

# For Sublease

Sugar Creek Place II  
14140 Southwest Freeway  
Sugar Land, TX 77478  
+/- 42,355 SF of Office Space Available



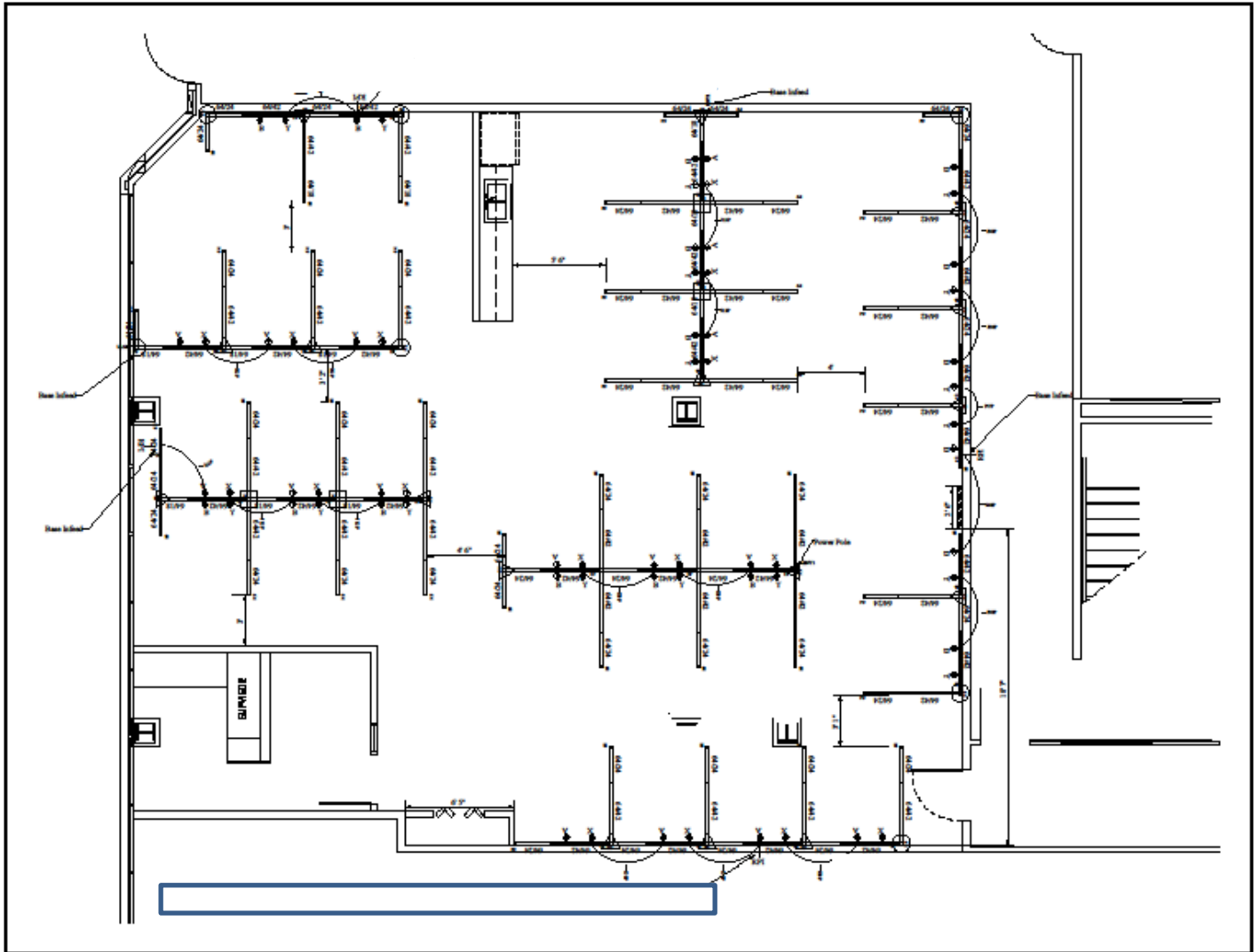
## Site Features:

<b>Premises:</b>	± 42,355 SF Multiple Floor Flexibility
<b>Term:</b>	Through December 31, 2024
<b>Gross Rental Rate:</b>	\$15.00/RSF
<b>Parking:</b>	4/1,000 Unreserved @ No Cost
<b>Furniture:</b>	Negotiable

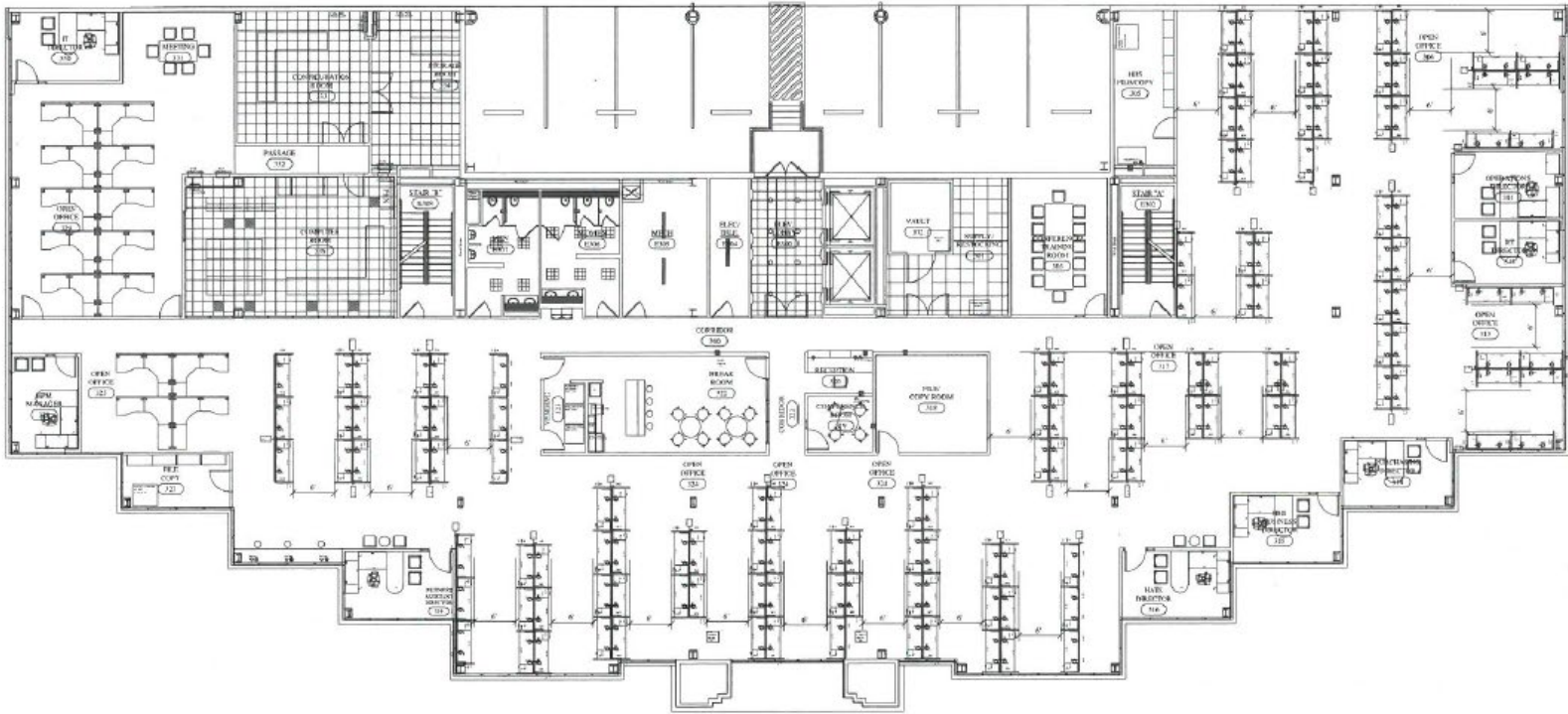
## Building Features:

- Elevator Lobby Exposure
- Controlled Access
- Security System
- Property Manager on Site
- Direct Access to US-59
- Surrounded by Multiple Amenities

## First Floor: 4,041 SF

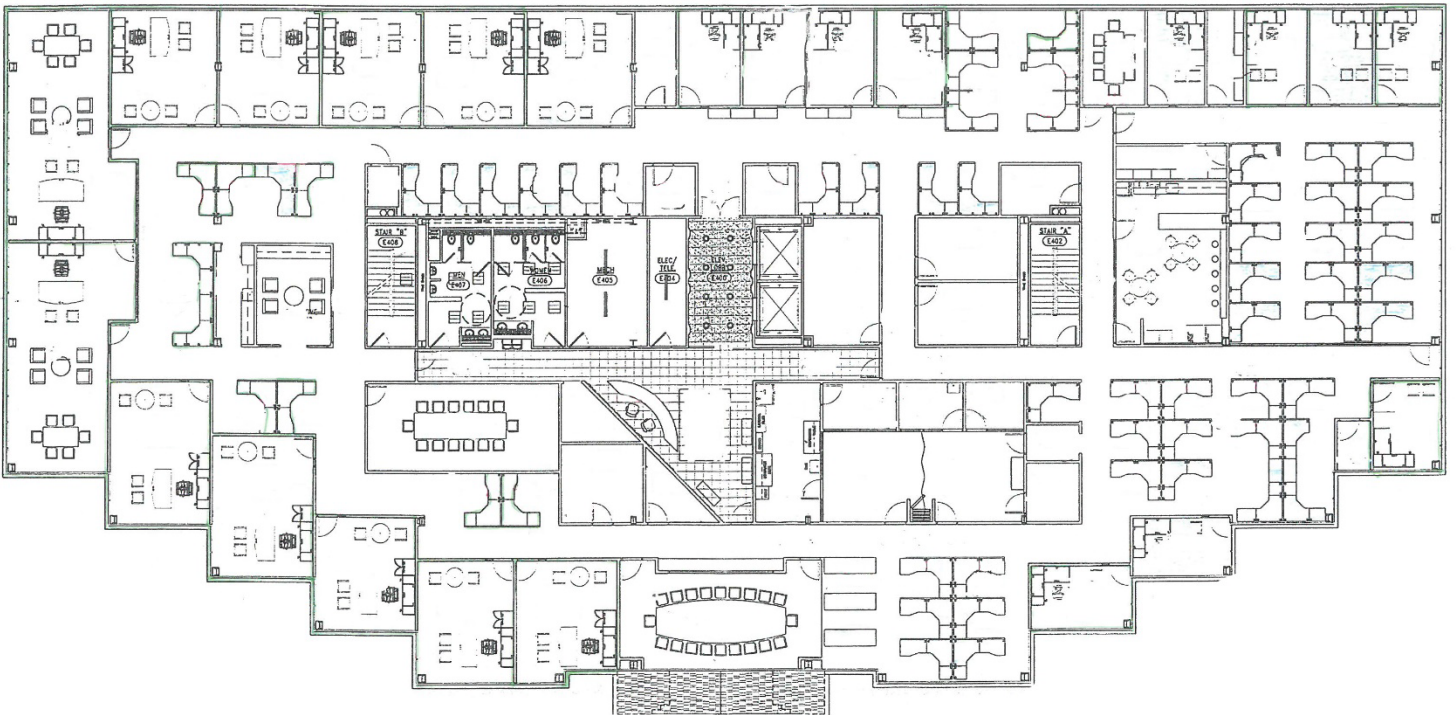


**Third Floor: 16,918 SF**



14140 Southwest Fwy | Sugar Land, TX 77478  
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**Fourth Floor: 21,396 SF**



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# For Sublease

14140 Southwest Freeway  
Sugar Land, TX 77478

+/- 48,430 SF of Office Space Available



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