



ONE SUGAR CREEK CENTER

COMERICA BANK BUILDING

Comerica Bank

LEASED AND MANAGED BY:

 **TRANSWESTERN**[®]

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

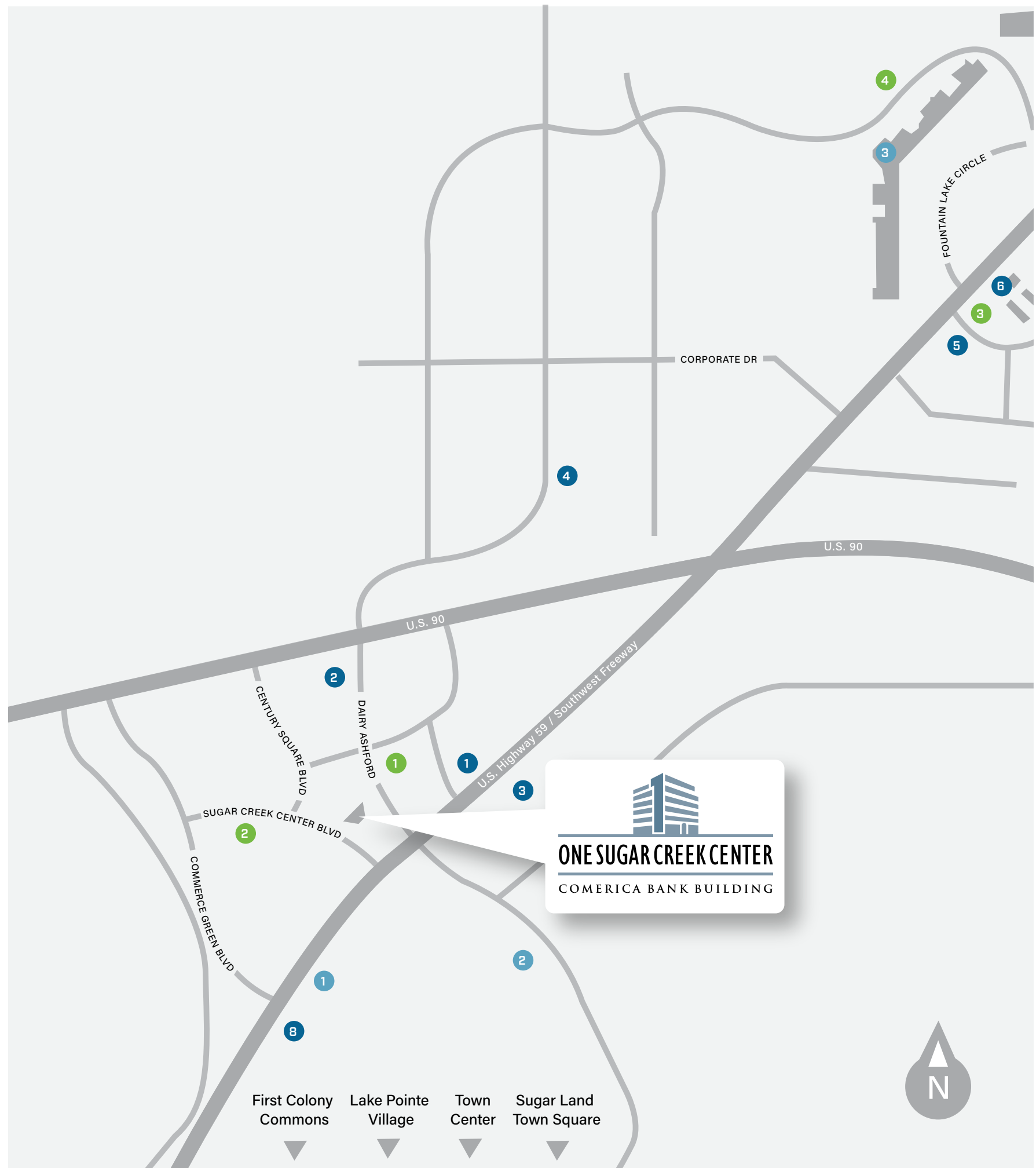
- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 1 Pappasito's Cantina 2 Red Oak Grill
Texan Grill
The Egg & I Restaurant
Vasos Bar-B-Q 3 Berryhill 4 Live Oak Grill 5 Las Haciendas 6 Pappadeaux
IHop
Hooters 7 The Fountains on the Lake
Applebee's
Avalon Diner
BreWingZ
Fuddruckers
Kim Son
Otto's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

HOTELS

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

ENTERTAINMENT/SHOPPING/FITNESS

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

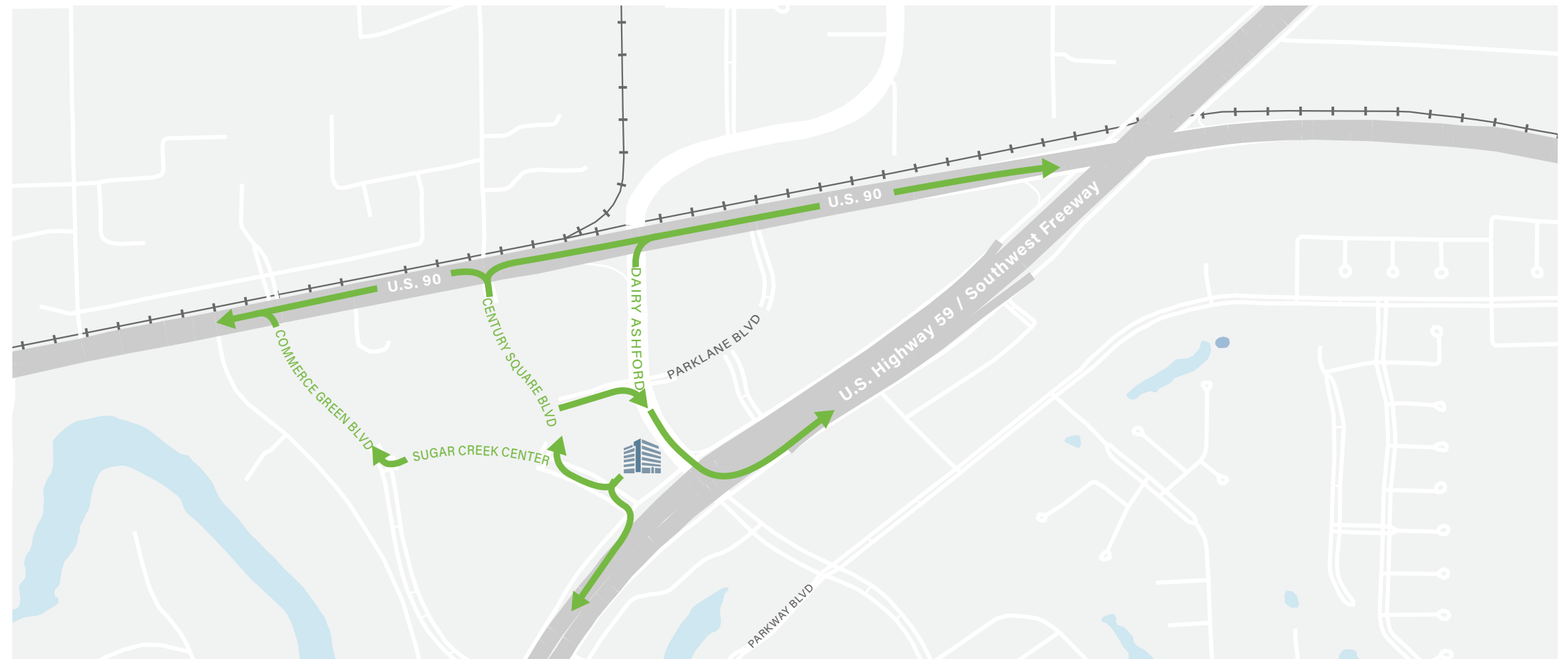
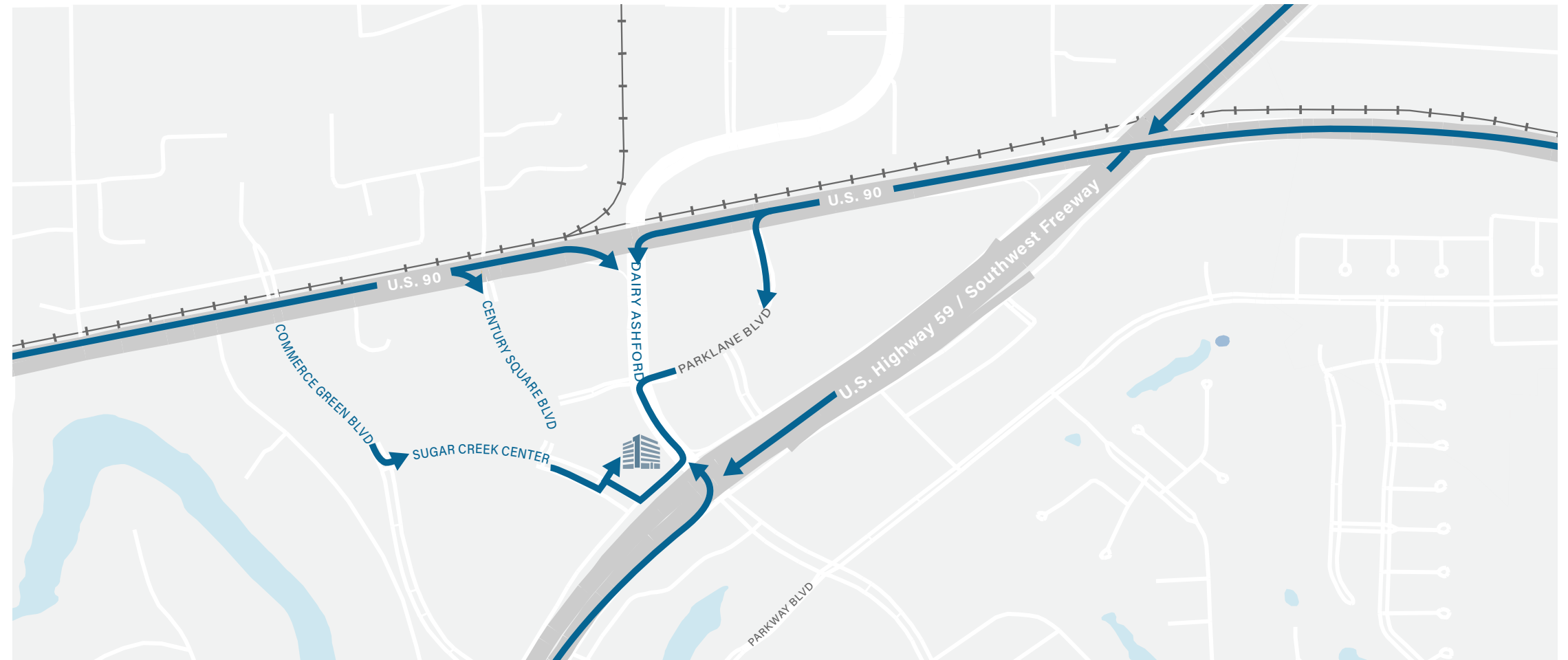


LOCATION

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



Louann Pereira
713.272.1267 | Louann.Pereira@transwestern.com

Doug Little
713.272.1284 | Doug.Little@transwestern.com

Jack Scharnberg
713.407.8717 | Jack.Scharnberg@transwestern.com



ONE SUGAR CREEK CENTER

COMERICA BANK BUILDING



FOR LEASING INFORMATION, CONTACT:

LOUANN PEREIRA

713.272.1267

Louann.Pereira@transwestern.com

JACK SCHARNBERG

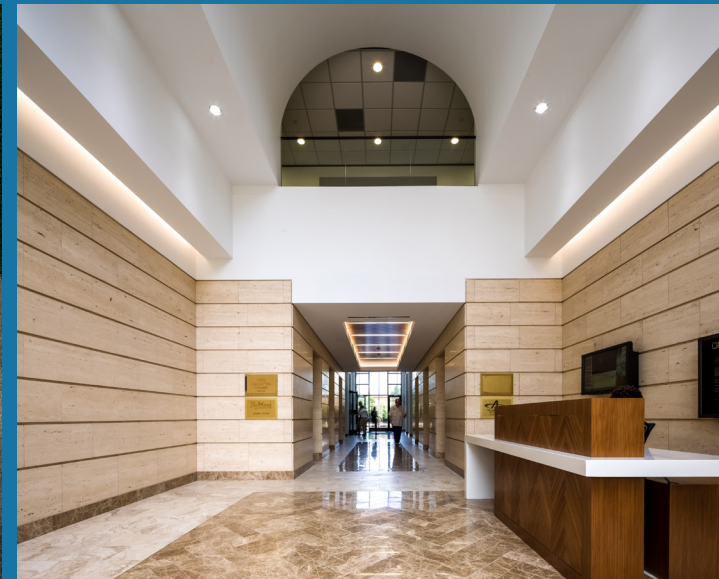
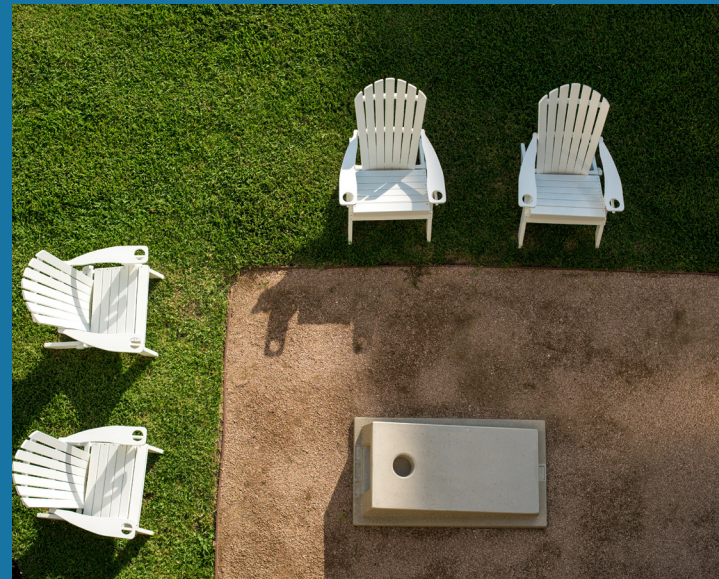
713.407.8717

Jack.Scharnberg@transwestern.com

DOUG LITTLE

713.272.1284

Doug.Little@transwestern.com



LEASED AND MANAGED BY:

 **TRANSWESTERN**[®]
transwestern.com