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Sugar Creek on the Lake



FLOORS 6-8 AVAILABLE | 136,745 SF CONTIGUOUS

LAKE VIEW OFFICE SPACE

14141 SOUTHWEST FWY | SUGAR LAND, TX 77478



PROPERTY DESCRIPTION

Sugar Creek on the Lake is a 10-story, class A office building situated within a beautifully landscaped, park-like setting complemented by a pond and outside sitting areas.

PROPERTY HIGHLIGHTS

- Major lobby and building renovation completed
- New parking garage completed
- New fitness center with racquetball court, basketball court and locker rooms
- Building conference center
- Spec Spaces available
- Full service delicatessen
- Above standard parking ratio available
- Covered and surface parking
- Onsite security
- After hours key-card access and security system
- Mail room
- Storage and basement level space available
- Easy access to freeway and major thoroughfares
- Quality restaurants and hotels nearby

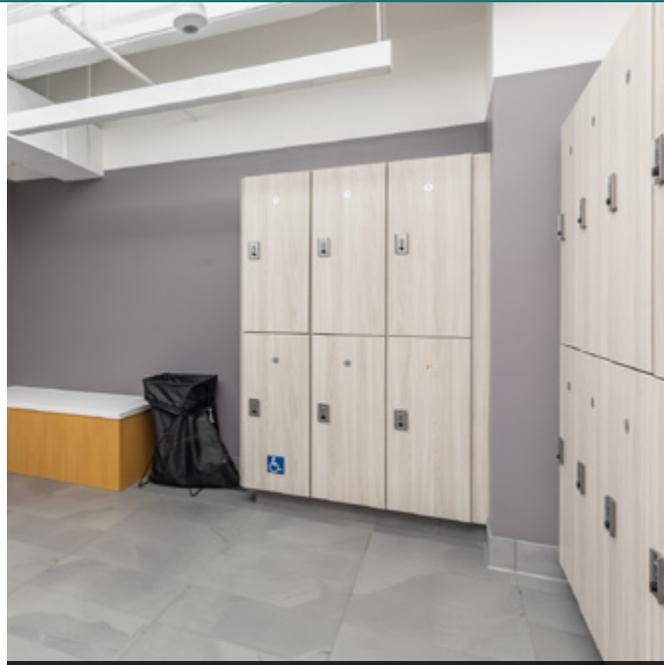
BUILDING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$9.50 - 21.00 SF/yr (NNN) |
| Available SF: | 196 - 136,745 SF |
| Lot Size: | 23.71 Acres |
| Building Size: | 516,526 SF |





New conference center



New locker rooms



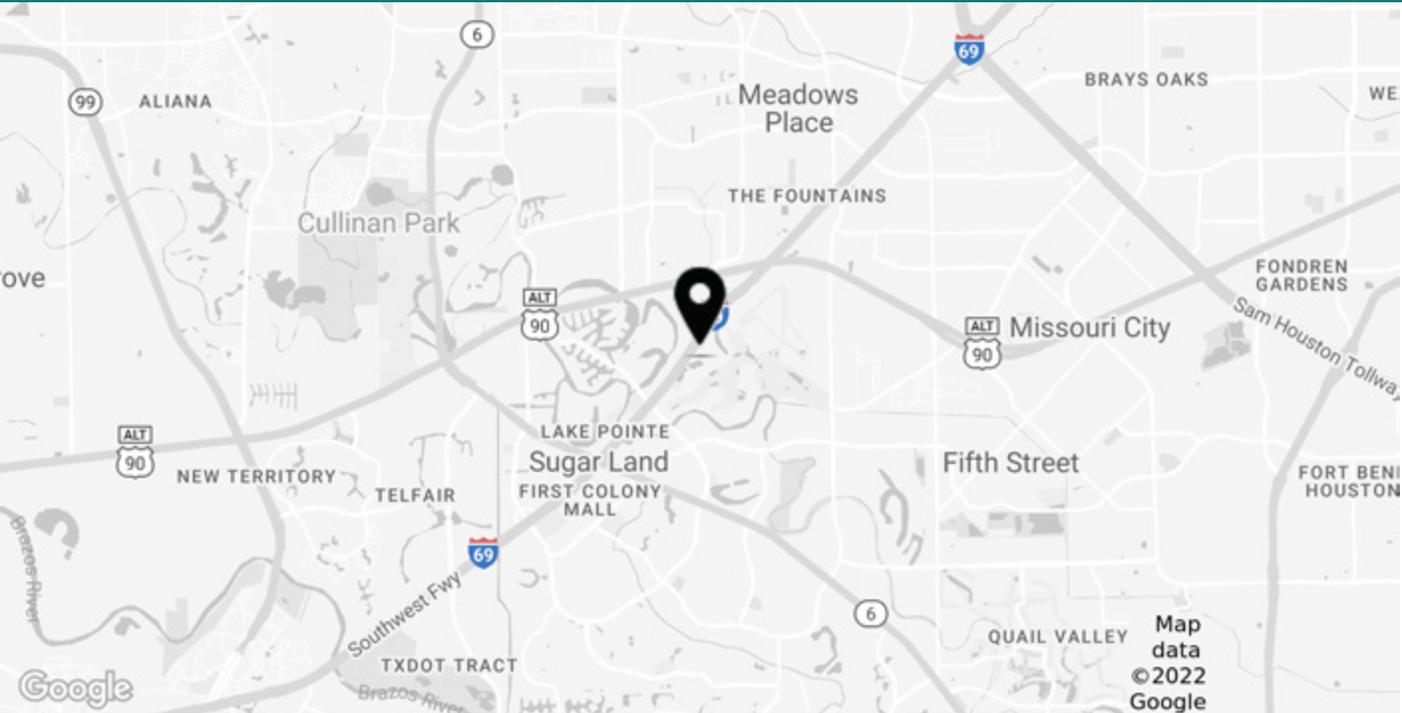
New fitness center with updated equipment



Full service delicatessen



Beautiful views of the lake



GET MORE INFORMATION

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HIGHLIGHTS

14141 SOUTHWEST FWY



Major lobby and building renovation completed



Newly renovated fitness center with racquetball court, basketball court and locker rooms



Newly renovated conference center now open



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