

FOR LEASE · SUGAR LAND, TX

13511 Florence Rd

Sugar Land, TX 77498 · Sugar Land North Market Area

Freestanding Daycare Center · +/- 6,700 SF · Built 2001

\$21.00/SF

Base Rent (NNN)

\$6.50/SF

NNN Expenses

+/- 6,700 SF

Total Building

27 Spaces

Parking (Free)

Property Overview

A rare opportunity to lease a newly renovated, turn-key, move-in ready freestanding daycare center in Sugar Land's north market area. Fully sprinklered and ADA compliant, this premier property is ideally suited for a wide range of uses including daycare centers, private schools, tutoring academies, churches, adult day care, medical/therapy offices, and community services. Positioned adjacent to Barrington Place Elementary in Fort Bend County, the building features a secured fenced lot, carpool drive-thru, security system, prominent signage, and abundant natural light.



Reception & Lobby



Infant / Nursery Room



Classroom



Fenced Outdoor Playground & Green Space

Property Features

- Fully built-out childcare layout
- 1.3-acre lot with ample outdoor space
- Fenced & secured lot
- Carpool / drive-thru lane
- Security system installed
- Prominent exterior signage
- 27-space surface parking (free)

Location Highlights

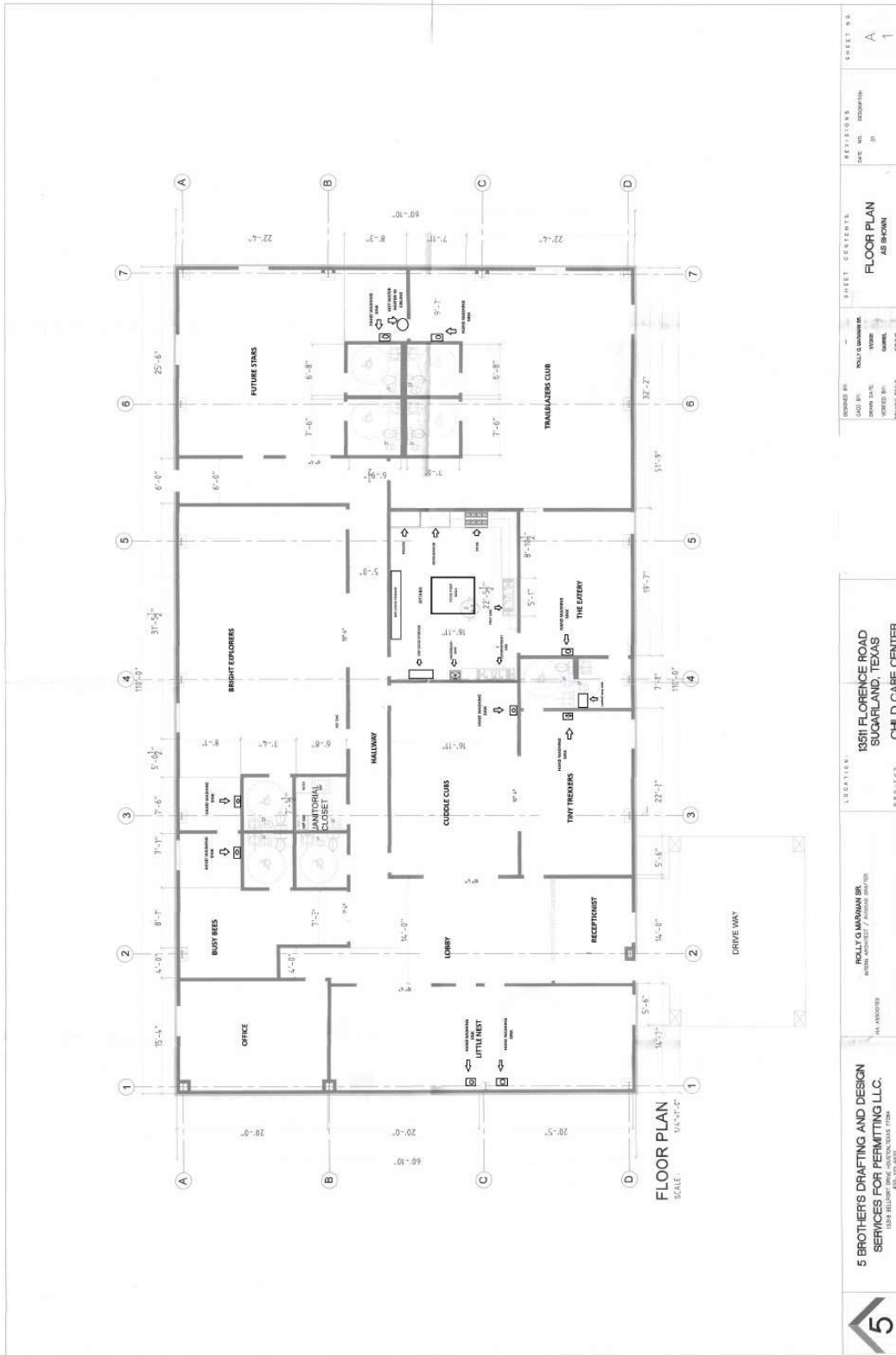
- Adjacent: Barrington Place Elementary
- Dense residential neighborhood
- Minutes from Hwy 6 & US-90
- Near Sugar Land Town Center
- Fort Bend County (top-ranked schools)
- Strong daytime population & families

LISTING BROKER

Sarah Virani

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Information deemed reliable but not guaranteed.
Tenant to verify all details independently.



 <p>S BROTHERS DRAFTING AND DESIGN SERVICES FOR PERMITTING LLC. 1508 BULLDOG DRIVE, SUGAR LAND, TEXAS 77498 PH: 281.229.2222</p>	<p>LEGATION: 13511 FLORENCE ROAD SUGARLAND, TEXAS</p> <p>PROJECT: CHILD CARE CENTER</p>	<p>DESIGNED BY: COLLY G. VARNAN SR. ARCHITECT / PROJECT MANAGER PH: 281.229.2222</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td></td> <td>1</td> <td></td> </tr> </table>	DATE	NO.	DESCRIPTION		1		<p>SHEET CENTER: FLOOR PLAN AS SHOWN</p> <p>SHEET NO. A 1</p>
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<p>ISSUED BY: COLLY G. VARNAN SR. DATE: 11/11/2020 SCALE: 1/8"=1'-0"</p>	<p>DATE: 11/11/2020</p>	<p>DATE: 11/11/2020</p>	<p>DATE: 11/11/2020</p>							