

12550 REED RD

SUGAR LAND, TEXAS 77478



TRANSWESTERN



Autonomous Workspace in Sugar Land

12550 Reed Rd offers an efficient and truly autonomous work environment ideally located in Sugar Land, TX

PROPERTY HIGHLIGHTS

- Availabilities ranging 13,200 - 41,444 RSF
- Tenant autonomy with full control of HVAC and electrical hours
- Quickly accessible via Southwest Freeway and U.S. 90
- Proximity to Sugar Land's finest amenities

IDEAL FOR

- Flex Users
- Office - Back Office
- Call Centers
- Healthcare
- Life Sciences



IDEALLY LOCATED

Mere minutes from the intersection of the Southwest Freeway and U.S. 90, allowing tenants and visitors ease of access throughout Sugar Land and the greater Houston area.

ESTIMATED DRIVE TIMES:

5 MINUTES

- Southwest Freeway
- Highway 6

10 MINUTES

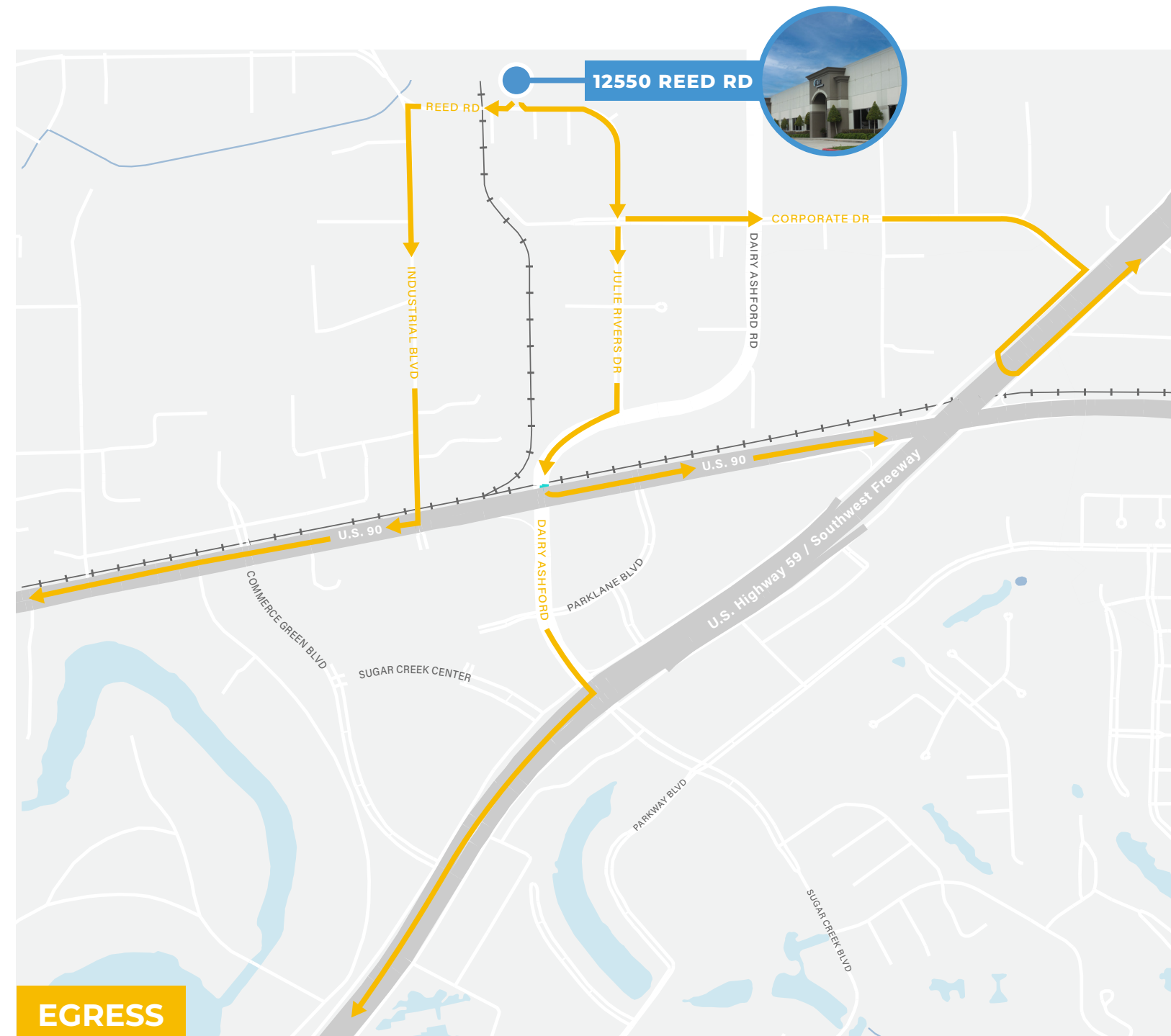
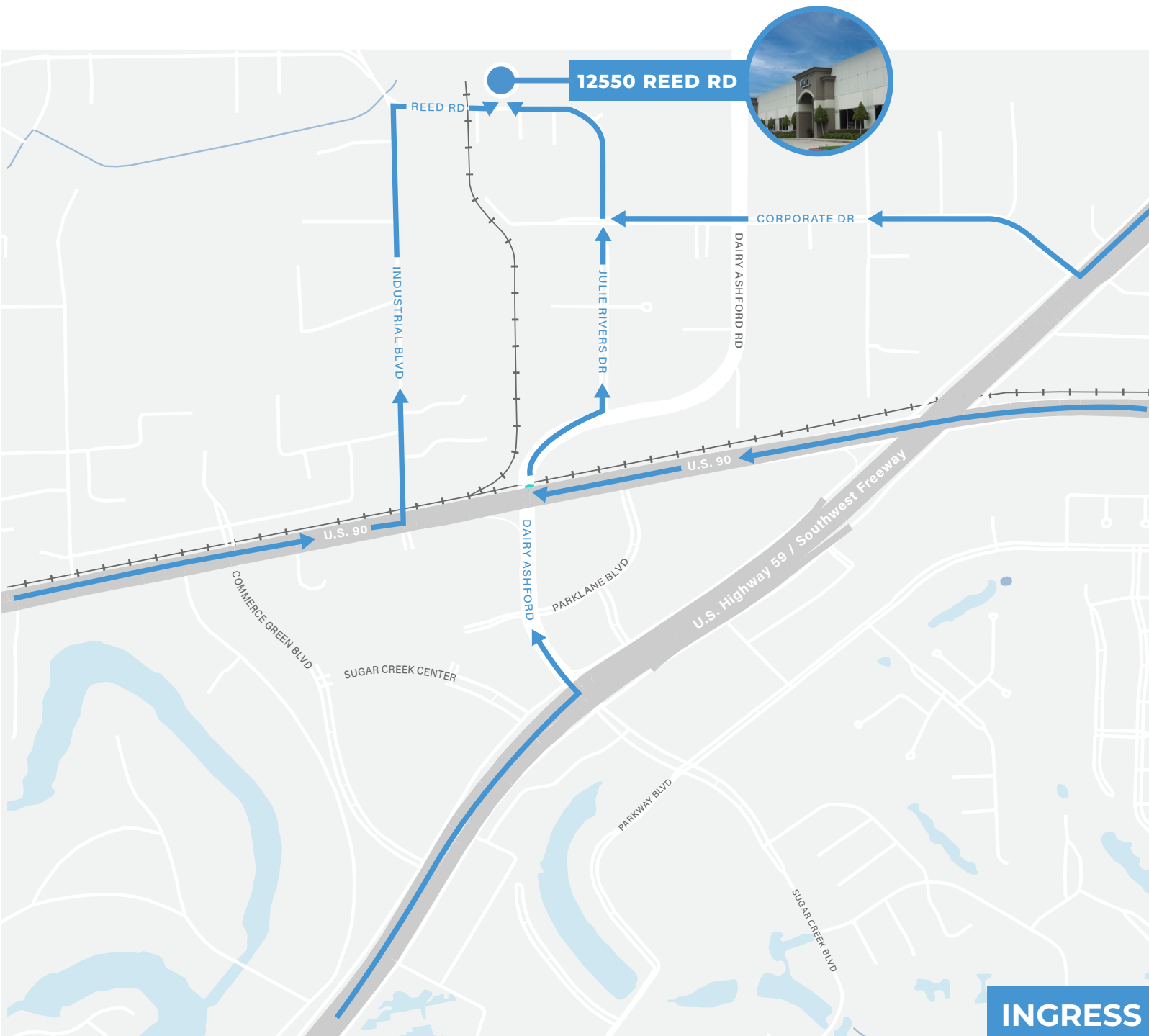
- Westpark Tollway
- Beltway 8
- Grand Parkway

15 MINUTES

- 610 (South Loop)

20+ MINUTES

- Downtown
- Galleria
- Texas Medical Center



NEARBY AMENITIES

Conveniently located within 10 minutes of many of Sugar Land's top dining, retail and hospitality destinations

RESTAURANTS

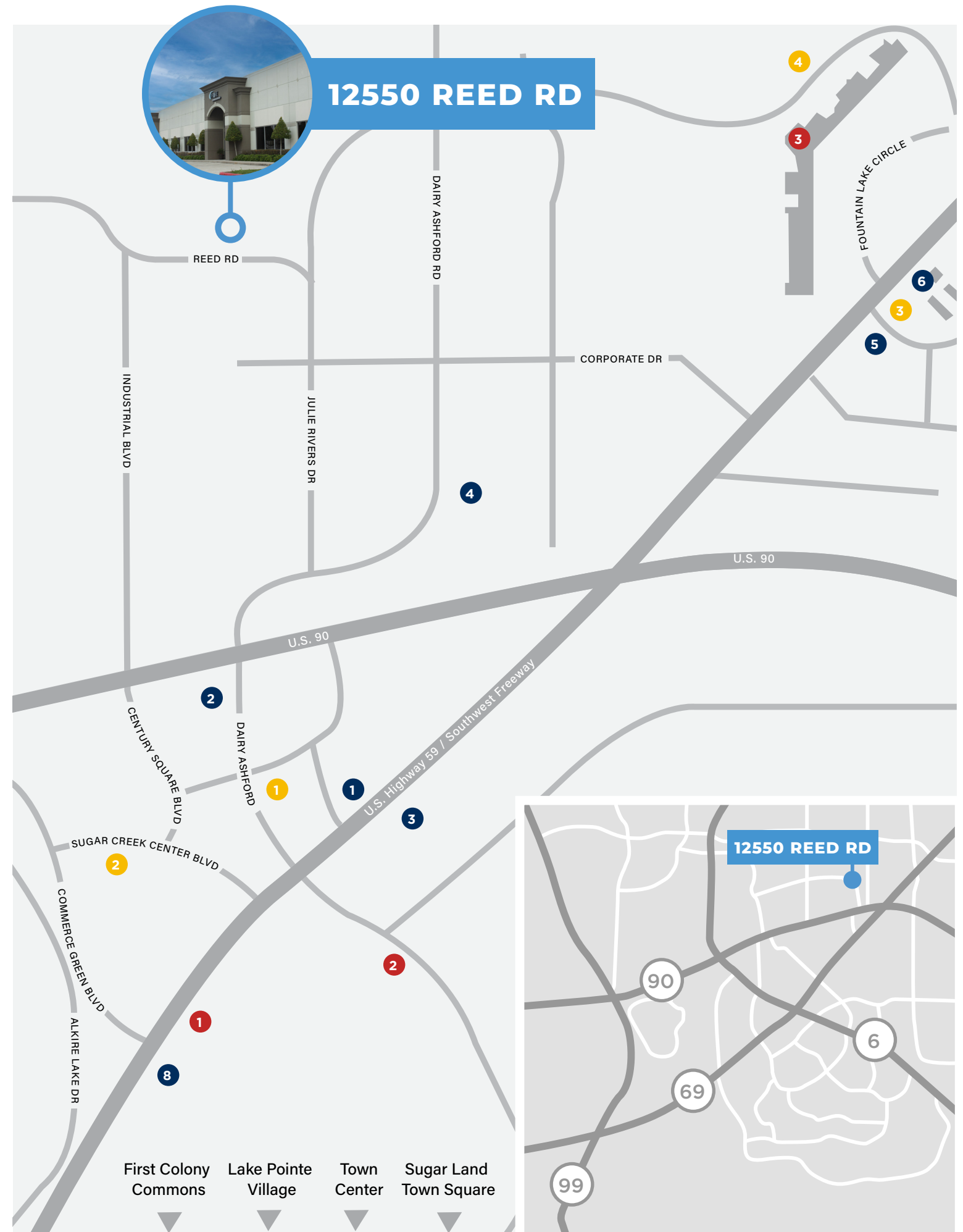
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| <ul style="list-style-type: none"> 1 Pappasito's Cantina 2 Red Oak Grill
Texan Grill
The Egg & I Restaurant
Vasos Bar-B-Q 3 Berryhill 4 Live Oak Grill 5 Las Haciendas 6 Pappadeaux
IHop
Hooters 7 The Fountains on the Lake
Applebee's
Avalon Diner
BreWingZ
Fuddruckers
Kim Son
Otto's Barbecue
Razzoo's Cajun Cafe
Sweet Tomatoes
Texas Land & Cattle Steak House
The Pub Fountains | <ul style="list-style-type: none"> 8 Fernando's 9 First Colony Commons
Chili's Grill & Bar
Freebirds
Jason's Deli
Marble Slab Creamery
Outback Steakhouse 10 Town Center
BJ's Restaurant
Cafe Adobe
Carrabba's Italian Grill
Lupe Tortilla
Red Lobster 11 Lake Pointe Village
Azuma on the Lake
Becks Prime
Blaze Pizza
Churrascos Restaurant
Five Guys
Gigi's Cupcakes
Kublai Khan Stir-Fry
Panera Bread
Potbelly | <ul style="list-style-type: none"> Torchy's Tacos Veritas Steak & Seafood Whole Foods Market 12 Sugar Land Town Square
Agu - A Ramen Bistro
Baker St. Pub & Grill
Bar Louie
BellaGreen
Chipotle Mexican Grill
Escalante's
Fish City Grill
Flying Saucer
GURU Burgers + Crepes
Japaneiro's Sushi Bistro
Jimmy John's
Jupiter Pizza & Waffle Co.
Original Poketo
Perry's Steakhouse
P.F. Chang's
Starbucks
The Burning Pear
The Rouxpour Restaurant
The Toasted Yolk Cafe
Turquoise Grill & Bar
Zoes Kitchen |
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HOTELS

- | | |
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| <ul style="list-style-type: none"> 1 Drury Inn & Suites 2 Holiday Inn 3 Comfort Suites
Hampton Inn
LaQuinta Inn
Homewood Suites | <ul style="list-style-type: none"> Courtyard by Marriott 4 Staybridge Suites 5 Hyatt Sugar Land at Lake Pointe 6 Marriott at Sugar Land Town Square |
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ENTERTAINMENT / SHOPPING / FITNESS

- | | | |
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| <ul style="list-style-type: none"> 1 24 Hour Fitness 2 Sugar Creek Country Club 3 AMC Fountains 18
Bed Bath & Beyond
Five Below
Hobby Lobby
Main Event Entertainment
Old Navy
Stein Mart 4 First Colony Commons | <ul style="list-style-type: none"> Office Depot
The Home Depot
Michaels 5 Lake Pointe Village
Orange Theory Fitness 6 Sugar Land Town Square
First Colony Mall
Ann Taylor Loft
Boardroom Salon for Men
Eye Trends | <ul style="list-style-type: none"> Floss Dental
Jos. A. Bank
Pinot's Palette
Revolution Studio
Sur la Table
Yes Yoga
Z Gallerie 7 Constellation Field 8 Smart Financial Centre 9 HMNS of Sugar Land |
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AVAILABILITIES

UP TO 41,925 RSF CONTIGUOUS AVAILABLE



AVAILABLE AUGUST 2025

SUITE 200
27,248 RSF

AVAILABLE

SUITE 100
14,677 RSF

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FOR LEASING INFORMATION:

LOUANN PEREIRA

713.272.1267

Louann.Pereira@transwestern.com

JUDE FILIPPONE

713.270.3318

Jude.Filippone@transwestern.com