

 **5501 CABRERA DR,
SUGAR LAND, TX 77479**



PROPERTY FEATURES

- Suites: 304 & 305 can be combined.
- Configuration: Three private offices, conference room, kitchen, reception, storage, and One restroom
- Dedicated Systems: Individual HVAC + commercial-grade windows & doors
- Primary Use: Flex/R&D (ideal for medical or professional services)

PROPERTY INFORMATION

- Modern Class B office space
- Built in 2024 – brand-new construction
- Single-story, professional design
- Total 4,000 SF building size
- Typical floor size: 1,225 SF
- Ideal for professional, medical, or service offices
- Convenient Sugar Land location with great accessibility



**1,225 – 2,450 SF
\$1.90 per SF per
month (NNN)**

PRIME OFFICE SPACE IN THE HEART OF RIVERSTONE VILLAGE


Discover brand-new, move-in-ready office suites in the heart of Riverstone's premier master-planned community, boasting premium finishes, individual HVAC controls, and private front-door entrances for a professional, standalone feel. Flexible combinable spaces perfectly suited for medical practices, insurance firms, real estate offices, or educational services, complete with monument signage for maximum exposure. Benefit from hassle-free HOA-maintained grounds and an unbeatable location steps from daily conveniences in one of Sugar Land's most desirable areas.

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