

OFFICE SPACE FOR LEASE

14100 SOUTHWEST FREEWAY | SUGAR LAND



SUGAR CREEK PLACE ONE



VIRTUAL TOUR

14100SOUTHWESTFWY.COM



CLS
HEALTH



TRANSWESTERN

REAL ESTATE
SERVICES

BUILDING FEATURES



Efficient 25,250 RSF floor plates



Renovated lobby, common areas and corridors with upgraded finishes



Full-service conference center and tenant break area



Onsite Grab n' Go market



Onsite property management/
engineering staff



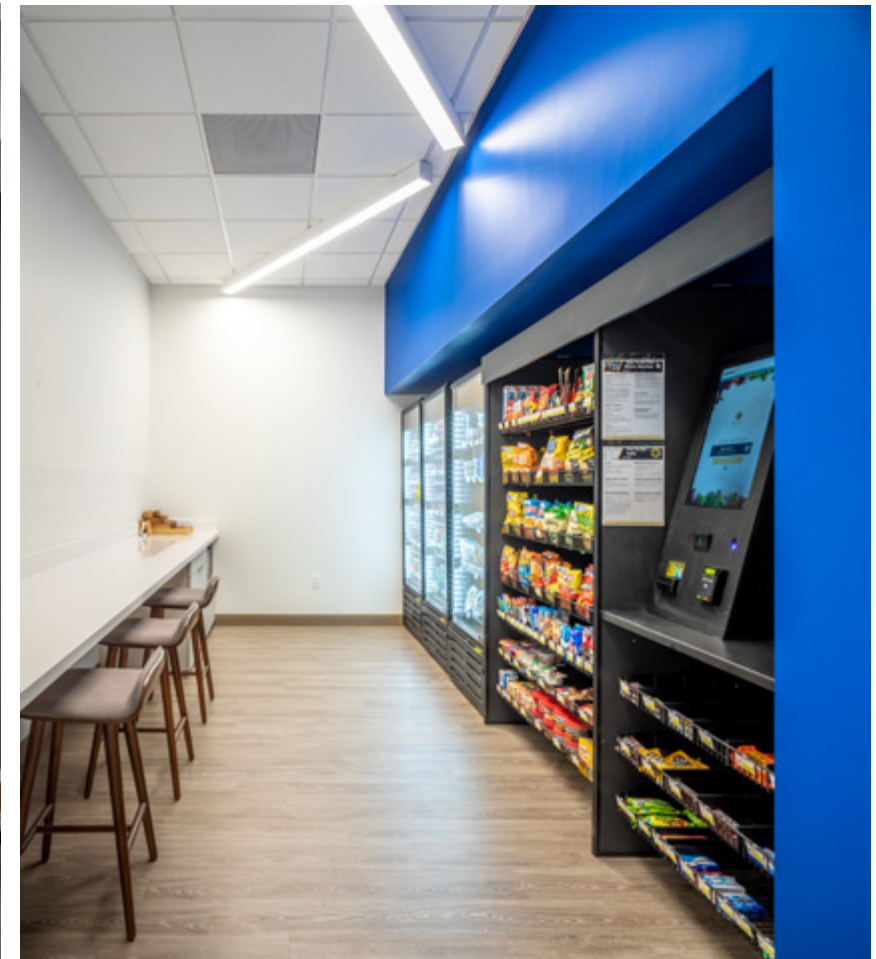
Attached covered parking garage



Monument and building signage
available for large users



Great access and visibility with close
proximity to Sugar Land's finest
amenities



CONVENIENCE

Nestled in Sugar Land’s most attractive area, within 5 minutes from numerous restaurants, shops and luxurious hotels

RESTAURANTS

- 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
- 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
- 12

Sugar Land Town Square
Agu - A Ramen Bistro
Baker St. Pub & Grill
Bar Louie
BellaGreen
Chipotle Mexican Grill
Escalante's
Fish City Grill
Flying Saucer
GURU Burgers + Crepes
Japaneiro's Sushi Bistro
Jimmy John's
Jupiter Pizza & Waffle Co.
Original Poketo
Perry's Steakhouse
P.F. Chang's
Starbucks
The Burning Pear
The Rouxpour Restaurant
The Toasted Yolk Cafe
Turquoise Grill & Bar
Zoes Kitchen
- Veritas Steak & Seafood
Whole Foods Market

HOTELS

- 1

Drury Inn & Suites
- 2

Holiday Inn
- 3

Comfort Suites
Hampton Inn
LaQuinta Inn
Homewood Suites
- 4

Courtyard by Marriott
Staybridge Suites
- 5

Hyatt Sugar Land at Lake Pointe
- 6

Marriott at Sugar Land
Town Square

ENTERTAINMENT/SHOPPING/FITNESS

- 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
- 5

Lake Pointe Village
Orange Theory Fitness
- 6

Sugar Land Town Square
First Colony Mall
Ann Taylor Loft
Boardroom Salon for Men
Eye Trends
Floss Dental
- Office Depot
The Home Depot
Michaels
- 7

Constellation Field
- 8

Smart Financial Centre
- 9

HMNS of Sugar Land
- Jos. A. Bank
Pinot's Palette
Revolution Studio
Sur la Table
Yes Yoga
Z Gallerie



LOCATION

Located on the corner of Commerce Green Blvd. and U.S. Highway 59, Sugar Creek Place I'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
BELTWAY 8	8-10 min
GRAND PARKWAY	10 min
I-610	14 min
GALLERIA	20 min
DOWNTOWN	34 min



SPACE AVAILABLE

SUITE 200	10,841 RSF
SUITE 230	9,525 RSF
SUITE 320	6,095 RSF
SUITE 360	6,502 RSF
SUITE 600	26,350 RSF



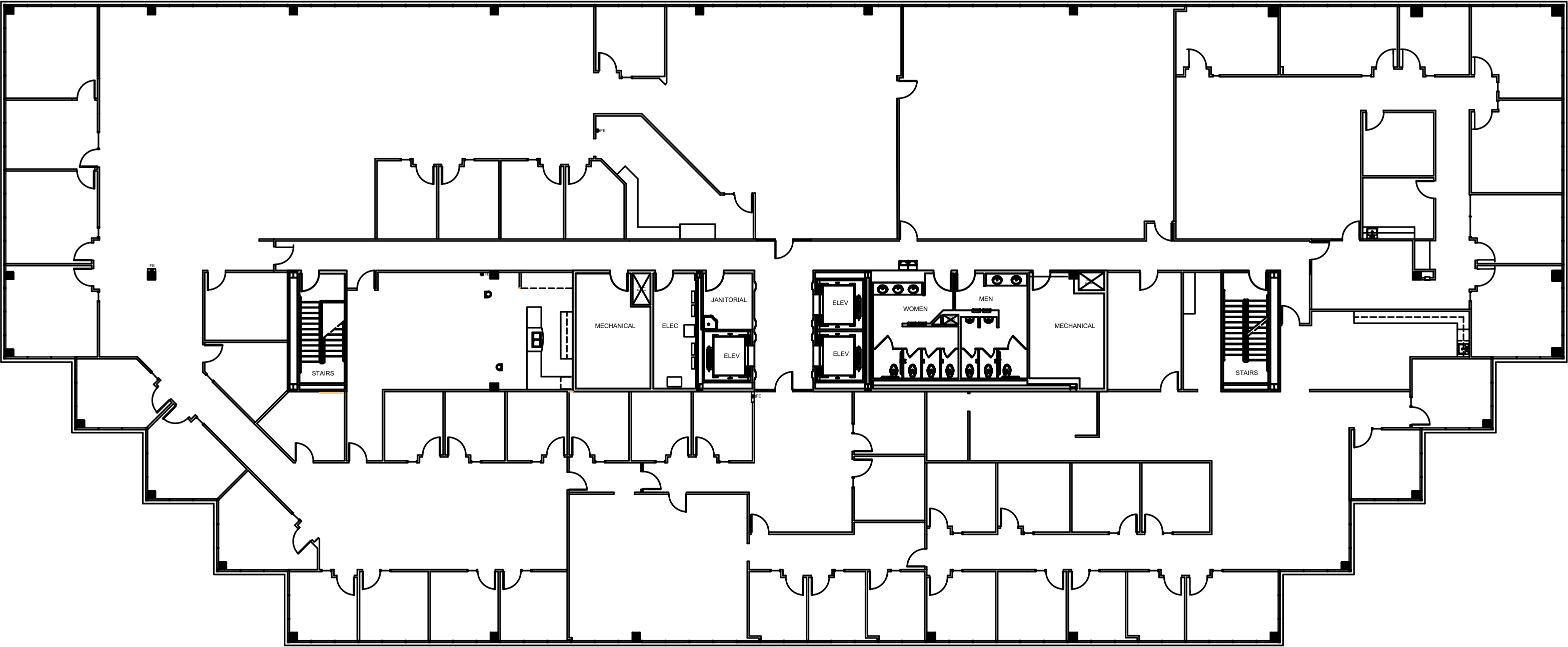
12,597 RSF CONTIGUOUS SPACE

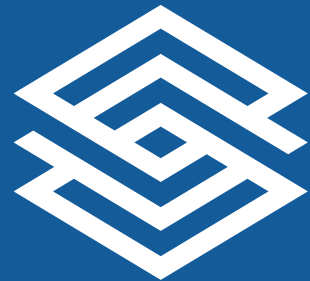
TOP FLOOR AVAILABLE

YOUR NAME HERE



TYPICAL FLOOR PLATE





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 **TRANSWESTERN** REAL ESTATE SERVICES