

OFFICE SPACE FOR LEASE

14100 SOUTHWEST FREEWAY | SUGAR LAND



SUGAR CREEK PLACE ONE



14100SOUTHWESTFWY.COM



BUILDING FEATURES



Efficient 25,250 RSF floor plates



Newly renovated lobby, common areas and corridors with upgraded finishes



New full-service conference center and tenant break area



New 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



Institutional ownership Songy Highroads



CONVENIENCE

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

RESTAURANTS

- | | | |
|--|---|---|
| 1 Pappasito's Cantina | 8 Fernando's | Veritas Steak & Seafood
Whole Foods Market |
| 2 Red Oak Grill
Texan Grill
The Egg & I Restaurant
Vasos Bar-B-Q | 9 First Colony Commons
Chili's Grill & Bar
Freebirds
Jason's Deli
Marble Slab Creamery
Outback Steakhouse | 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 |
| 3 Berryhill | 10 Town Center
BJ's Restaurant
Cafe Adobe
Carrabba's Italian Grill
Lupe Tortilla
Red Lobster | |
| 4 Live Oak Grill | 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 | |
| 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 | | |

HOTELS

- | | |
|--|---|
| 1 Drury Inn & Suites | 6 Courtyard by Marriott |
| 2 Holiday Inn | Staybridge Suites |
| 3 Comfort Suites
Hampton Inn
LaQuinta Inn
Homewood Suites | 4 Hyatt Sugar Land at Lake Pointe |
| | 5 Marriott at Sugar Land
Town Square |

ENTERTAINMENT/SHOPPING/FITNESS

- | | | |
|--|--|--|
| 1 24 Hour Fitness | Office Depot
The Home Depot
Michaels | Jos. A. Bank
Pinot's Palette
Revolution Studio
Sur la Table
Yes Yoga
Z Gallerie |
| 2 Sugar Creek Country Club | | |
| 3 AMC Fountains 18
Bed Bath & Beyond
Five Below
Hobby Lobby
Main Event Entertainment
Old Navy
Stein Mart | 5 Lake Pointe Village
Orange Theory Fitness | 7 Constellation Field |
| 4 First Colony Commons | 6 Sugar Land Town Square
First Colony Mall
Ann Taylor Loft
Boardroom Salon for Men
Eye Trends
Floss Dental | 8 Smart Financial Centre |
| | | 9 HMNS of Sugar Land |

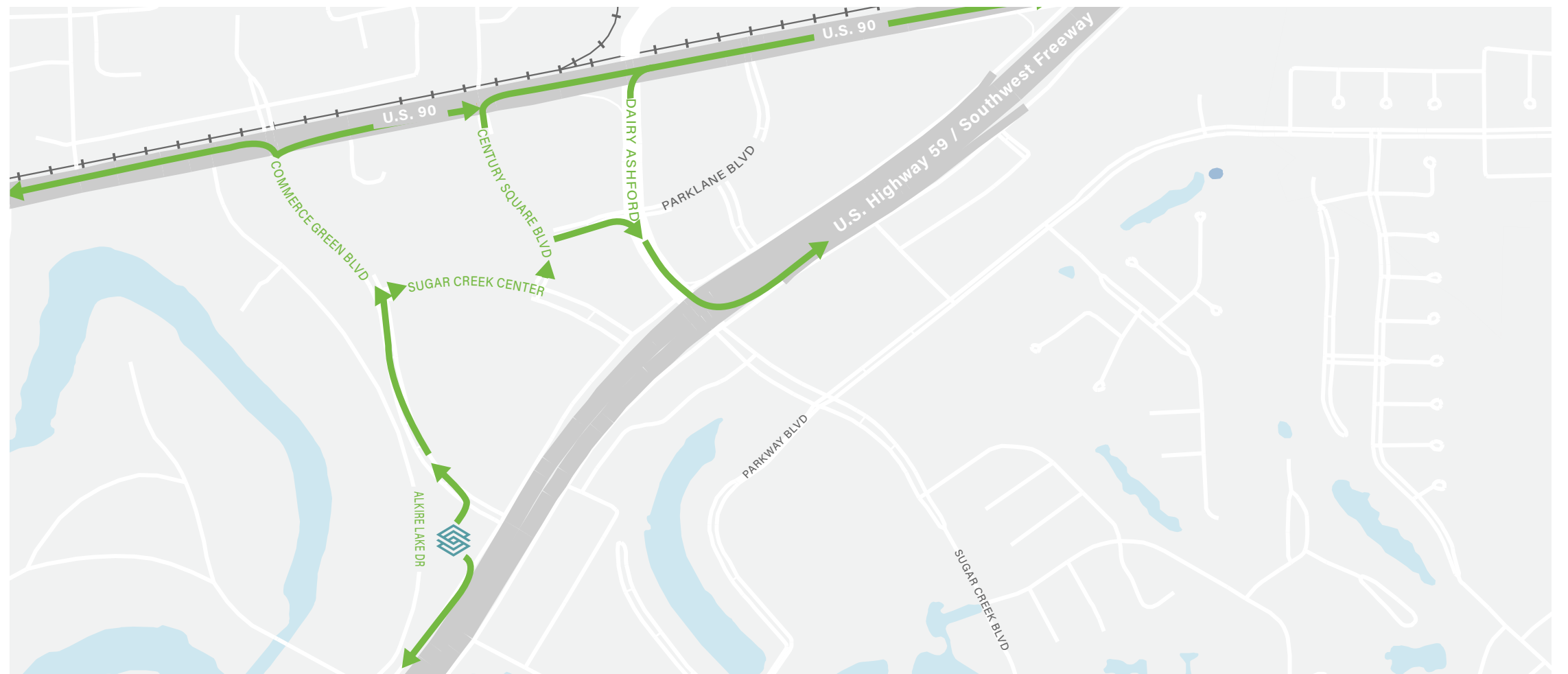
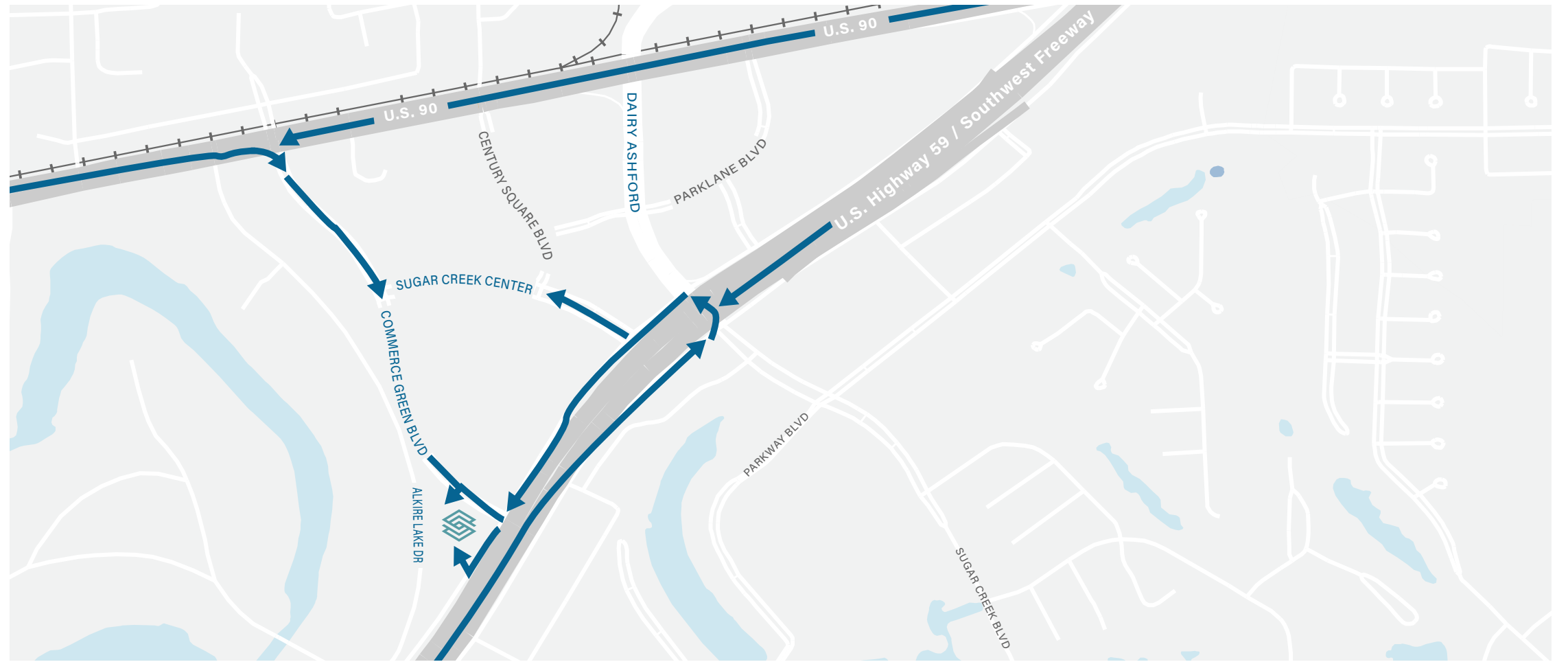


LOCATION

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



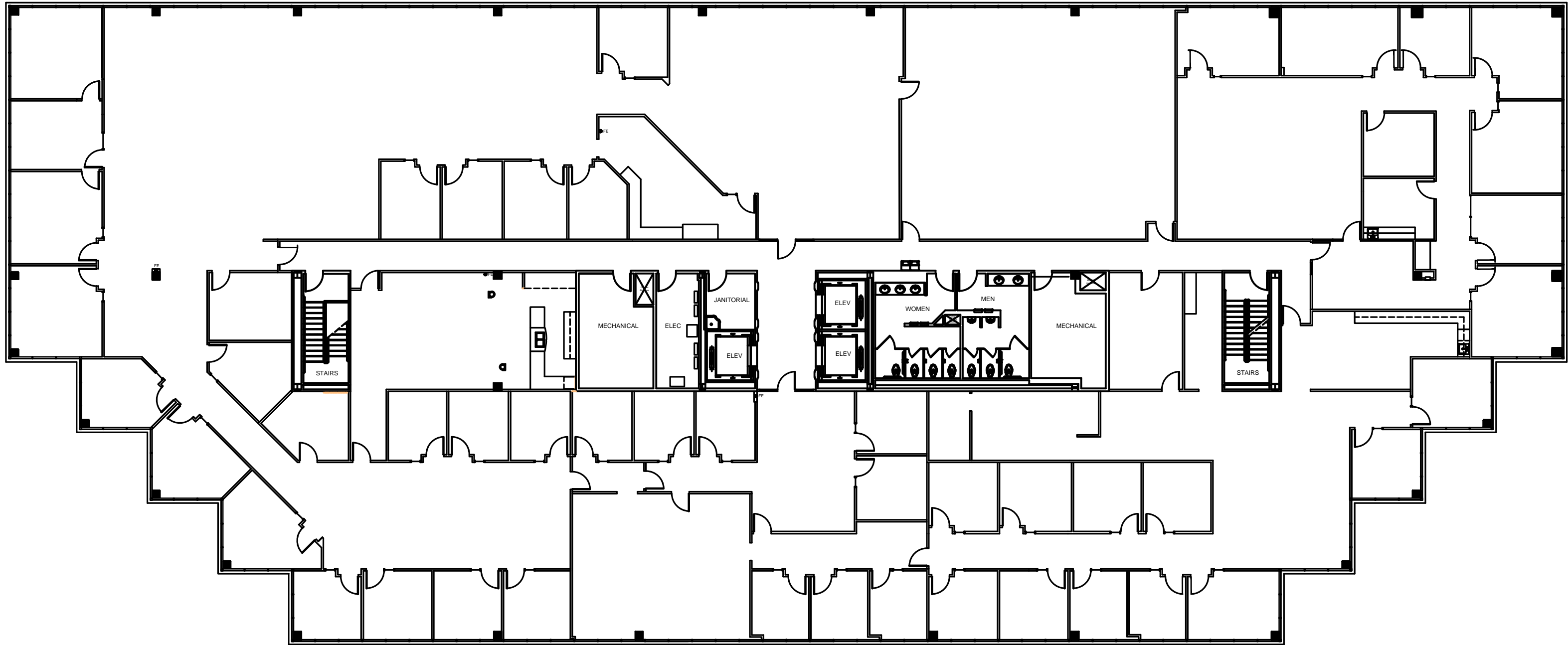
TOP TWO FLOORS AVAILABLE

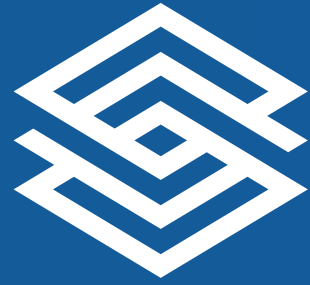
SPACE AVAILABLE

SUITE 100	15,777 RSF
SUITE 110	5,228 RSF
SUITE 230	9,525 RSF
 SUITE 320	6,095 RSF
 SUITE 360	6,502 RSF
 SUITE 400	3,302 RSF
 SUITE 415	3,795 RSF
 SUITE 450	7,179 RSF
 SUITE 460	2,326 RSF
 SUITE 500	22,138 RSF
 SUITE 550	3,636 RSF
 SUITE 600	26,350 RSF
 12,597 RSF CONTIGUOUS SPACE	
 68,726 RSF CONTIGUOUS SPACE	



TYPICAL FLOOR PLATE





SUGAR CREEK PLACE ONE
14100SOUTHWESTFWY.COM

FOR LEASING INFORMATION, CONTACT:

DOUG LITTLE

713.272.1284

Doug.Little@transwestern.com

LOUANN PEREIRA

713.272.1267

Louann.Pereira@transwestern.com

RACHEL GLASS

713.270.3327

Rachel.Glass@transwestern.com

