

# 27,248 SF | SUBLICENSE

Office / Training Conference Center

**savills**

FOR SUBLICENSE

12550 Reed Rd. Sugar Land, TX 77478



## SPACE OVERVIEW

27,248 SF

Space available

10/1/25

Available

21' to 23'

Clear height

12/31/29

Expiration

Call for pricing

Rate

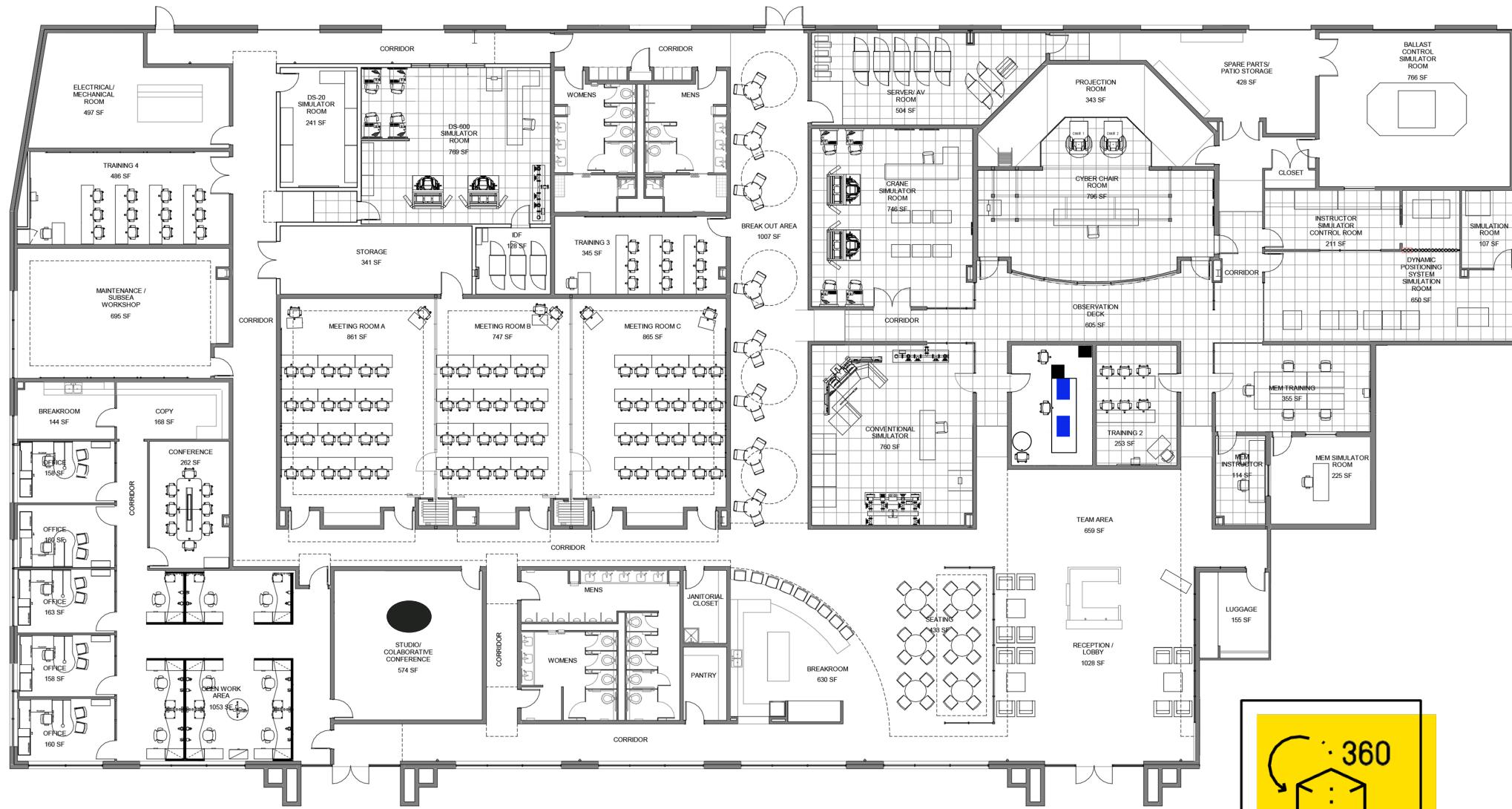


#### SPACE PROPERTY HIGHLIGHTS

- Clear height:
  - Training space: 23'
  - Office space: 10'
- Raised floor in some areas
- Furnished office area available
- Ability to add five grade-level overhead doors (exterior wall punch-through capability)
- 98% of interior walls extend to the deck
- Three meeting rooms with demountable walls

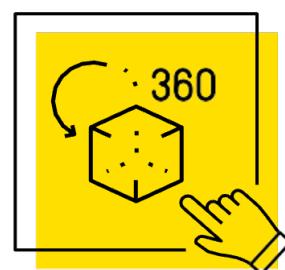
12550 Reed Rd. delivers a highly efficient and independent workspace, **perfectly situated in the heart of Sugar Land, TX**

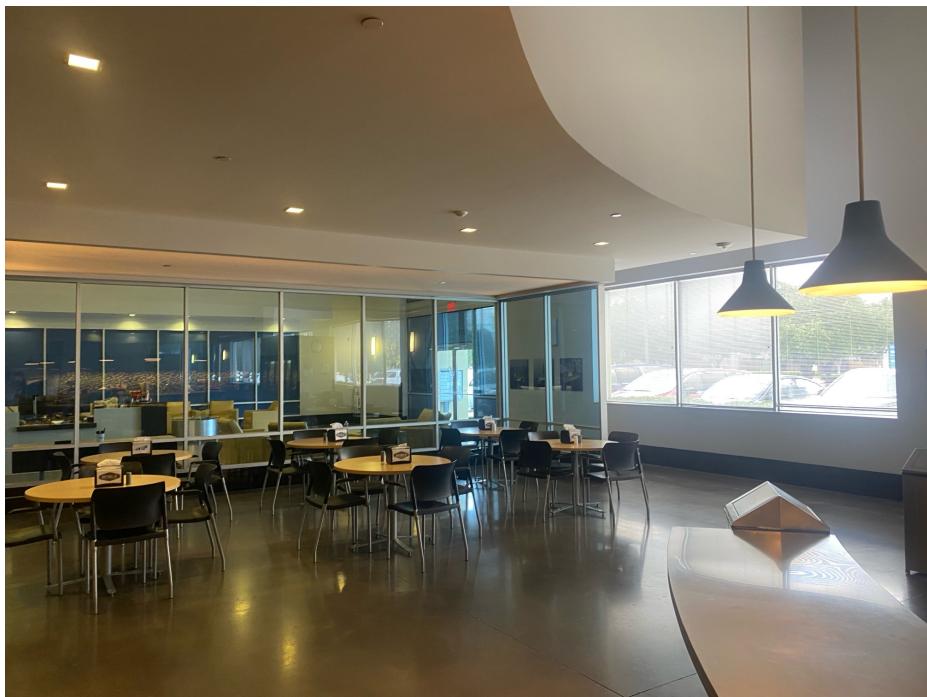


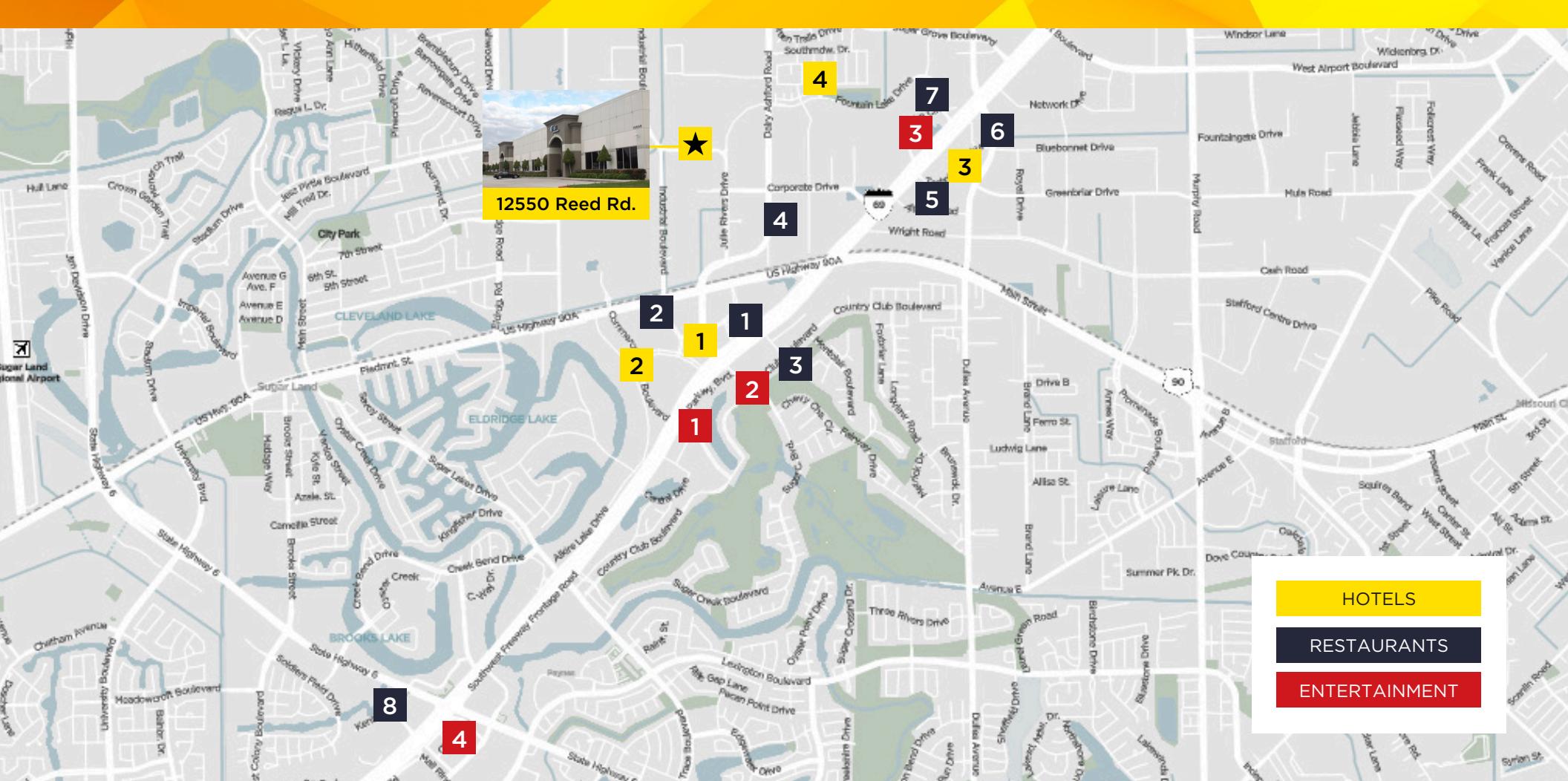


## FLOORPLAN

24,278 SF







1 Pappasito's Cantina  
 2 Red Oak Grill  
 Texan Grill  
 The Eggs & I Restaurant  
 Vasos Bar-B-Q  
 3 Berryhill  
 4 Live Oak Grill  
 5 Las Haciendas  
 6 Pappadeaux  
 IHop  
 Hooters

7 Applebee's  
 Avalon Diner  
 BreWingz  
 Fuddruckers  
 Kim Son  
 Otto's Barbeque  
 Razzoo's Cajun Cake  
 Sweet Tomatoes  
 The Pub Fountains

8 Lake Pointe Village  
 Becks Prime  
 Five Guys  
 Panera  
 Blaze Pizza  
 Gigi's Cupcakes  
 Potbelly  
 Torchy's Tacos  
 Whole Foods Market  
 Veritas Steak & Seafood  
 Azuma on the Lake  
 Churrasco's Restaurant

1 Drury Inn & Suites  
 2 Holiday Inn  
 3 Comfort Suites  
 Hampton Inn  
 LaQuinta Inn  
 Homewood Suites  
 Courtyard by Marriott  
 4 Staybridge Suites

1 24 Hour Fitness  
 2 Sugar Creek Country Club  
 3 AMC Fountains 18  
 Bed Bath & Beyond  
 Five Below  
 Hobby Lobby  
 Old Navy  
 Stein Mart  
 4 Sugar Land Town Square  
 First Colony Mall  
 Ann Taylor Loft  
 Jos A. Bank

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