

10410 Corporate Dr, Sugar Land, TX 77478

# FOR LEASE From \$150

– Flexible Terms  
Available



**Joyce Tang**

**FLEXIBLE OFFICE & WAREHOUSE COMPLEX**

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## PROPERTY DESCRIPTION

**10410 Corporate Dr** , located in a vibrant commercial area, offers a 27,455 sq ft flexible office/warehouse space with easy access to Highways 59 and 90, ideal for business growth.

## INFORMATION

**Year Built/Renovated:** 1982/1992

**Land Area:** 1.69 Acres

**Size:** 27,455 sq. ft.

**Structure:** Masonry exterior, open floor plan (customizable)

**Clear height:** 22 ft. clear in warehouse

**Facilities:** 1 dock-high door, 1 ground-level door, 45+ parking spaces



## AVAILABLE FOR LEASE TYPES



### **Private Offices:**

- » 24/7 Access
- » Kitchen
- » Conference Room Allowance
- » High-Speed Internet
- » Parking Spaces



### **Co-Working Spaces:**

- » Coffee Bar
- » Kitchen
- » Open & Dedicated Desks
- » Printer Access
- » Parking Spaces

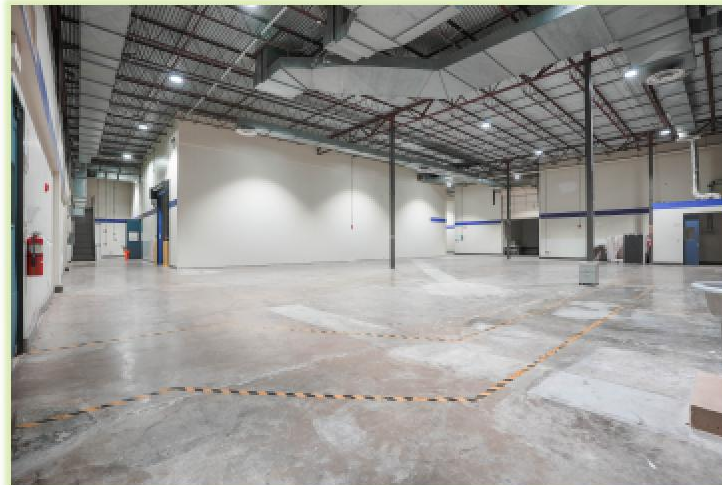


## AVAILABLE FOR LEASE TYPES



### **Bio-Tech/ Lab Space with Shared equipment & Resources:**

- » Fully Equipped
- » Shared Lab Equipment
- » High-Speed Internet
- » Parking Spaces



### **Flexible Warehouse Space:**

- » Air-Conditioned
- » Loading Dock
- » 22 ft. Clear Height
- » Parking Spaces



### **Storage Room:**

- » Separate Units
- » 24/7 Access
- » Secure & Affordable
- » Parking Spaces



# ADDITIONAL AMENITIES



SUGAR LAND TOWN SQUARE (3 miles, 8 mins)

✓ **Prime Location:** Easy access to I-59 & Hwy 90, close to key Houston areas.

✓ **24/7 Access:** Available around the clock, allowing you to access your workspace at any time.

✓ **High-Speed Internet + Wi-Fi:** Fast and reliable internet connection available throughout the facility.

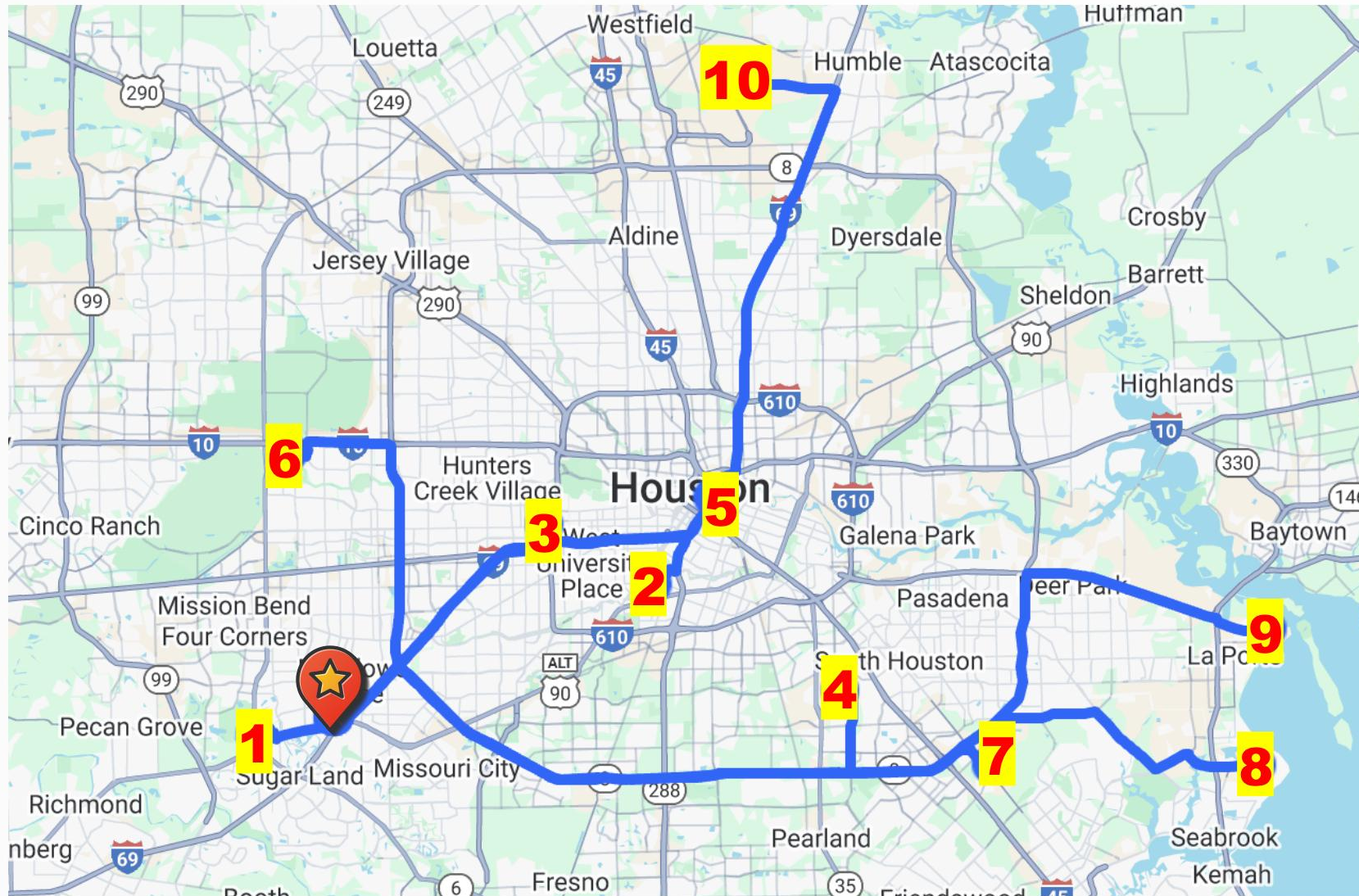
✓ **On-Site Restaurant Options:** The building features a dining area, providing convenient food options for employees during breaks.

✓ **Free Surface Parking:** Plenty of parking spaces available for office staff and clients

✓ **Shared Reception Area:** A professionally managed reception area to welcome your clients and guests



# PROPERTY HIGHLIGHTS



## DESTINATION MAP

1. Sugar Land Regional Airport (2 miles, 5 mins)
2. Texas Medical Center (19 miles, 23 mins)
3. Galleria (15 miles, 17 mins)
4. Hobby Airport (29 miles, 34 mins)
5. Downtown Houston (21 miles, 23 mins)
6. Energy Corridor (20 miles, 25 mins)
7. Ellington Field Airport (34 miles, 40 mins)
8. Bayport Terminal (32 miles, 40 mins)
9. Barbours Cut Container Terminal (45 miles, 35 mins)
10. Bush Intercontinental Airport (42 miles, 45mins)



# COMMUNITY OVERVIEW-SUGAR LAND



Median Household Income  
**\$120,978**

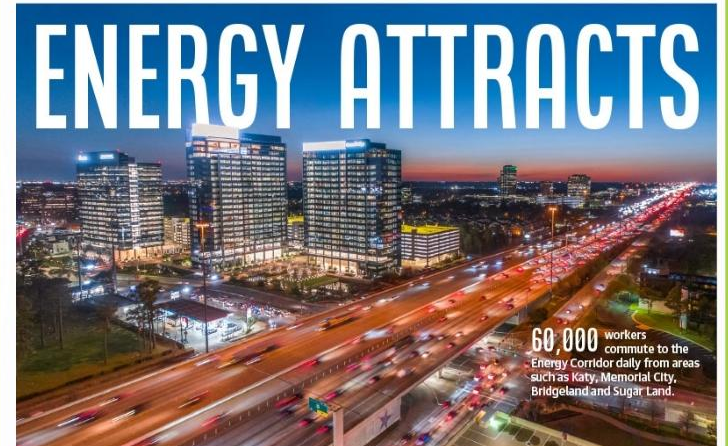
Total  
Population  
**118,604**



✓ **Safe & Livable Community:** Ranked among the “Safest Cities in the U.S.,” and recognized as one of the wealthiest cities in Texas.



✓ **Top-tier Education:** Home to A-rated schools and close to the University of Texas Medical Branch.



✓ **Thriving Industry & Infrastructure:** Located near the Houston Energy Corridor, with a concentration of energy, medical, and aerospace companies.

# COMMUNITY OVERVIEW-SUGAR LAND



✓ **Prime Location:** Easy access to highways and a strong labor force, ideal for businesses.



✓ **Growing Chinese Community:** Convenient access to Chinese restaurants and grocery stores.



✓ **Mature Amenities:** Near shopping centers, medical facilities, golf courses, and recreational docks.



# PROPERTY PICTURE-EXTERIOR





## PROPERTY PICTURE-RECEPTION





## PROPERTY PICTURE-MEETING ROOM





## PROPERTY PICTURE-OFFICE AREA





## PROPERTY PICTURE-OFFICE AREA





# LABORATORY ROOM





## PROPERTY PICTURE-DINNING AREA





## PROPERTY PICTURE-BATHROOM

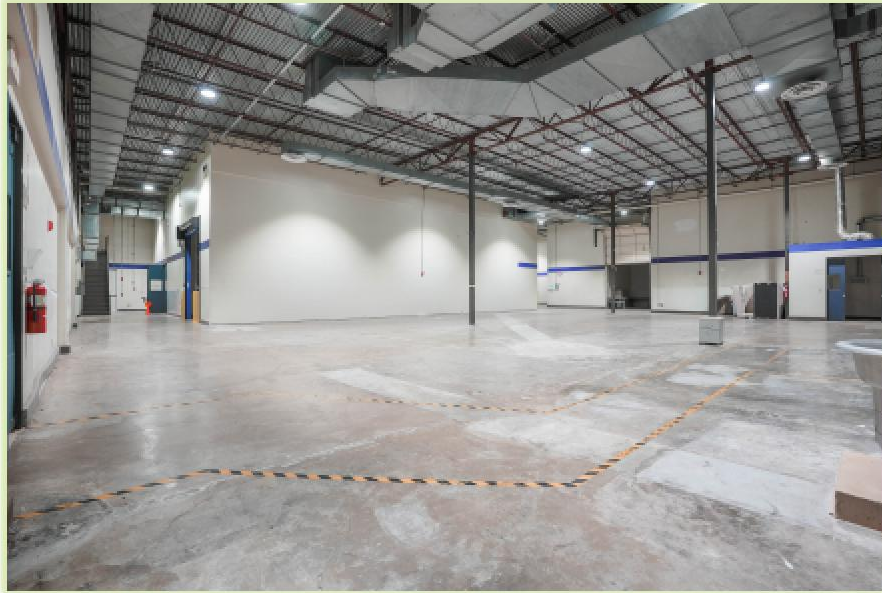




# PROPERTY PICTURE-STORAGE ROOM



# PROPERTY PICTURE-WAREHOUSE SPACES





# SITE PLAN

FOR LEASE | EXECUTIVE SUITE





# Contact Information



**Joyce Tang**

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