

4708 SUGAR GROVE BLVD

Unit 604: Sugar Grove Condominium, Stafford, TX 77477



**LEASE TERM : 3+ YEARS, 3-5% INCREASE FROM SECOND YEAR | SECURITY DEPOSIT: \$6000 |
MODIFIED GROSS RENTS, TENANT TO PAY ELECTRICITY AND INTERNET.**

Welcome to 4807 Sugar Grove Blvd, a newly built professional office condo located in the heart of Stafford's thriving business district. This 1,225 SF endcap unit offers exceptional visibility, natural light, and functionality—perfect for medical, professional, or administrative use. Designed with efficiency and comfort in mind, the suite features 4 private offices, a spacious reception area, lounge/kitchen, and 1 private restroom. The interior boasts modern vinyl plank flooring, neutral tones, and move-in ready condition. Located in a well-maintained commercial complex with ample parking, this unit is ideal for owner-users or investors seeking a turnkey asset in a no-city-property-tax environment. Easy access to Hwy 59, Beltway 8, and major Houston business hubs makes this an ideal location for growing businesses.

OFFICE | FULL BUILD-OUT | 1,225 SF | \$3000/MO



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