



For lease

Call Broker
for pricing

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12535 Reed Rd

Sugar Land, TX 77478

Building Features:

- Quality office building located in the Sugar Land Industrial Park surrounded by a wide variety of corporate users with facilities providing space for manufacturing and distribution
- Easy access to Highway 90 providing East/West access, and US 59 providing North/South access
- 58 tenant parking spaces available (in the front & along the east side of the building)

Space Features:

- 7,794 SF of rentable area available
- High profile ground floor space with main entrance and reception area available for Tenant's use
- Efficient balance of open space for cubicles and thirteen (13) private offices with exterior windows including a large corner/executive office
- Spacious room located off of the reception area that can be used for training, a large interior room that can accommodate an oversized conference or board room, a break room with exterior windows, and interior rooms that can be used for small conference or meeting rooms
- Restrooms located off of the reception area, and additional restrooms located on the common hallway on the back side of the building

Property Gallery

12535 Reed Rd, Sugar Land, TX 77478

Entrance/reception



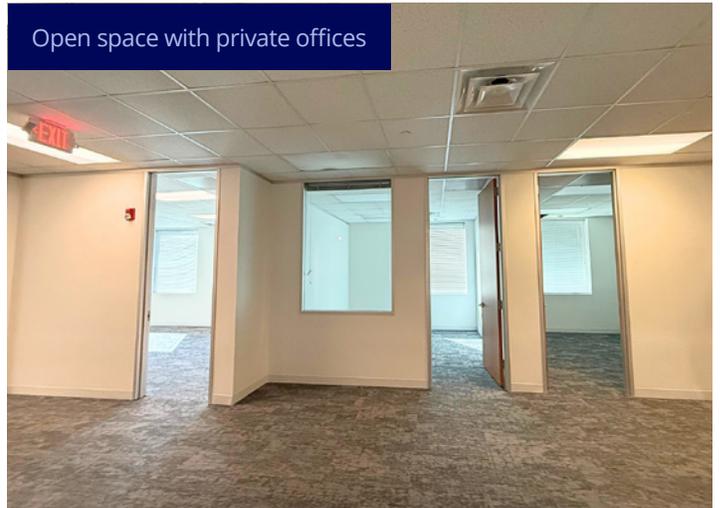
Large open space



Tenant break room



Open space with private offices



Private office with side light



Large corner office



Property Gallery

12535 Reed Rd, Sugar Land, TX 77478

Open office space



Private office



Potential conference room



Open space with private offices



Card access



Common area hallway



Floorplan

12535 Reed Rd, Sugar Land, TX 77478

7,794 SF



Available office



Owner occupied



Common area

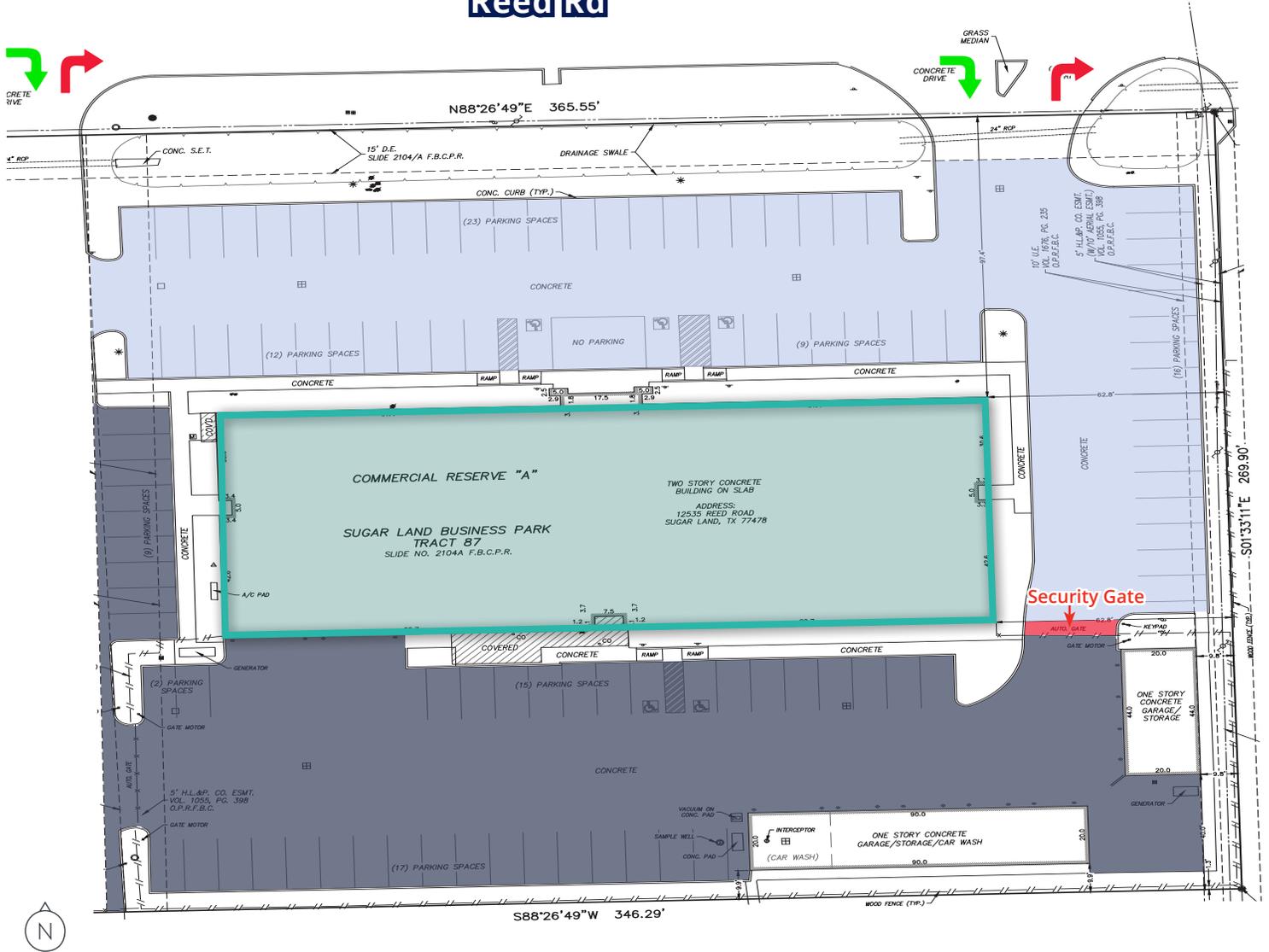


Mechanical/Electrical/Janitorial

Survey

12535 Reed Rd, Sugar Land, TX 77478

Reed Rd



Tenant parking

Owner parking

Building

CALL 5.136 ACRES
FORTY BEND I.S.D.
VOL. 1676, PG. 238 F.B.C.D.R.

Location

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date