

— OFFICES AT —
KENSINGTON

OFFICE SPACE FOR LEASE

1600 & 1650 HIGHWAY 6 | SUGAR LAND



OFFICESATKENSINGTON.COM



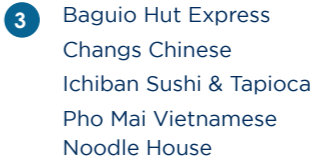


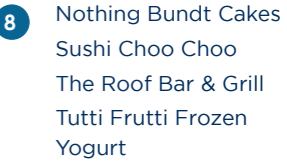

BUILDING OVERVIEW

- » Two 4 story, Class A office buildings totaling 177,000 square feet
- » Newly renovated lobbies
- » Move-in ready spec suites with custom designed finishes
- » Efficient rectangular floor plan
- » 15-acre lake with decorative fountains, two and a half mile walking path and outside seating
- » Beautiful lake view suites in the heart of Sugar Land
- » Abundance of both covered and uncovered parking
- » On-site property management
- » Located in prestigious First Colony
- » Walking distance to over 20 restaurants and the Sugar Land Town Center
- » Direct access to Town Center Lakeside via pedestrian bridges crossing the lake
- » Close proximity to Sugar Land's finest shopping, dining, hotel and entertainment amenities



WALKABLE AMENITIES



- 1  BECK'S PRIME Restaurants
- 2  BLAZE PIZZA
- 3  Baguio Hut Express
Changs Chinese
Ichiban Sushi & Tapioca
Pho Mai Vietnamese
Noodle House
- 4  MADRAS PAVILION
- 5  Tempura
HALAL INDO-PAK GRILL
- 6  TARGET
- 7  Arby's MINUTI COFFEE
MADE IN MODENA, ITALY
- 8  Nothing Bundt Cakes
Sushi Choo Choo
The Roof Bar & Grill
Tutti Frutti Frozen
Yogurt
- 9  Cane's
CHICKEN FINGERS
- 10  Panera Bread
Pei Wei
Piada Italian Street Food
- 11  **Lake Pointe Village**
Azuma on the Lake
Churrascos Restaurant
Five Guys
Gigi's Cupcakes
Hyatt Sugar Land
Kublai Khan Stir-Fry
Orange Theory Fitness
Potbelly
Torchy's Tacos
Veritas Steak & Seafood
Whole Foods Market
- 12  **Sugar Land Town Square Plaza**
First Colony Mall



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 **TRANSWESTERN** REAL ESTATE SERVICES