



# ONE SUGAR CREEK CENTER

COMERICA BANK BUILDING

Comerica Bank

LEASED AND MANAGED BY:

 **TRANSWESTERN**<sup>®</sup>

# BUILDING AMENITIES

Sugar Land's most recognizable  
and prominently located  
Class A office building

Efficient 18,500 RSF floor plates

State of the art conference center

Professional onsite property  
management

Convenient onsite full-service bank  
and delicatessen

Landscaped green area for tenants

Close proximity to Sugar Land's  
finest amenities

Monument signage available



# CONVENIENCE

Nestled in Sugar Land's most attractive area, within 5 minutes from numerous restaurants, shops and luxurious hotels

## RESTAURANTS

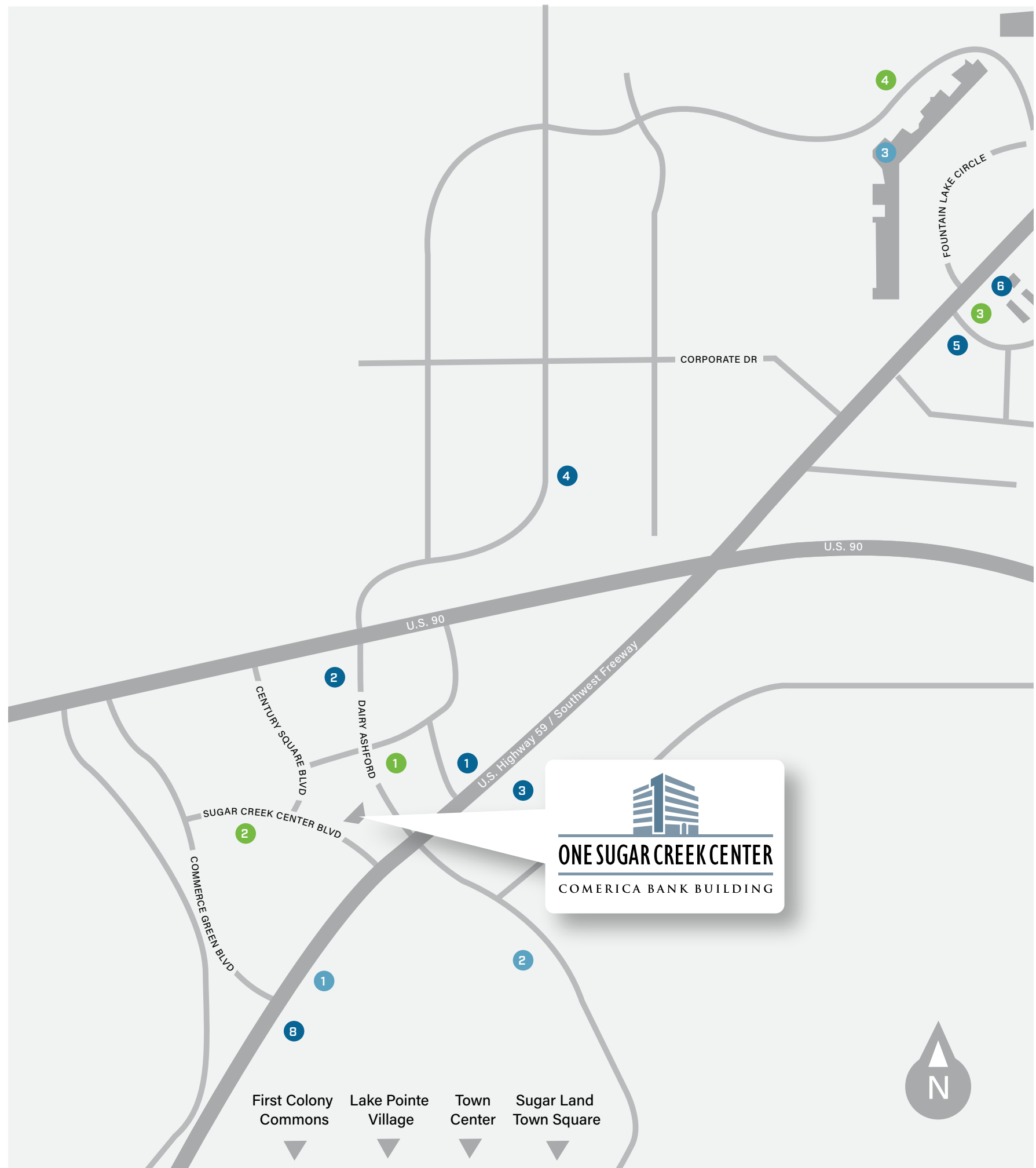
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| <ul style="list-style-type: none"> <li>1 Pappasito's Cantina</li> <li>2 Red Oak Grill<br/>Texan Grill<br/>The Egg &amp; I Restaurant<br/>Vasos Bar-B-Q</li> <li>3 Berryhill</li> <li>4 Live Oak Grill</li> <li>5 Las Haciendas</li> <li>6 Pappadeaux<br/>IHop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

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

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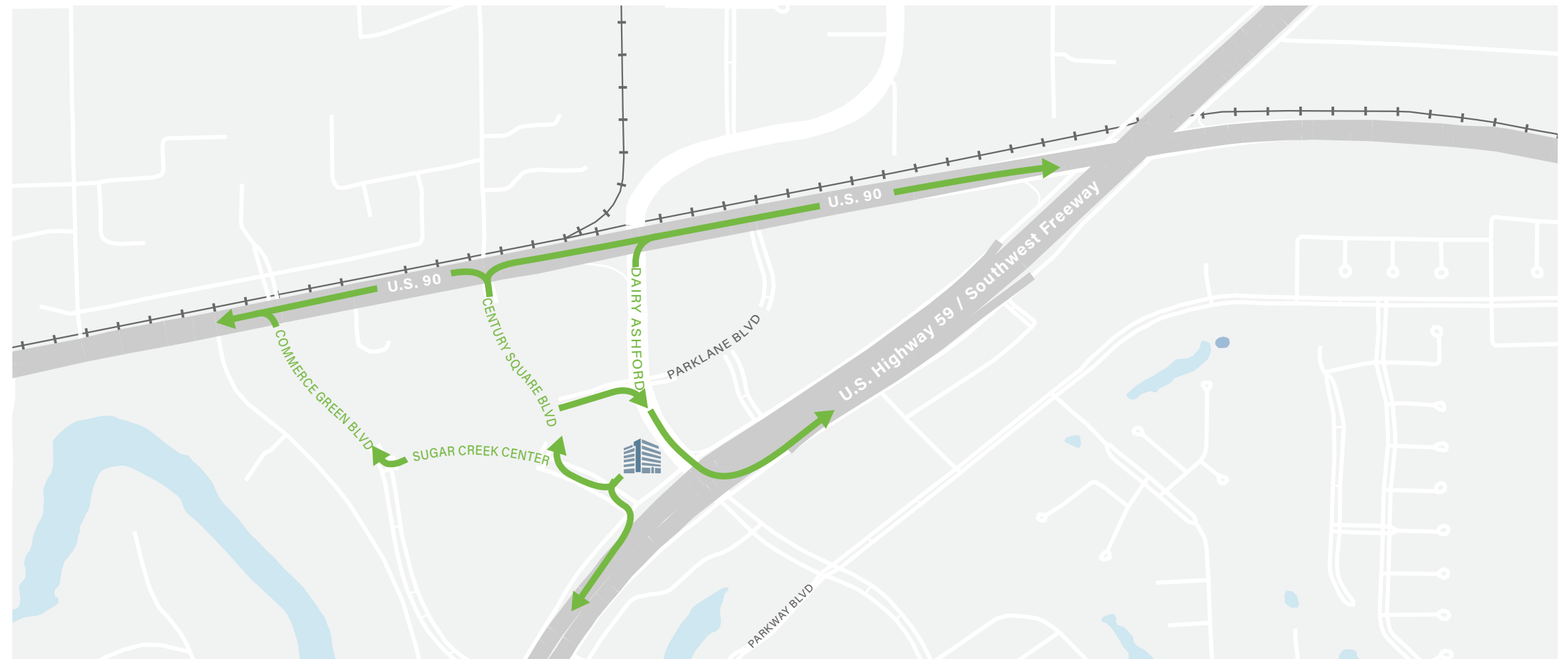
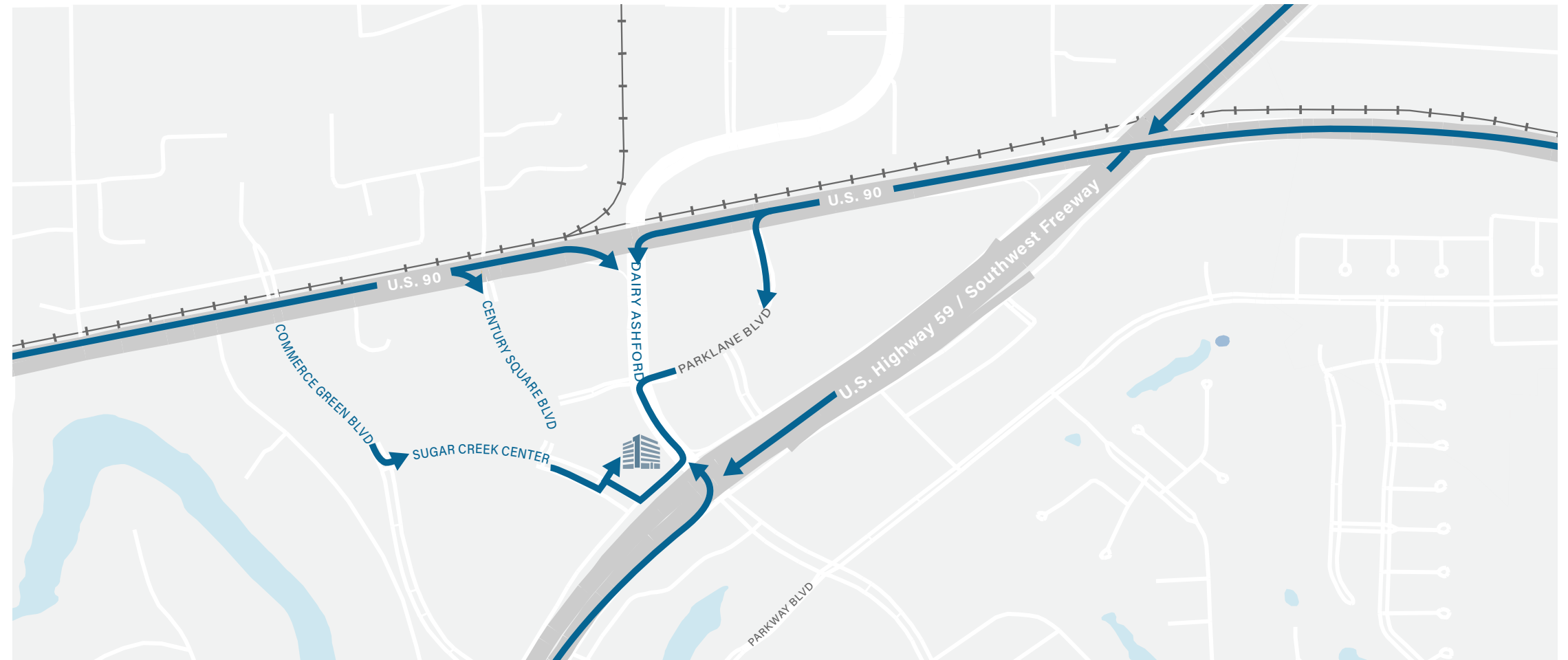


# LOCATION

Located on the corner of Dairy Ashford Road and U.S. Highway 59, One Sugar Creek's location provides tenants and visitors convenient access to U.S. 90, Beltway 8, Westpark Tollway and Grand Parkway.

## Estimated Drive Times:

HIGHWAY 6	6 min
WEST PARK TOLLWAY	9 min
SAM HOUSTON PKWY/BELTWAY 8	8-10 min
GRAND PARKWAY	10 min
I-610	14 min
GALLERIA	20 min
DOWNTOWN	34 min





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[www.1sugarcreek.com](http://www.1sugarcreek.com)



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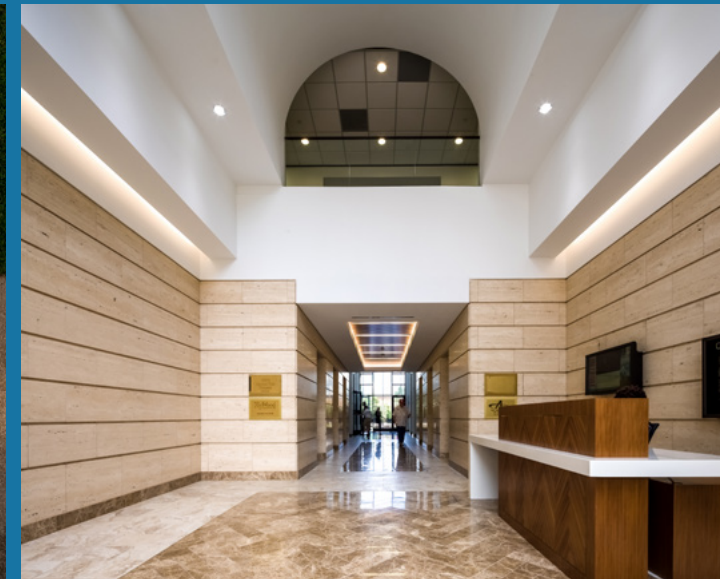
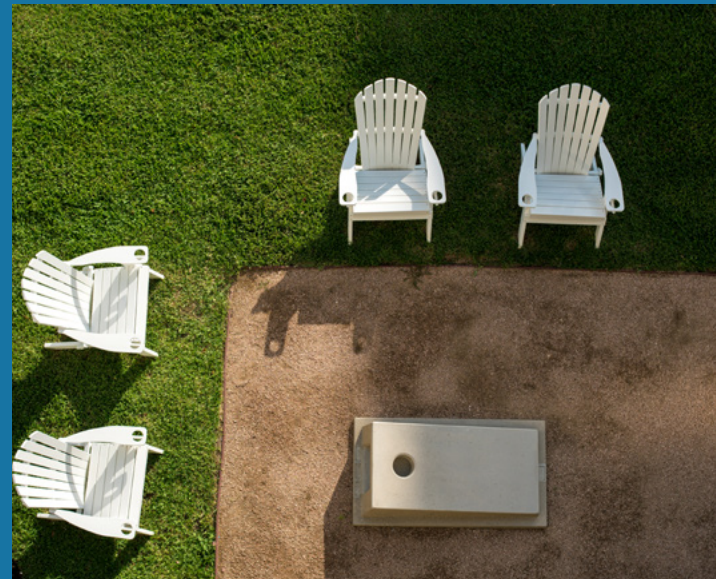
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