

CITADEL OFFICE PARK

217 Promenade Way, Sugar Land, TX 77478

PROPERTY HIGHLIGHTS

- 1,250 - 5,000 SF Units
- Phase I: January 2026
- Phase II: April 2026
- Medical or Professional Office Use
- Option for Finished Layout or Shell
- Easy Access to Hwy 6, US-59 & Grand Parkway
- Surrounded by Retail, Dining & Residential Communities
- Strong Demand Area for Professional Services
- Stable Demand for Office Ownership
- Attractive Alternative to Leasing
- Potential for Long-Term Appreciation
- Strong Rental Market in Sugar Land
- High barrier to entry



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