

 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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