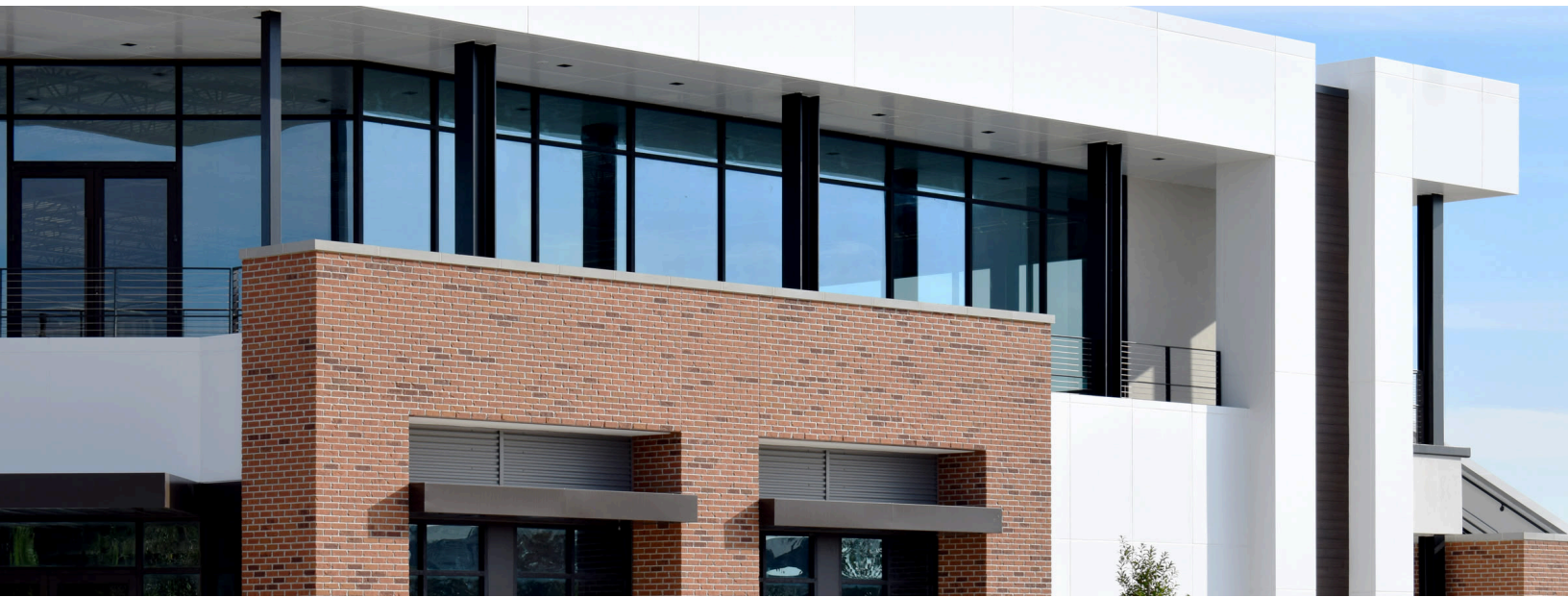
## ARCHITECT-LED DESIGN BUILD

Architecture • Interiors • Master Planning • Design Build • Construction Management



members  
choice  
credit union





Designed to Fit, Built to Deliver

# OUR SERVICES

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## **Architect-Led Design Build**

Ideal for owners seeking speed, accountability, and cost certainty. Our integrated approach means the architect manages construction—giving you one point of contact, faster decisions, and alignment across design, budget, and schedule.

## **Construction Management**

Designed for owners who need expert oversight of the build phase. We manage every detail—bid negotiation, contracts, construction progress, and closeout—so you stay informed and in control without getting buried in logistics.

## Architecture

Architectural Design  
Schematic Design  
Construction Documents  
Construction Contract Administration  
Specifications  
Building Code Review  
Life Safety Code Review  
Building Information Modeling (BIM)  
Permitting & Regulatory Approvals  
ADA/Handicap Accessibility Audit

## Master Planning

Site Analysis & Evaluation  
Schematic Master Planning  
Data Analysis (acreage, SF, parking)  
Building Massing & Form Studies  
Regulatory Compliance Review  
Master Planning Visualization / Aerial Renderings

## Interiors

Interior Architecture  
Interior Design  
Programming  
Space Planning  
Finish & Color Selection  
Renderings  
Speculative Suite Design  
Retail Tenant Improvement  
Fixture, Furniture, and Equipment  
Coordination (FF&E)  
Interior Bid Review

## Design Build

**New Construction**

**Adaptive Reuse & Renovation**

**Tenant Improvements & Buildouts**

**Cost Estimating & Budget Management**

**Value Engineering**

**Preconstruction Services**

**Construction Management**

**Procurement & Material Sourcing**

**Post-Occupancy Support**

**Roof and Building Maintenance Inspection**



Creating Spaces That Tell Your Story

# THE SETH



Identity Architects delivered a full-service, ground-up design build solution for THE SETH, a 17,815 SF entrepreneurial coaching headquarters and event center in Sugar Land, TX. Project Planning began Pre-COVID and was revived & significantly modified Post-COVID, highlighting our ability to adapt and execute with precision.

We maximized the site through a podium-style parking design, positioned the building closer to Highway 59 for stronger visibility, and solved signage restrictions by creating a custom shadowbox-style sign tower visible from the freeway.

**KEY FEATURES OF THE DESIGN**

As the turnkey partner, we led the designbuild construction, architectural design, interior development, and office buildout. Our team procured a flexible DIRT wall system to support long-term interior adaptability. The third-floor coaching and event center capture the project, showcasing our ability to deliver innovative, high-impact environments from concept through completion.



PROJECT

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SUGAR LAND, TX



Maximizing flexibility of Space and Patient Care

# EDLOE HEALTH



The Identity team was proud to collaborate with Edloe Ventures on the design, development and construction of this multi-tenant medical office building. Our scope included the design and development of the overall site, building shell, as well as the interior build out of the Edloe Health Pain Management & Imaging Clinics. Our team managed the construction for both the exterior shell and clinic interior, ensuring seamless project execution.



The interior design maximizes flow for medical and office users, providing flexible spaces for various specialties. The design supports efficient patient and staff experiences with comfort and accessibility. The facility includes a pain management clinic and imaging center featuring recovery rooms, exam rooms, nurse stations, provider offices, MRI, CT scanner, C-Arm, X-ray, ultrasound, dressing rooms, and a reception/waiting area.



PROJECT

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KATY, TX



Mixed Use Energy benefiting the Local Community

# LA RESERVE AT CINCO RANCH



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SUGAR LAND, TX



Designing for convenience & aesthetics

# THE CROSSING AT TELFAIR



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RICHMOND, TX



Where Medical manufacturing & Design Intersect

# VELENTIUM MEDICAL



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## EXCEPTIONAL ARCHITECTURE GOES BEYOND CREATING BEAUTIFUL BUILDINGS

At Identity Architects, we pride ourselves on designing meaningful spaces that bring people together. This philosophy drives every project we undertake, strengthening the many communities we serve.



When you choose Identity Architects, you're selecting a team that proactively solves for multiple design challenges, one after another. We care about the details, protect your budget, and deliver a finished product you will be proud of. Partner with an architect-led design build team who understands not just how to build but why it matters.

## Let's Build What's Next – Together



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