

**APEX
REALTORS**

**402 Julie Rivers Dr
Sugar Land, TX 77478**

**OFFICE
CONDO**

For Sale



Farid Chatur
(832) 685- 2739

APEXREALTORS.COM
 **@apexrealtors**  **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

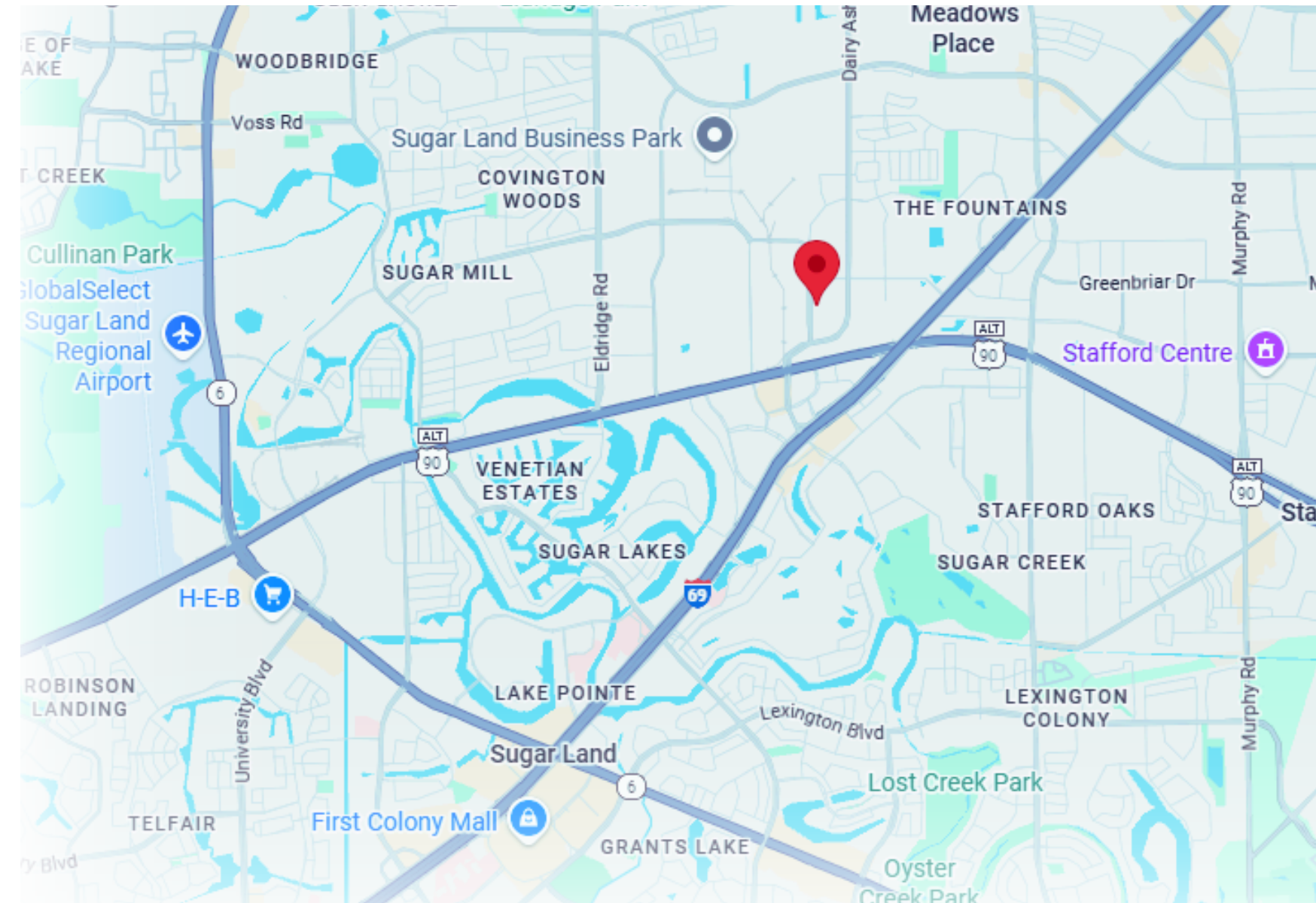
ABOUT THE PROPERTY

Position your business in one of Sugar Land's most desirable professional corridors. This well-maintained multi-suite office property is ideally suited for medical, office, and professional users seeking visibility, accessibility, and a turnkey layout.

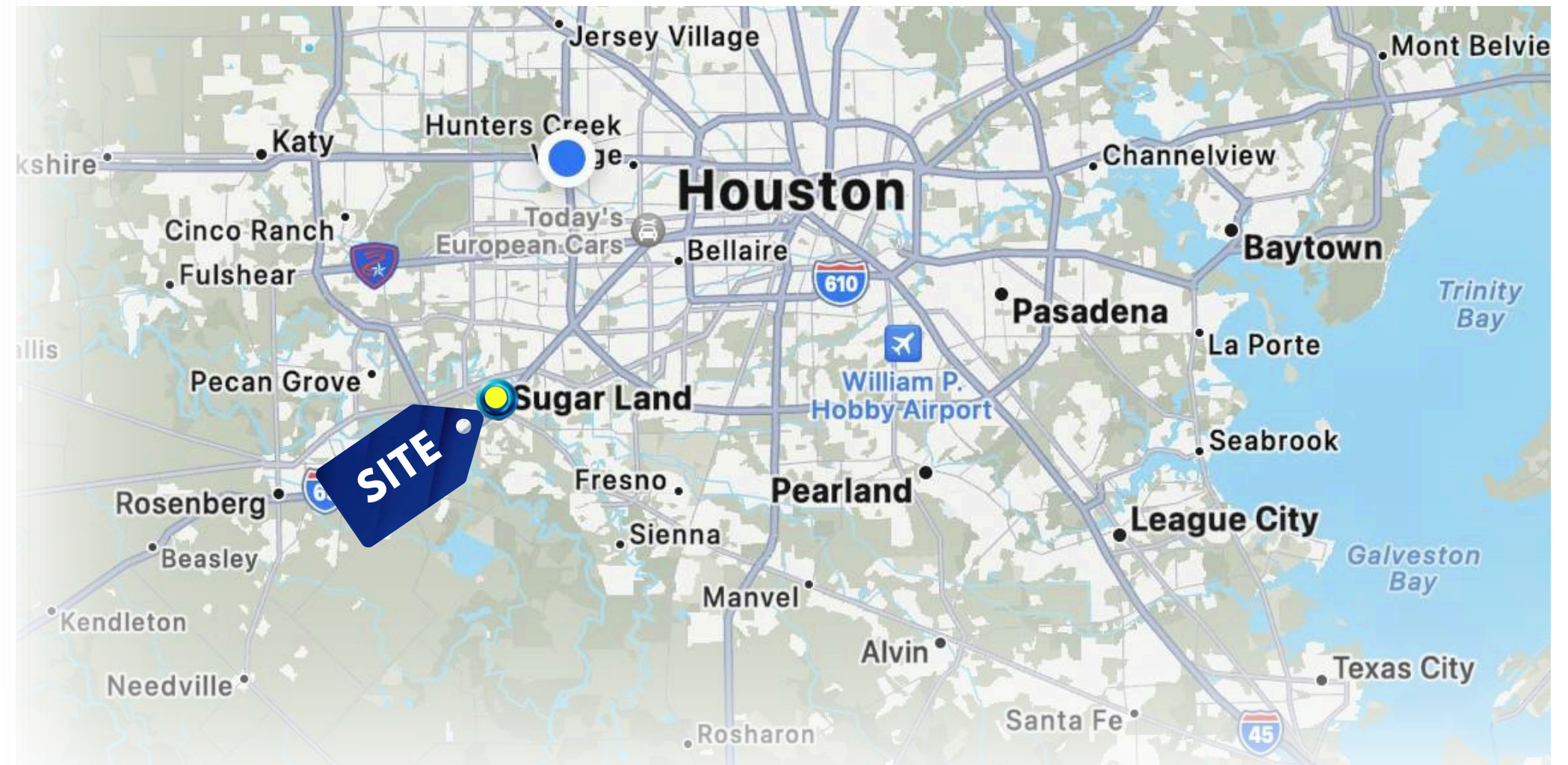
Located just minutes from I-69 and Highway 90, the property offers seamless access throughout Greater Houston while benefiting from the strong demographics and prestige of the Sugar Land submarket. Each suite features a private entrance, allowing tenants or owner-users to establish clear company identity and signage presence.

The building includes a full office build-out with quality interior finishes, providing a ready-to-use solution with minimal upfront capital required. With 8 individual suites and 36 on-site parking spaces, the layout is flexible and well-suited for single users, multi-tenant occupancy, or investors seeking stable professional tenancy.

This is an excellent opportunity for end users and/or investors looking for a functional, well-located office asset in a high-growth market.



Suite 100 -	1265 SF
Suite 200 -	1271 SF
Suite 300 -	1271 SF
Suite 400 -	1571 SF
Suite 700 -	1271 SF
Suite 800 -	1414 SF



DEMOGRAPHICS

	1 mile	3 mile
Population Median	4,887	105,257
HH Income	\$102,120	\$68,774
Population Growth '23-'28	20.03%	15.16%

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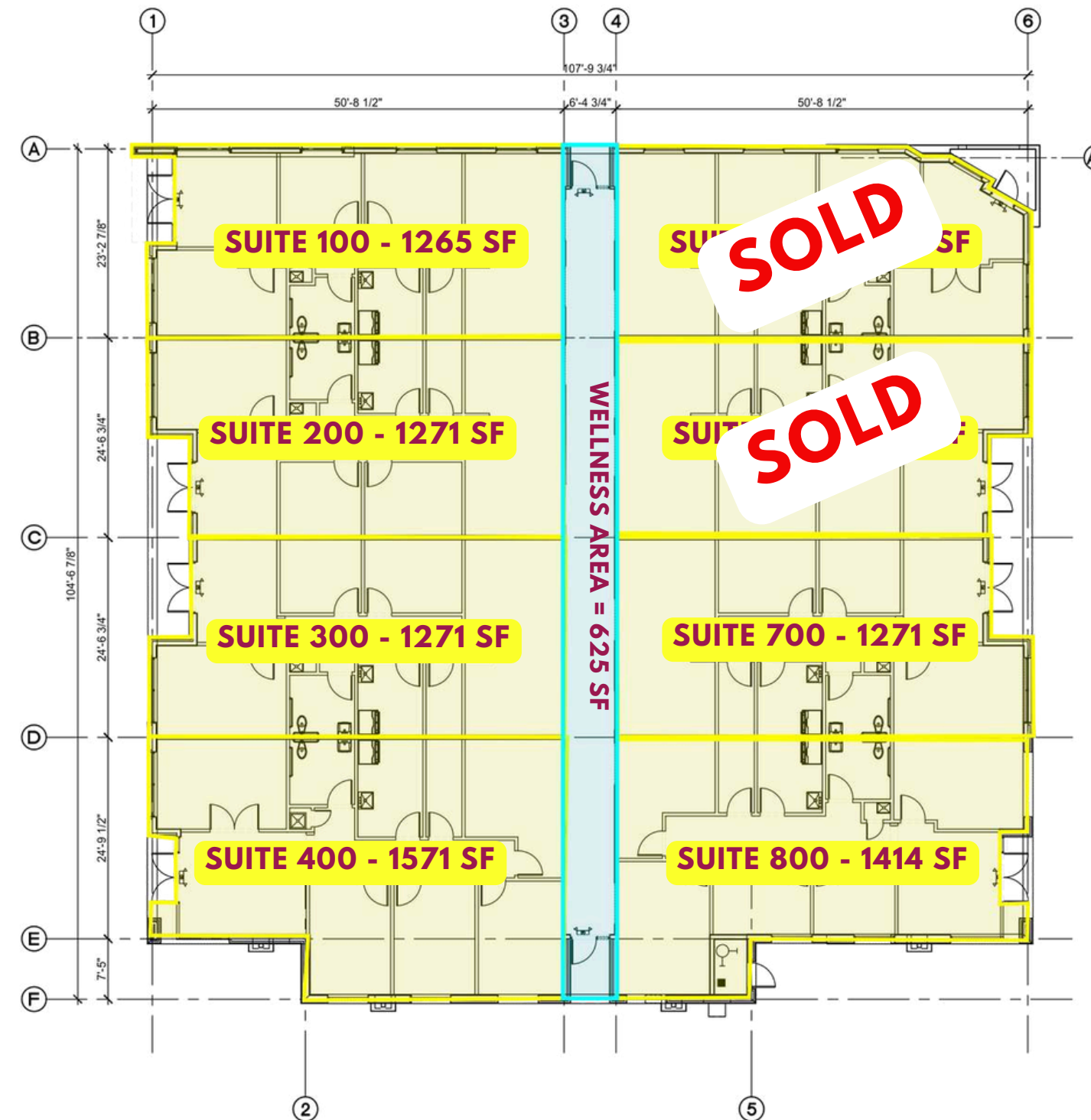


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SITE PLAN



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Corporate Dr.

PRINCE
PLASTIC PRODUCTS

SITE



WONTON 云吞食品公司
FOOD INC.

Dairy Ashford Rd.

LIVE OAK
Grill

Additech.

MODERN
PAIN MANAGEMENT