## SUGAR LAND TOWN SQUARE





## **Texas Drive**

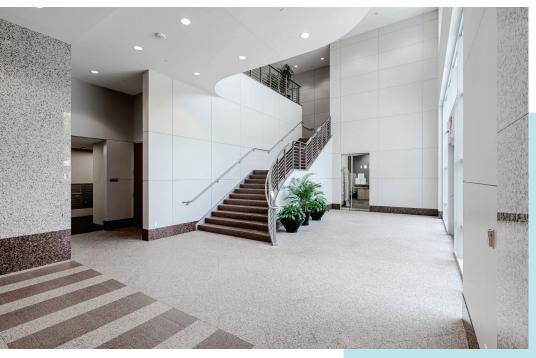
2245 Texas Drive

Directly connected to Hwy 6 and US69, 2245 Texas Drive offers elegant foyer space, a private garden area, and window design that allows for natural light to flow throughout the 6-story building. Connected by a glass skywalk to a covered garage that offers more than 1,400 parking spaces, this Class-A office building offers a stimulating and inspiring environment to ensure your business can grow without ever having to move.





- 25,000 s.f. floor plate
- Phone activated and zoned after-hours HVAC
- Fiber optics available
- Freeway exposure









2

6 FLOORS

OFFICE



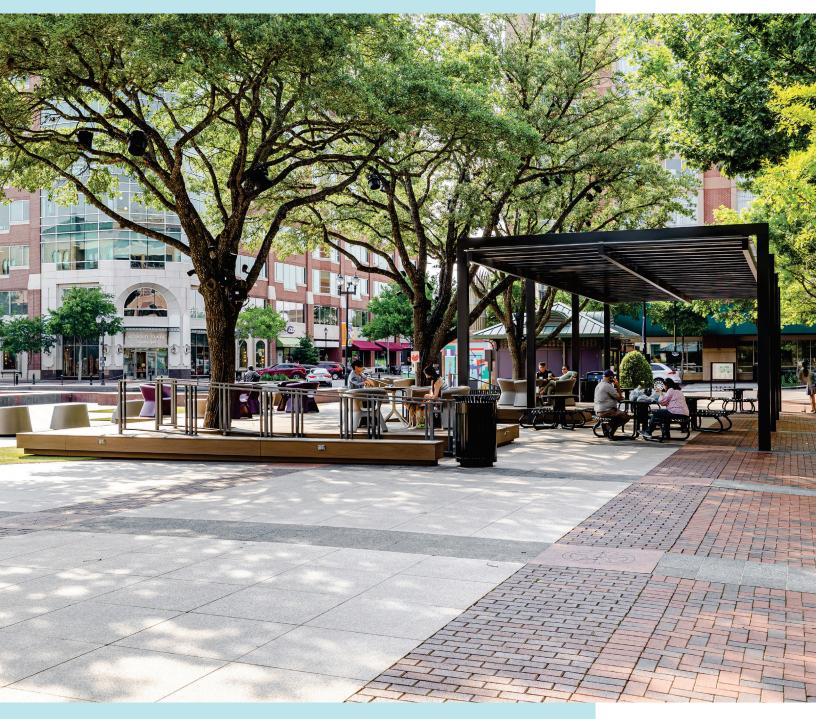
STRUCTURED PARKING WITH LEVEL 2 SKYWALK







A PREMIER AND DYNAMIC OFFICE ENVIRONMENT



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