

SUGAR LAND TOWN SQUARE



A PREMIER AND DYNAMIC OFFICE ENVIRONMENT

**SL
TS**



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



6
FLOORS


















166,000
S.F. OF CLASS A
OFFICE



STRUCTURED
PARKING WITH
LEVEL 2 SKYWALK





 1.4 Million s.f. mixed-use development	 300-Room full-service Marriott Hotel & Conference Center	 Key card building entry	FCMD Security 24/7 driving patrols
 City Hall (82,000 s.f.)	 167 mid-rise residential units	 Conference center	 Office lobbies
 1.4-acre pedestrian plaza	Pedestrian- friendly walkways to stores and restaurants	 Controlled elevator access	 Parking garage
 560,000 s.f. of office space	 241,000 s.f. of retail space	 Property manager on-site	
 Adjacent to First Colony Mall (1,000,000 s.f.)	24-hr. traffic counts at US 59 N approx. 250,000	 Fitness Center Available	

AMENITIES



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For More
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