

10410 Corporate Dr, Sugar Land, TX 77478

FOR LEASE From \$150

– Flexible Terms
Available



Joyce Tang

FLEXIBLE OFFICE & WAREHOUSE COMPLEX

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PROPERTY DESCRIPTION

10410 Corporate Dr , located in a vibrant commercial area, offers a 27,455 sq ft flexible office/warehouse space with easy access to Highways 59 and 90, ideal for business growth.

INFORMATION

Year Built/Renovated: 1982/1992

Land Area: 1.69 Acres

Size: 27,455 sq. ft.

Structure: Masonry exterior, open floor plan (customizable)

Clear height: 22 ft. clear in warehouse

Facilities: 1 dock-high door, 1 ground-level door, 45+ parking spaces



AVAILABLE FOR LEASE TYPES



Private Offices:

- » 24/7 Access
- » Kitchen
- » Conference Room Allowance
- » High-Speed Internet
- » Parking Spaces



Co-Working Spaces:

- » Coffee Bar
- » Kitchen
- » Open & Dedicated Desks
- » Printer Access
- » Parking Spaces

AVAILABLE FOR LEASE TYPES



Bio-Tech/ Lab Space with Shared equipment & Resources:

- » Fully Equipped
- » Shared Lab Equipment
- » High-Speed Internet
- » Parking Spaces



Flexible Warehouse Space:

- » Air-Conditioned
- » Loading Dock
- » 22 ft. Clear Height
- » Parking Spaces



Storage Room:

- » Separate Units
- » 24/7 Access
- » Secure & Affordable
- » Parking Spaces

ADDITIONAL AMENITIES



SUGAR LAND TOWN SQUARE (3 miles, 8 mins)

✓ **Prime Location:** Easy access to I-59 & Hwy 90, close to key Houston areas.

✓ **24/7 Access:** Available around the clock, allowing you to access your workspace at any time.

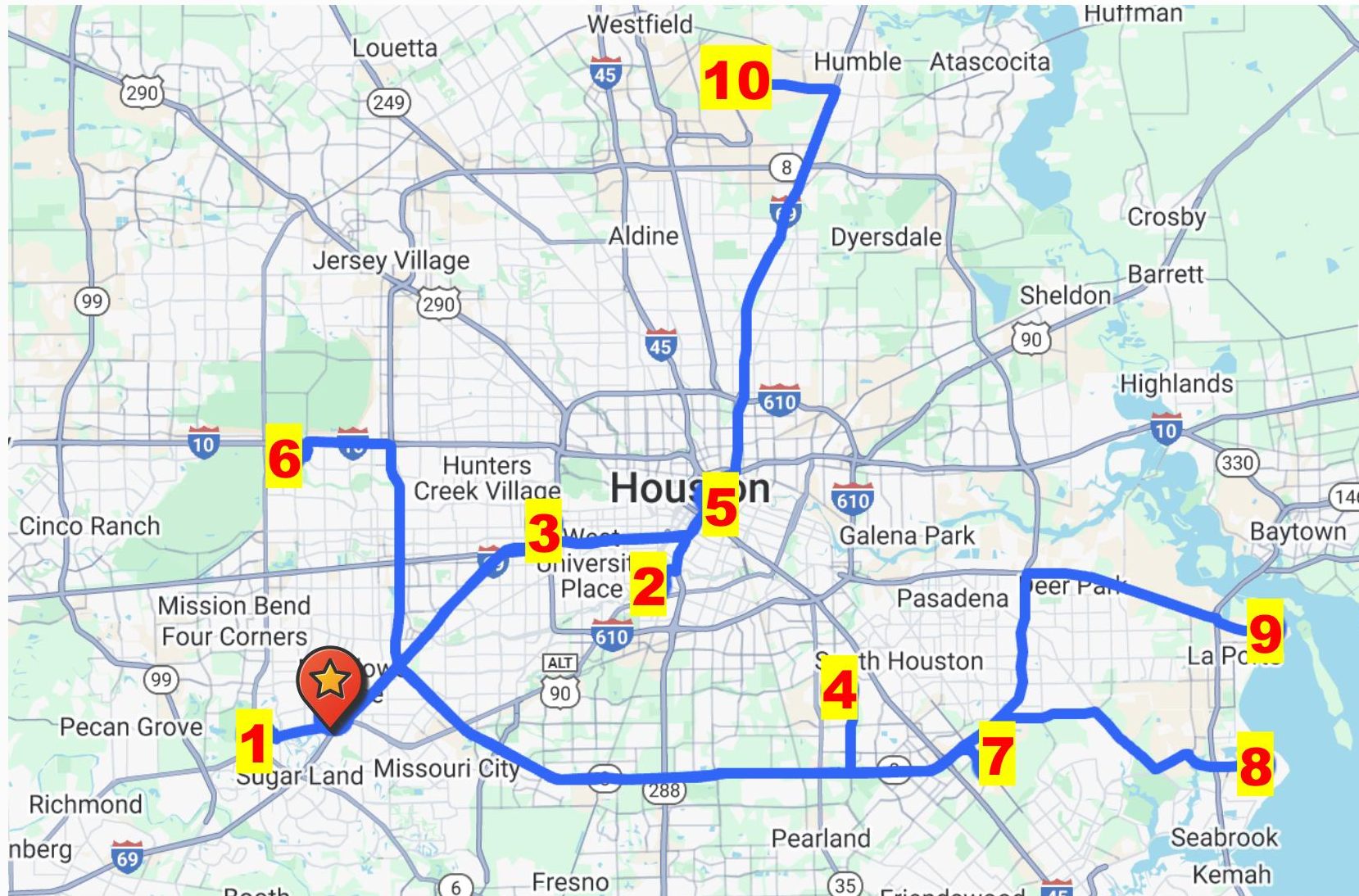
✓ **High-Speed Internet + Wi-Fi:** Fast and reliable internet connection available throughout the facility.

✓ **On-Site Restaurant Options:** The building features a dining area, providing convenient food options for employees during breaks.

✓ **Free Surface Parking:** Plenty of parking spaces available for office staff and clients

✓ **Shared Reception Area:** A professionally managed reception area to welcome your clients and guests

PROPERTY HIGHLIGHTS



DESTINATION MAP

1. Sugar Land Regional Airport (2 miles, 5 mins)
2. Texas Medical Center (19 miles, 23 mins)
3. Galleria (15 miles, 17 mins)
4. Hobby Airport (29 miles, 34 mins)
5. Downtown Houston (21 miles, 23 mins)
6. Energy Corridor (20 miles, 25 mins)
7. Ellington Field Airport (34 miles, 40 mins)
8. Bayport Terminal (32 miles, 40 mins)
9. Barbours Cut Container Terminal (45 miles, 35 mins)
10. Bush Intercontinental Airport (42 miles, 45mins)

COMMUNITY OVERVIEW-SUGAR LAND



Median Household Income
\$120,978

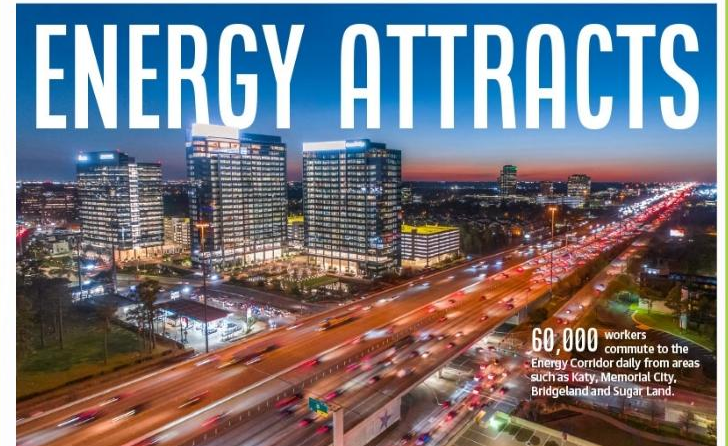
Total
Population
118,604



✓ **Safe & Livable Community:** Ranked among the “Safest Cities in the U.S.,” and recognized as one of the wealthiest cities in Texas.



✓ **Top-tier Education:** Home to A-rated schools and close to the University of Texas Medical Branch.



✓ **Thriving Industry & Infrastructure:** Located near the Houston Energy Corridor, with a concentration of energy, medical, and aerospace companies.

COMMUNITY OVERVIEW-SUGAR LAND



✓ **Prime Location:** Easy access to highways and a strong labor force, ideal for businesses.



✓ **Growing Chinese Community:** Convenient access to Chinese restaurants and grocery stores.



✓ **Mature Amenities:** Near shopping centers, medical facilities, golf courses, and recreational docks.

PROPERTY PICTURE-EXTERIOR



PROPERTY PICTURE-RECEPTION



PROPERTY PICTURE-MEETING ROOM



PROPERTY PICTURE-OFFICE AREA



PROPERTY PICTURE-OFFICE AREA



LABORATORY ROOM



PROPERTY PICTURE-DINNING AREA



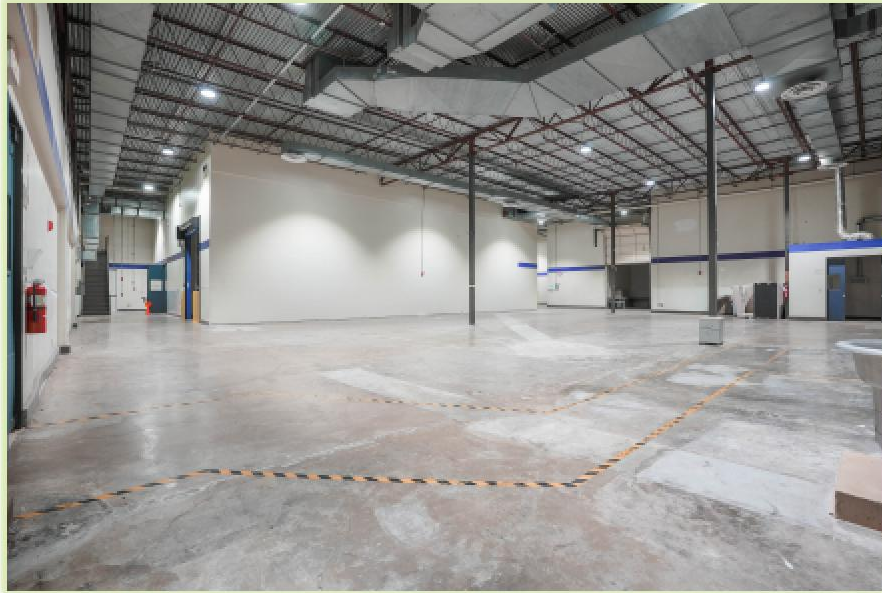
PROPERTY PICTURE-BATHROOM



PROPERTY PICTURE-STORAGE ROOM



PROPERTY PICTURE-WAREHOUSE SPACES



SITE PLAN

FOR LEASE | EXECUTIVE SUITE





Contact Information



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