

# FOR LEASE



## Ashford Ridge Office Condominium @ Sugar Land Business Park



**Jessica Huang**  
*Principal Broker*

[jessicarealtyteam@gmail.com](mailto:jessicarealtyteam@gmail.com)  
(281) 793-1832

**Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478**

# FOR LEASE



## LOCATION

- 830 Julie Rivers Dr, Sugar Land, TX 77478
- 5 Minutes to 59 South and 10 Minutes to Sam Houston Tollway

## PROPERTY INFORMATION

### Spaces for Lease:

- End Unit: 1,225 sf, \$2700 per month
- Mid Unit: 1,225 sf, \$2600 per month

### Lease Term:

- 5% increase from 2nd yr, 2- 5 yr term
- Gross Rent

## HIGHLIGHTS

- Conveniently located off of **59 South** and **Sam Houston Tollway**
- Brand **new construction**, easily accessible, and high visibility
- Surrounded by **neighborhoods, restaurants, hotels, and shopping centers**
- Inside **Sugar Land Business Park**

**Jessica Huang**

*Principal Broker*

jessicarealtyteam@gmail.com

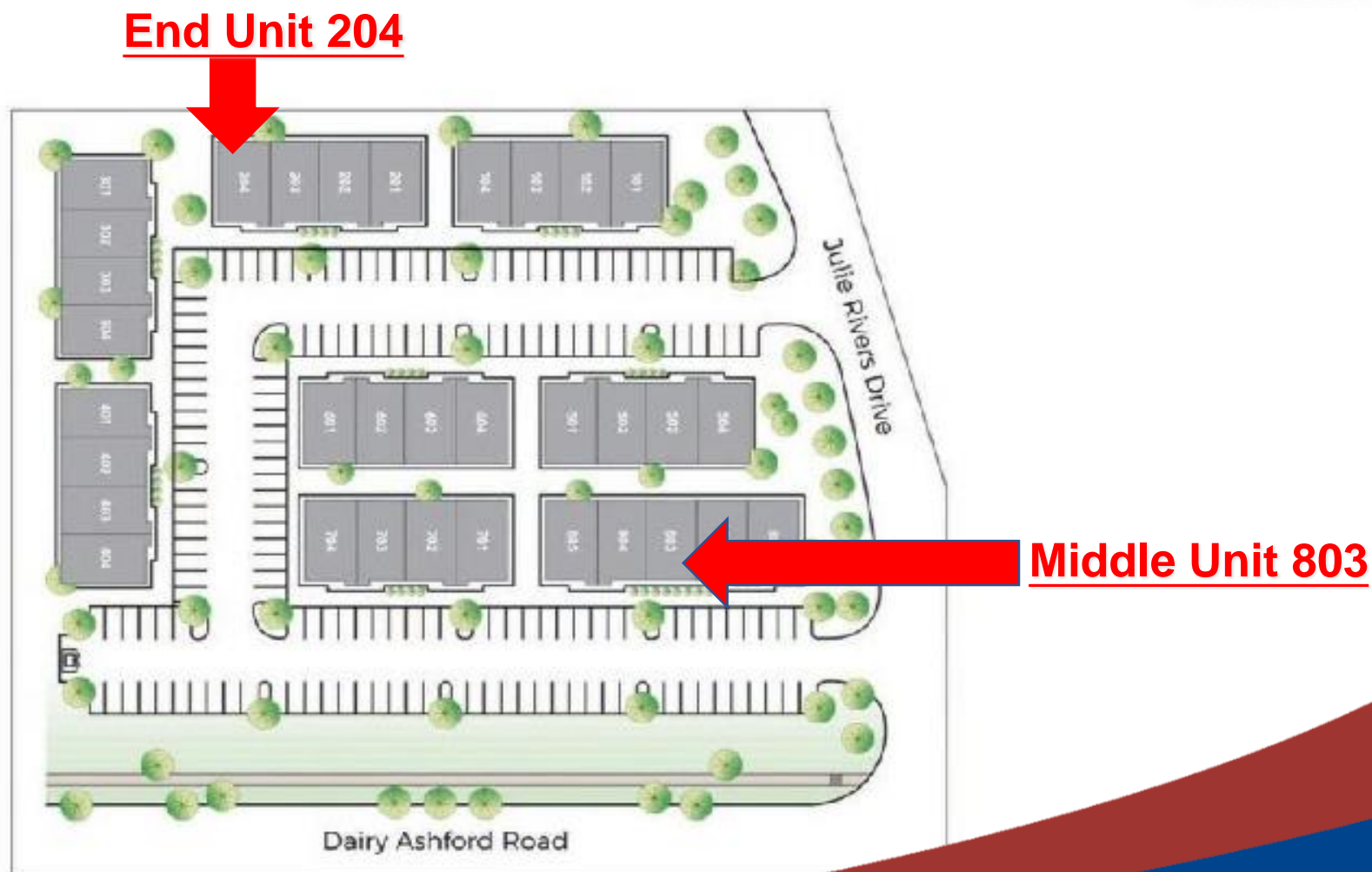
(281) 793-1832

Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478

# FOR LEASE



## SITE PLAN



Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478

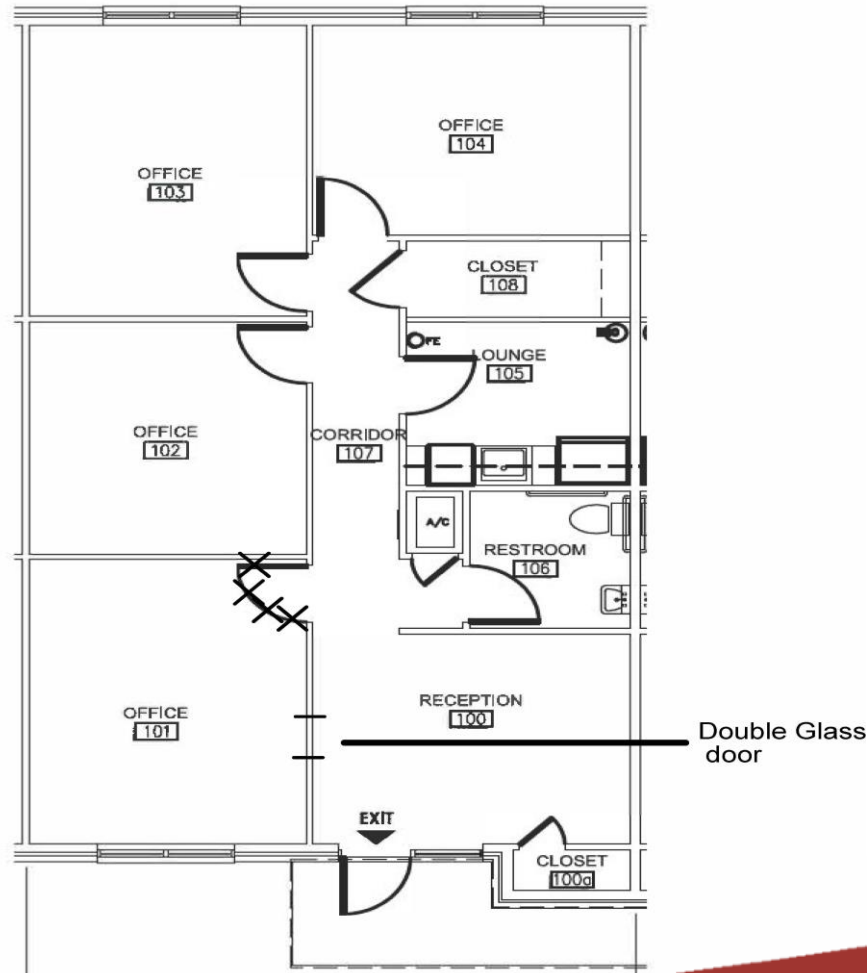
**Jessica Huang**  
Principal Broker  
jessicarealtyteam@gmail.com  
(281) 793-1832

# FOR LEASE

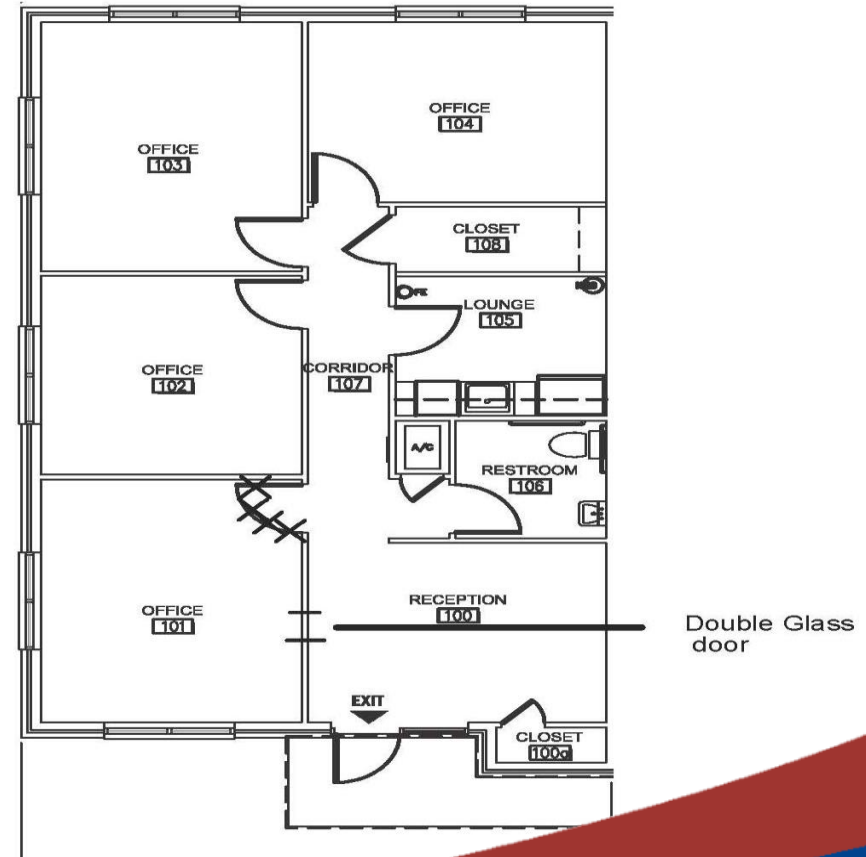


## FLOOR PLAN

### Middle Unit 803



### End Unit 204



**Jessica Huang**  
Principal Broker

jessicarealtyteam@gmail.com  
(281) 793-1832

Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478

# FOR LEASE



★ SITE LOCATION



Sugar Land  
Business Park

End Unit 204



Middle Unit 803



Julie Rivers Dr

Dairy Ashford Rd

**Jessica Huang**  
Principal Broker

jessicarealtyteam@gmail.com  
(281) 793-1832

Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478

# FOR LEASE

★ **SITE LOCATION**

**Jessica**  
Realty

**Sugar Land  
Business Park**

**End Unit 204** ★

★ **Middle Unit 803**

*Dairy Ashford Rd*

*Julie Rivers Dr*

**Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478**

**Jessica Huang**  
Principal Broker  
jessicarealtyteam@gmail.com  
(281) 793-1832

# FOR SALE



★ SITE LOCATION



Middle Unit 803 ★

End Unit 204 ★

Sugar Land  
Business Park

**Jessica Huang**  
Principal Broker

jessicarealtyteam@gmail.com  
(281) 793-1832

Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478

# FOR SALE



★ SITE LOCATION



Sugar Land  
Business Park

Middle Unit 803★

★ End Unit 204

Julie Rivers Dr

Dairy Ashford Rd

Property Address: 830 Julie Rivers Dr, Sugar Land, TX 77478

Jessica Huang  
Principal Broker

jessicarealtyteam@gmail.com  
(281) 793-1832