



**For Lease**

# 14140 SOUTHWEST FREEWAY

SUGAR LAND, TX 77478

**KOLBE CURTICE, CCIM CLS**

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**Colliers**

# Property Features

## MAKE A STRONG FIRST IMPRESSION WITH AN OFFICE THAT WORKS AS HARD AS YOU DO

Designed for companies that demand reliability, make your business impossible to miss. This full-service office building aims to simplify daily operations while enhancing the tenant experience. Whether supporting essential operations or data-driven teams, tenants benefit from uninterrupted performance, and connectivity—all in a highly visible Highway 59 location. Built for today's connected workplace, the building features flexible floor configurations that support evolving business needs.

- + Four-story 68,165 SF office on 2.20 acres
- + Excellent visibility with Highway 59 frontage
- + Individual back-up generators for each floor
- + Shared covered parking
- + Parking ratio 4/1,000
- + Fiber optic cabling
- + 24-hour key card access
- + Full service (janitorial, utilities, etc.)



[VIEW GOOGLE MAP](#)

## BRIGHT, WELCOMING LOBBY

Beautifully maintained lobby filled with natural light, creating a clean, bright, and inviting first impression for tenants and visitors alike.



## REFINED ELEVATOR LOBBY FINISHES

Accented with warm wood finishes and thoughtfully placed planters, creating a polished yet inviting atmosphere.



## HIGHWAY 59 VISIBILITY

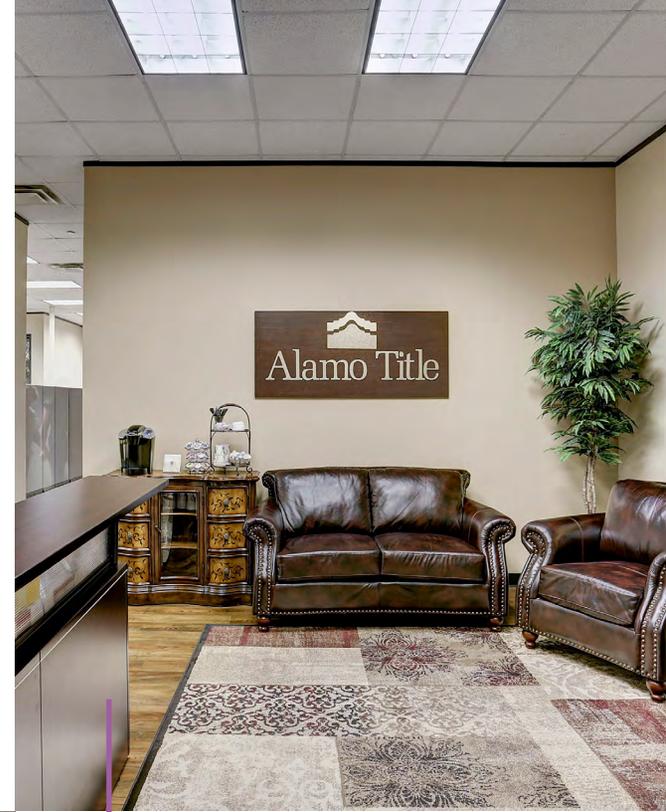
An impressive façade, modern design, and prominent location make 14140 Southwest Freeway an ideal choice for companies seeking both prestige and exposure.





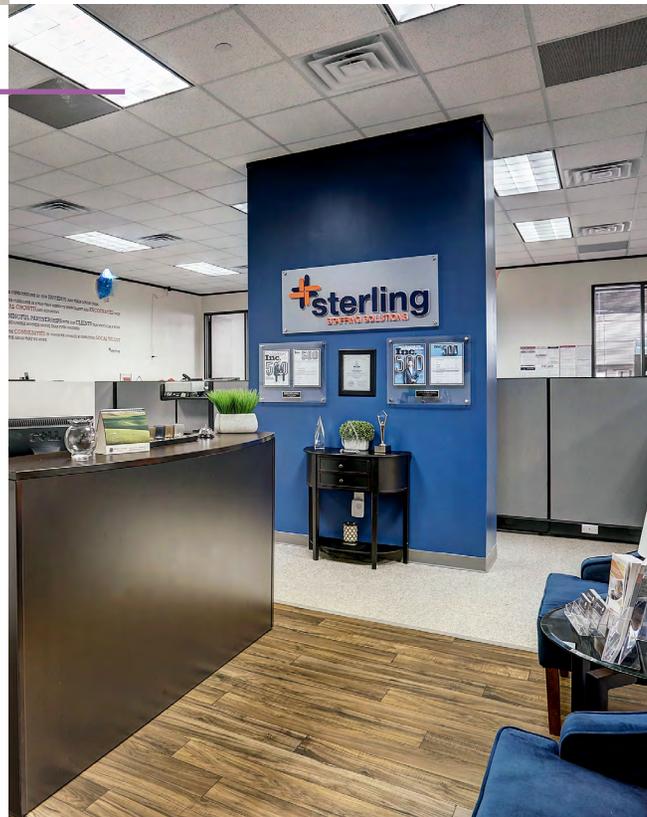
## INFRASTRUCTURE-DRIVEN

Formerly home to Healix operations, this office building has been proven by an enterprise tenant with demanding infrastructure requirements.



## HEALTHCARE STAFFING EXPERTISE ON-SITE

14140 Southwest Freeway is appealing to professional, service-oriented businesses and highlighting a diverse, high-quality tenant mix.

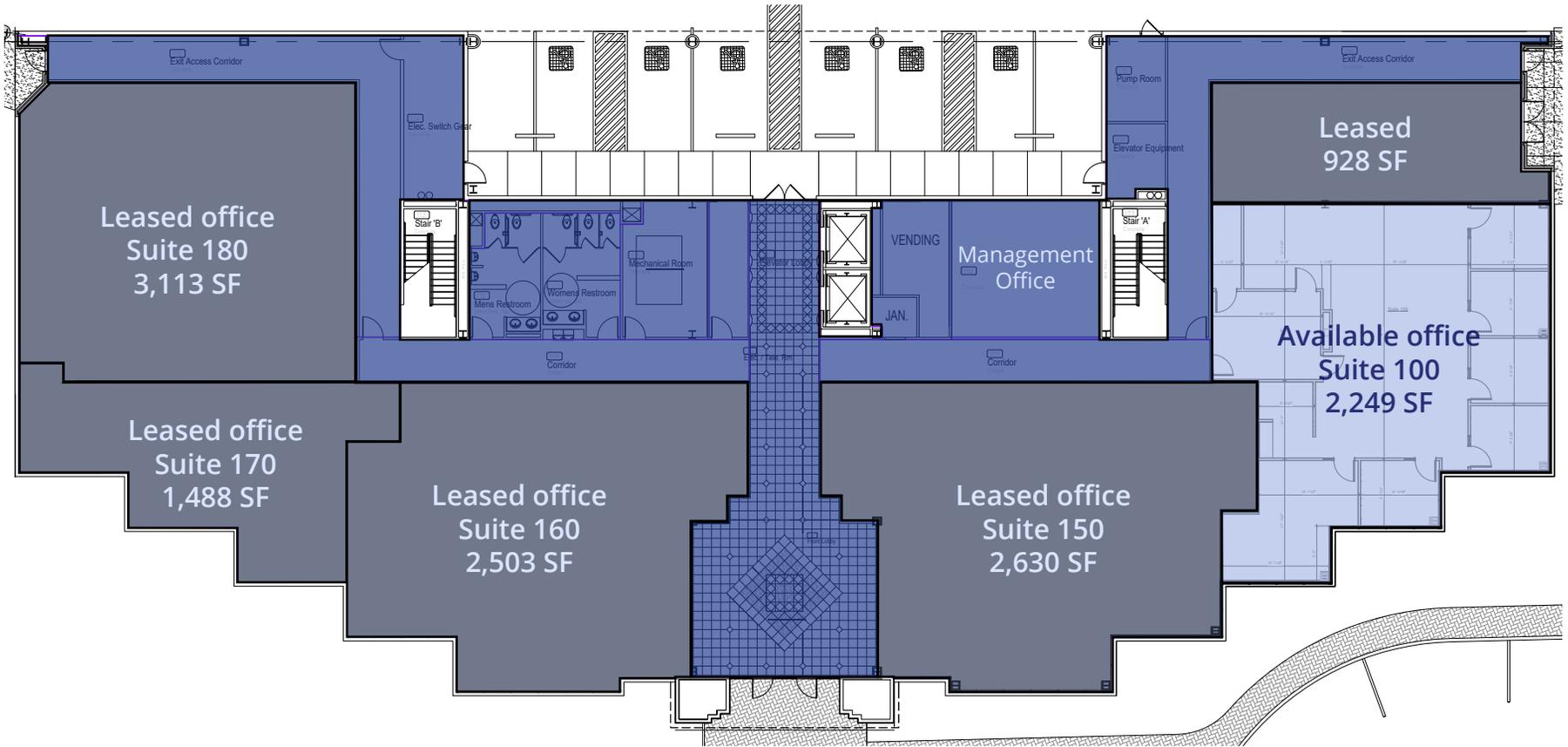


## CLIENT-FACING ENVIRONMENT

This location offers a professional, client-facing environment ideal for legal, financial, real estate, and corporate users.

# Floorplans

## FIRST FLOOR



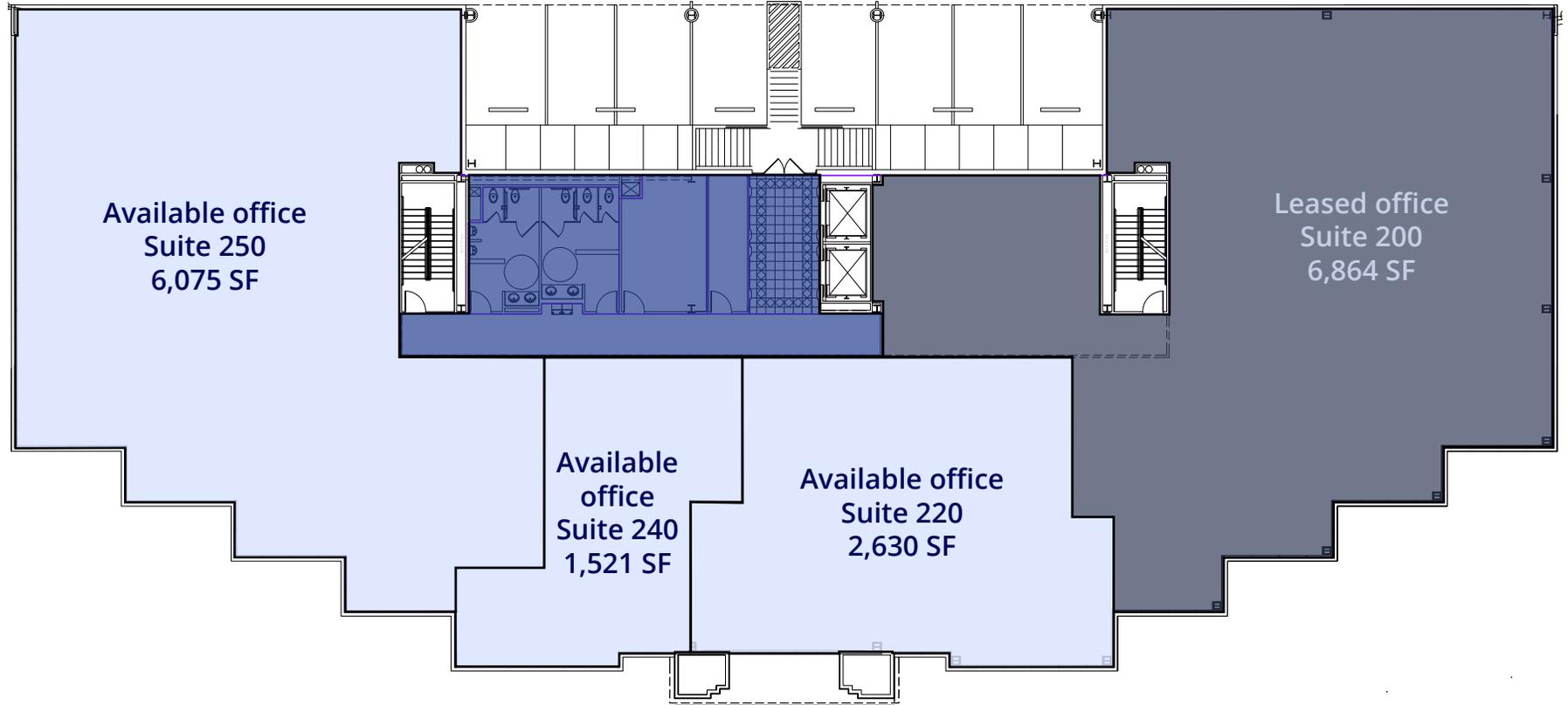
Available office

Leased office

Common area

# Floorplans

## SECOND FLOOR



Available office



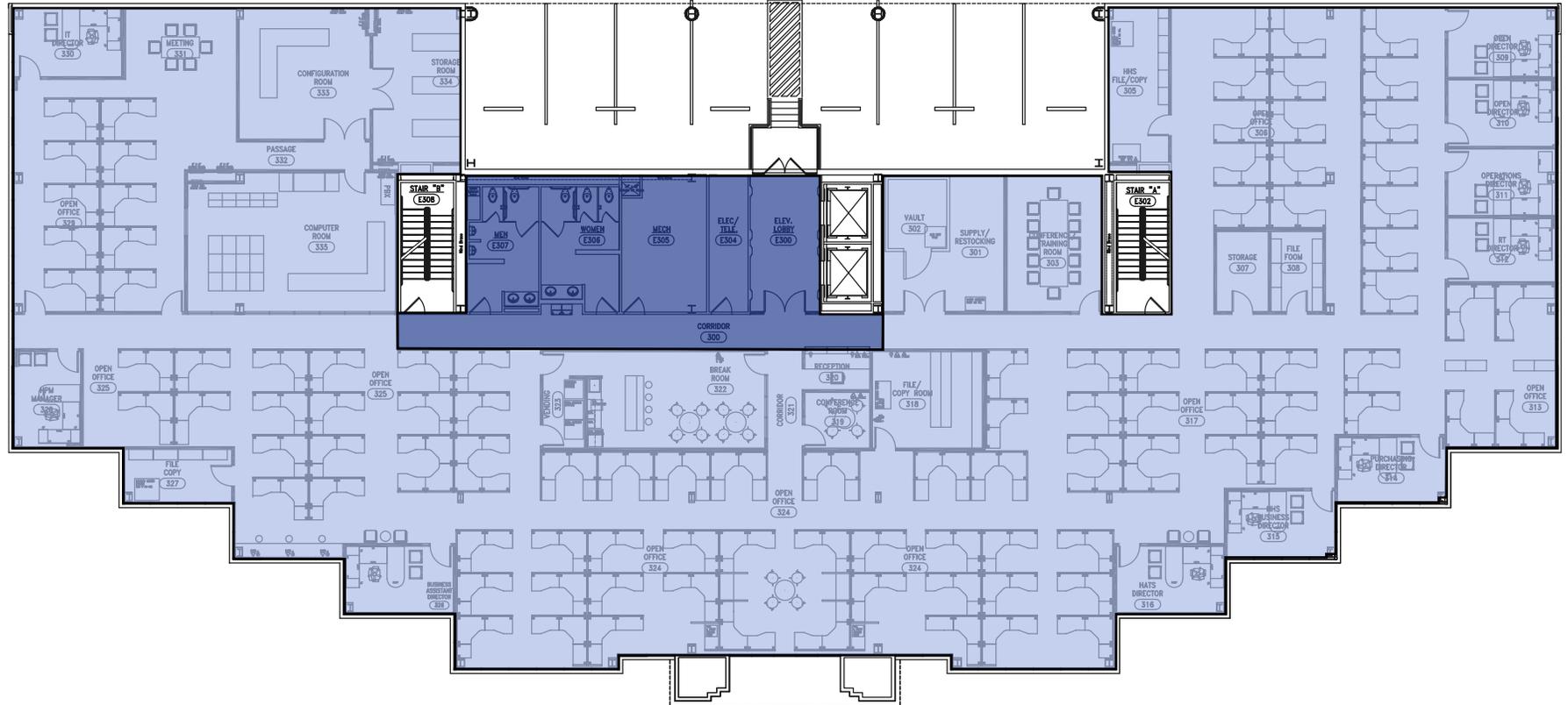
Leased office



Common area

# Floorplans

## THIRD FLOOR



Available office  
16,918 SF

Available office

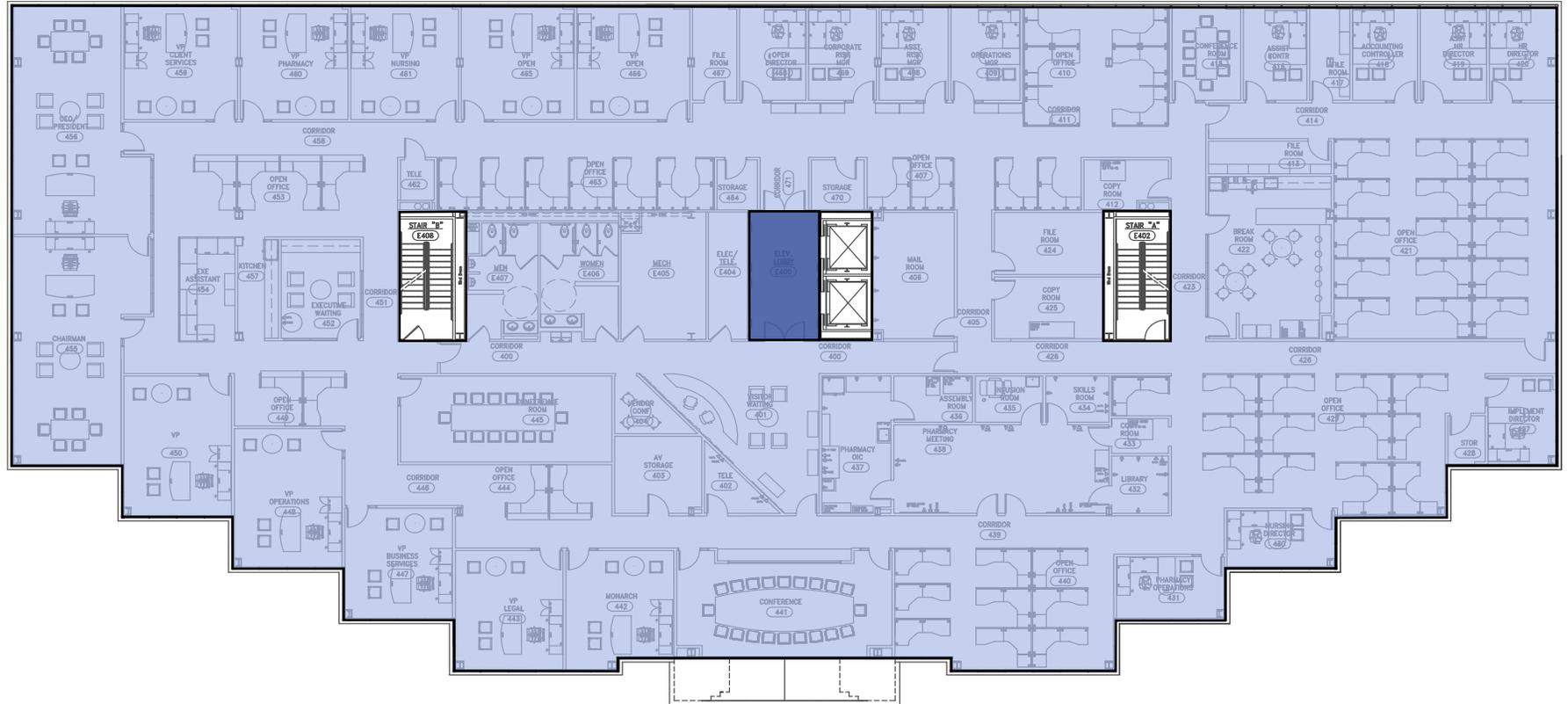
Leased office

Common area

# Floorplans

## FOURTH FLOOR

8 14140 Southwest Freeway, Sugar Land, TX 77478

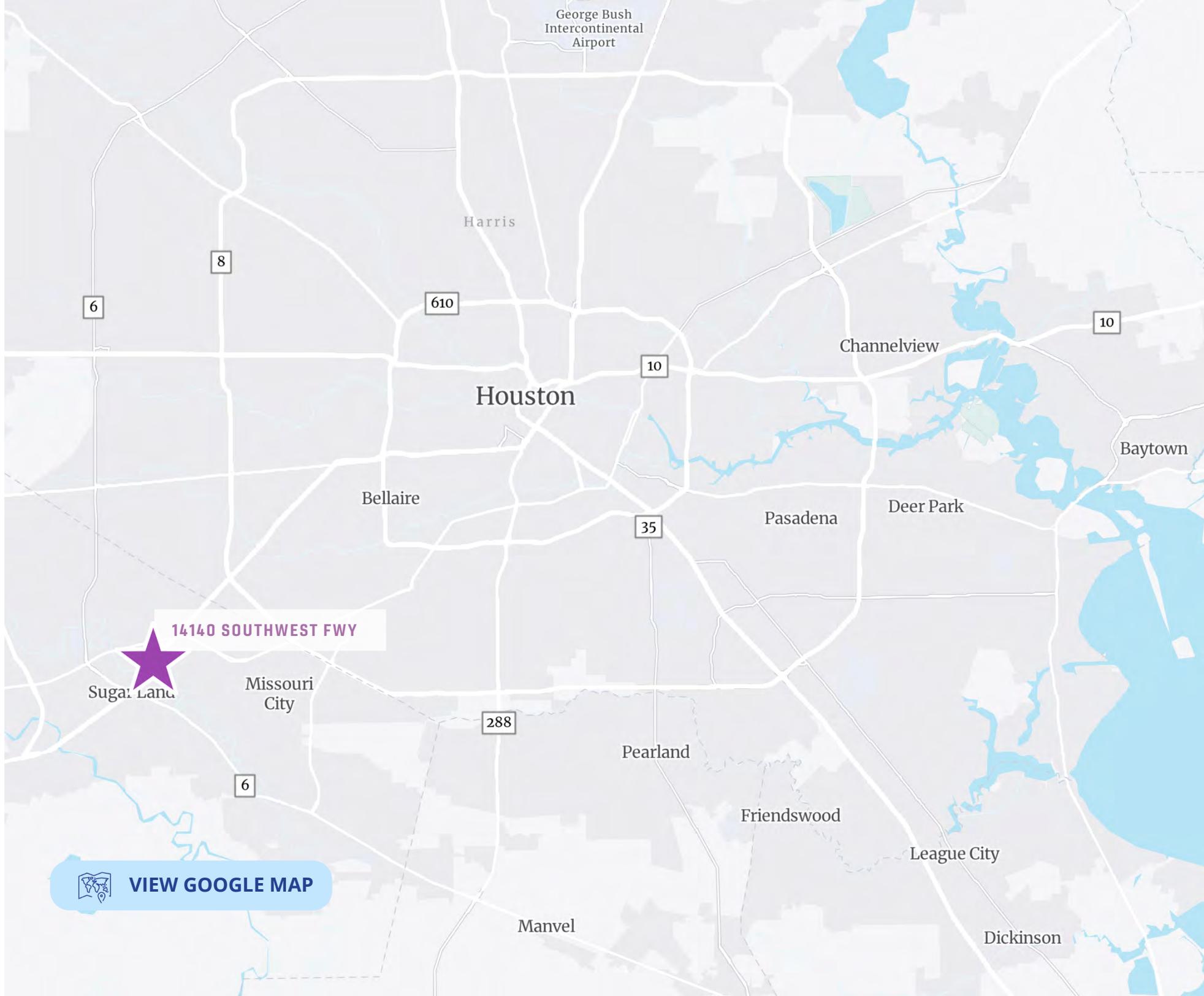


Available office  
21,395 SF

Available office

Leased office

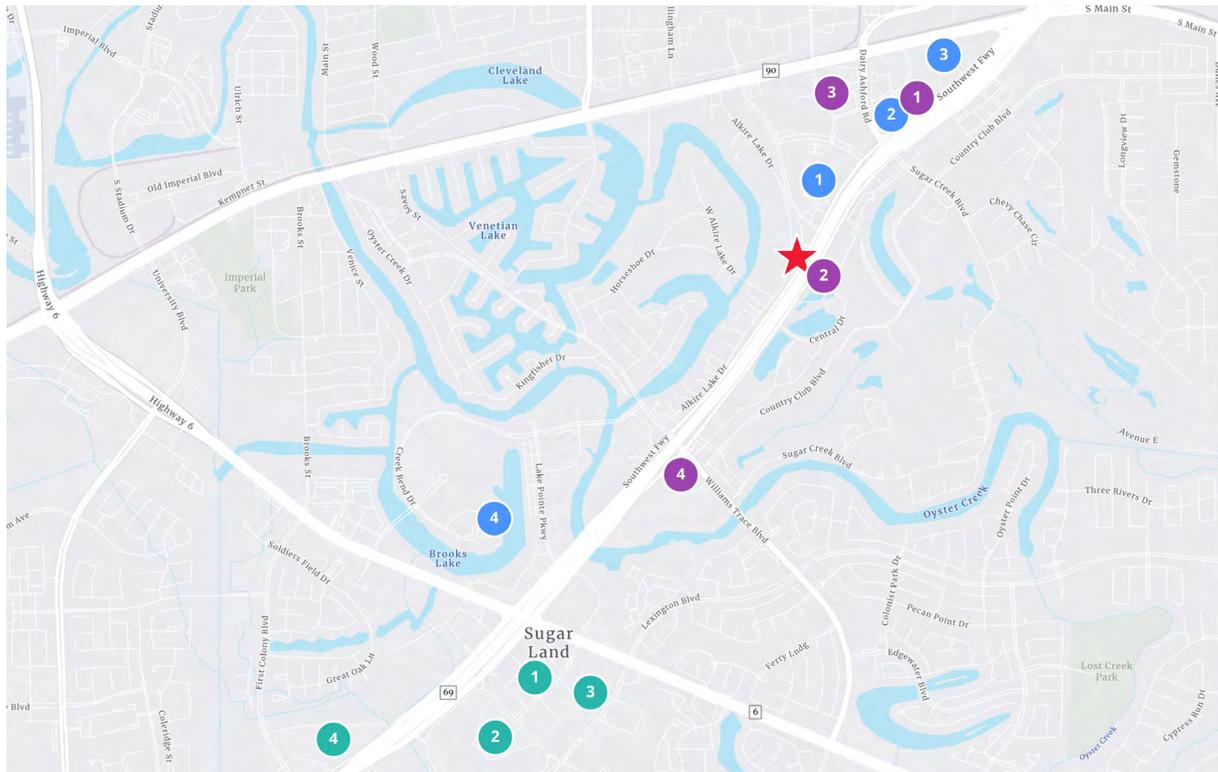
Common area



14140 SOUTHWEST FWY

 [VIEW GOOGLE MAP](#)

# The Heart of Everything



## RESTAURANTS

- 1 Pappasito's Cantina
- 2 Fernando's
- 3 The Nines
- 4 Sweet Pot K-kitchen

## LODGING

- 1 Best Western Plus
- 2 Heritage Inn Suites
- 3 SpringHill Suites
- 4 Courtyard by Marriott

## RETAIL

- 1 Sugar Land Town Square
- 2 First Colony Mall
- 3 Market at Town Center
- 4 Colony Square

11-14140 Southwest Energy Center Blvd, TX 77429





1418 Southway Drive, Waco, Texas TX 77778

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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.

2-10-2025



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date