

4800 SUGAR GROVE BLVD

STAFFORD, TEXAS 77477

SUITE	SF	FLOORPLAN
190	397 SF	FLOOR PLAN
120	1,011 SF	FLOOR PLAN
310	1,071 SF	FLOOR PLAN
500	15,262	VIRTUAL TOUR
600	5,358	FLOOR PLAN
610	1,714	FLOOR PLAN
630	1,675	FLOORPLAN

- Total NRA: 123,570 SF
- Floors: 6
- Year Built: 1982
- 76% Leased
- Largest Contiguous: 15,262 SF
- Telecom Providers : Comcast and PS Lightwave
- Building Hours: 6:00 A.M. - 6:00 P.M M-F
8:00 A.M. - 1:00 P.M. Saturday
- Executive suites available
- Stafford/Sugar Land area
- Building conference room
- Peloton room and electric car charging stations
- Nearby restaurants, hotel and entertainment available
- On-site management and engineering
- Covered and reserved parking at market rate
- OPEX: \$10.19 for 2025
- TI Allowance : Negotiable
- Lease rate: Call for pricing

[BROCHURE](#)



Christa Therikildsen

713.540.5195

ctherikildsen@icocommercial.com



Kelsey Davis

832.364.4070

kdavis@icocommercial.com



Jane Nodskov

713.417.2337

jnodskov@icocommercial.com