



For Sale

Class A Office

13905 University Blvd., Sugar Land, TX 77479

PROPERTY HIGHLIGHTS

- Building Type: Office
- Year Built: 2014 (LEED Gold)
- Class: A
- Stories: 3
- Size: 165,586
- Acres: 7.19 (~1.25 acres undeveloped)
- Parking: 3.36/1000 (Garage & Surface)
- Fitness Center & Showers
- Conference Center
- Basketball & Volleyball courts
- HVAC: Rooftop Cooling Tower (704 total tonnage)
- Electrical: 2 separate feeds (4000 KVA total)
- Broadband: Fiber (Lumen & Zayo)
- Close to Area Amenities
- Plug-n-play furniture available
- Occupancy: Occupied until late Spring 2026

SALES PRICE: Contact for more info

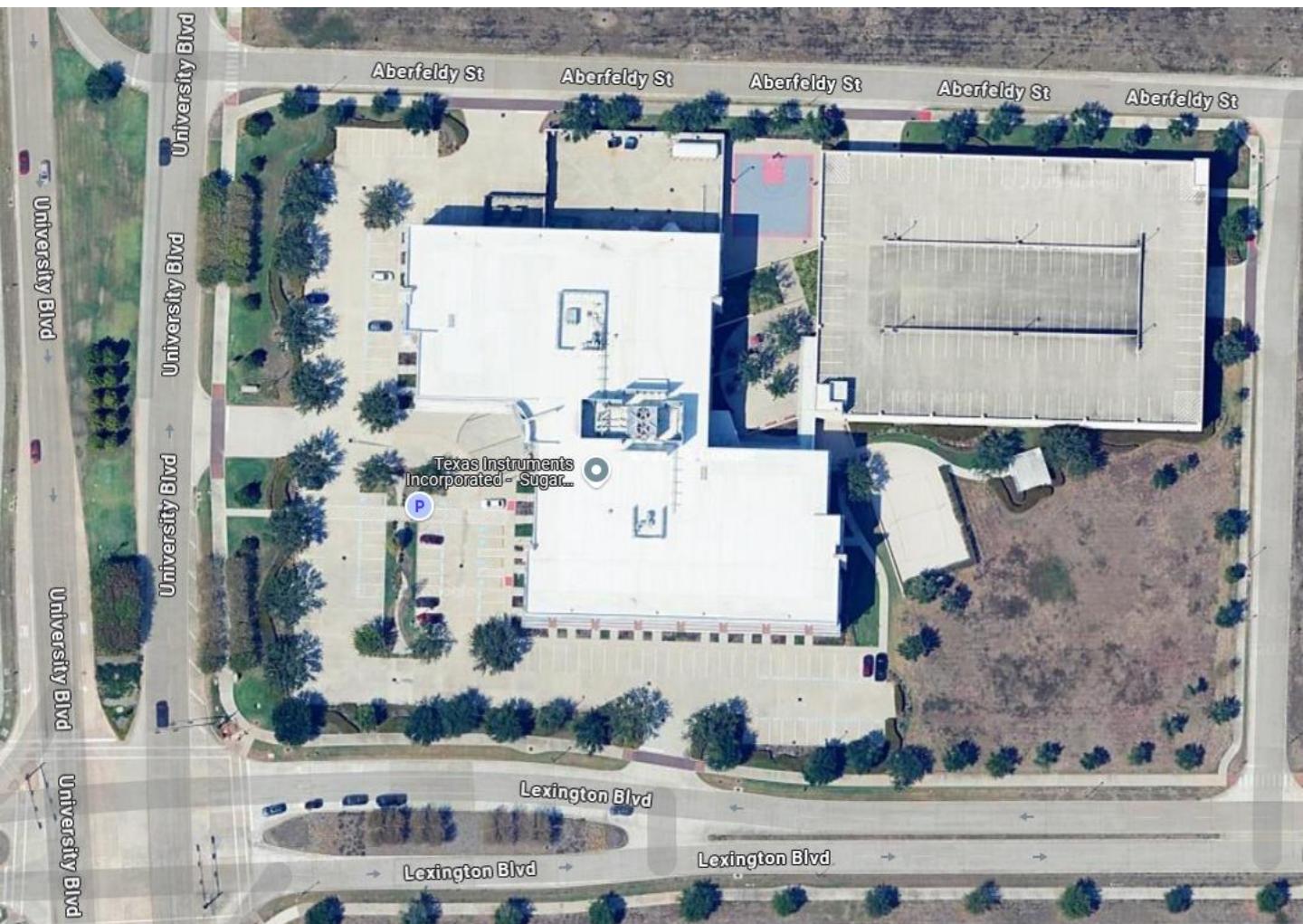
Contact:

Scott Wescoat
214-906-2523
swescoat@ti.com

Ryan Davis, CCIM
469-441-2617
ryand@ti.com

Property owned by
Texas Instruments

Aerial View



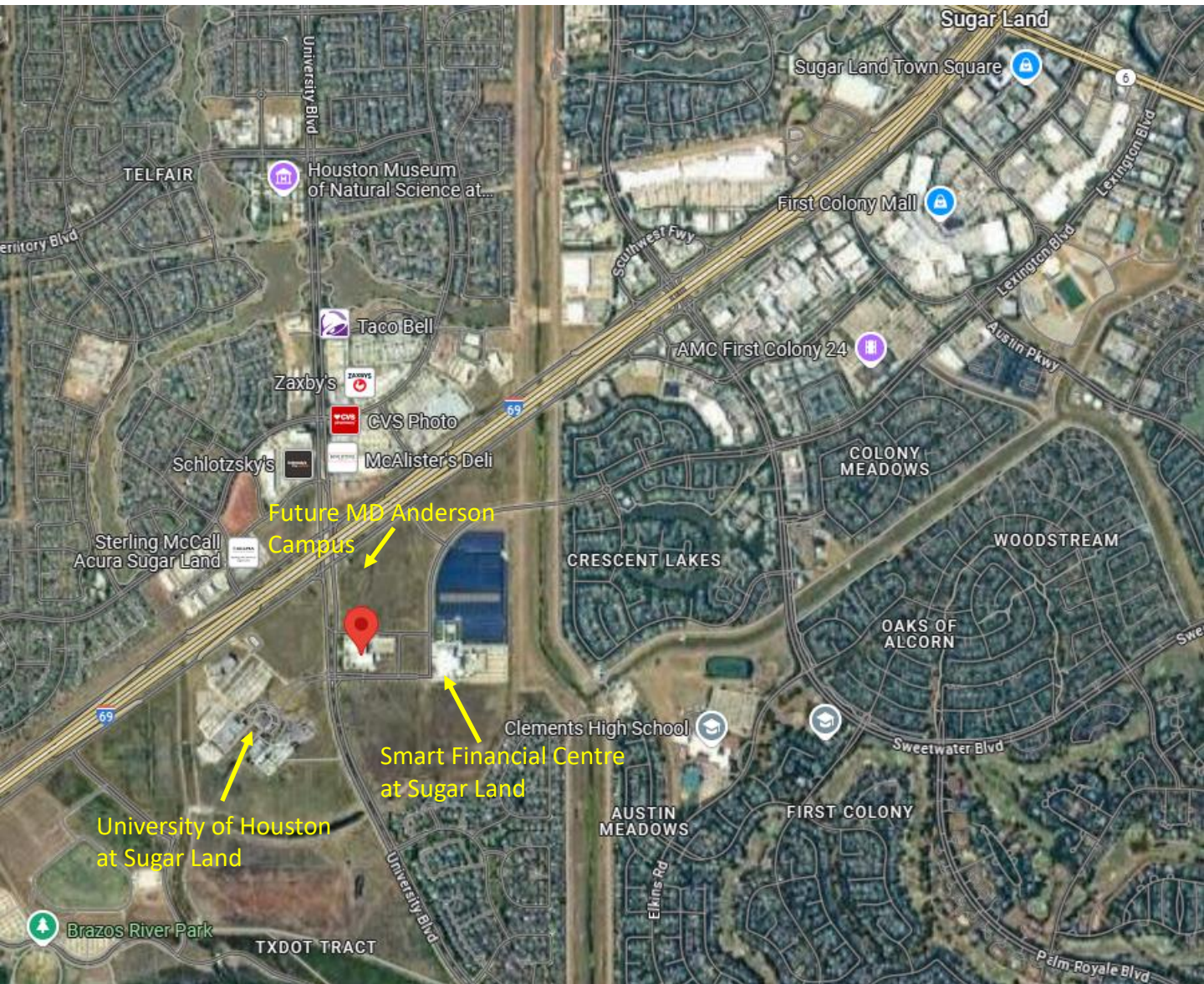
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Map Location



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1st Floor



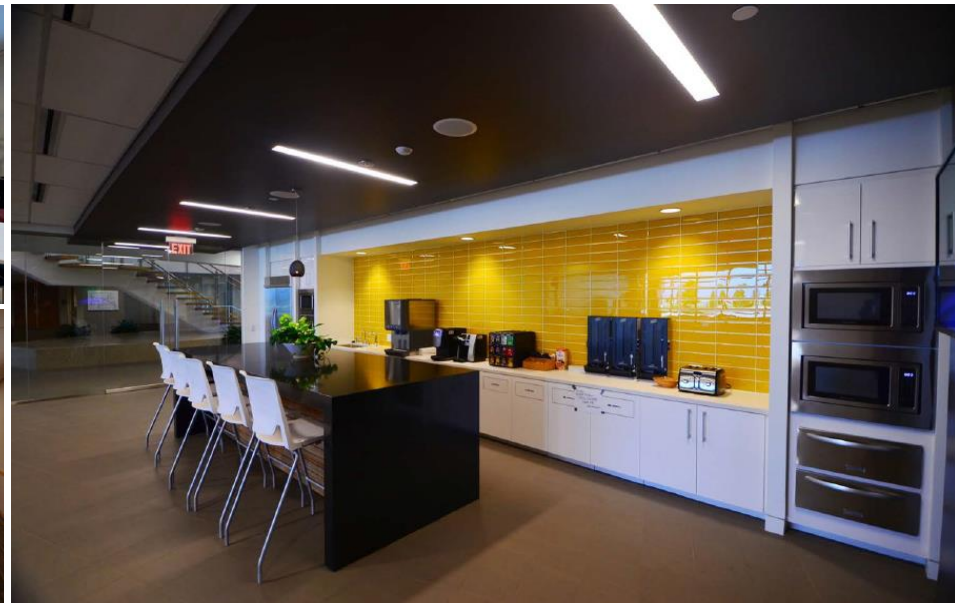
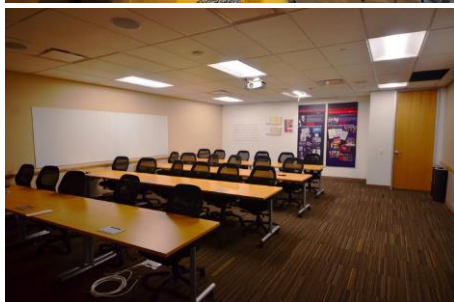
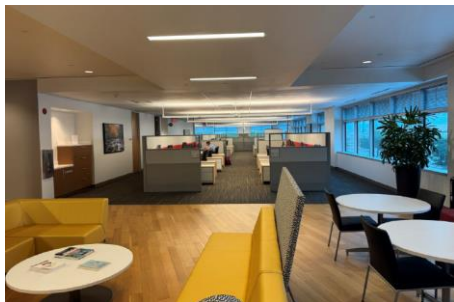
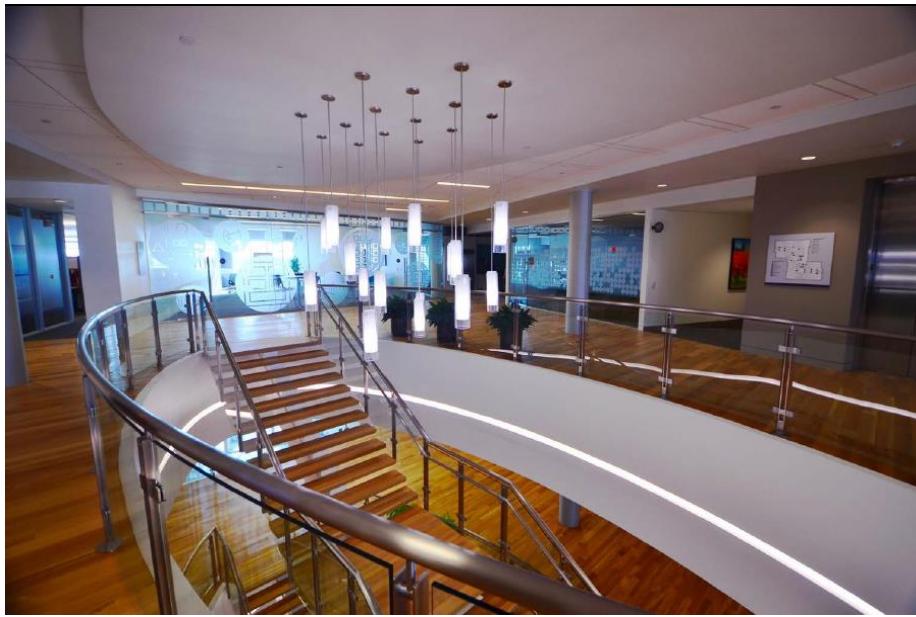
2nd Floor



3rd Floor



Photo Gallery



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