

# 12550 REED RD

SUGAR LAND, TEXAS 77478



TRANSWESTERN



# Autonomous Workspace in Sugar Land

12550 Reed Rd offers an efficient and truly autonomous work environment ideally located in Sugar Land, TX

## PROPERTY HIGHLIGHTS

- Availabilities ranging 14,677 - 41,925 RSF
- Tenant autonomy with full control of HVAC and electrical hours
- 24' clear height
- Four (4) dock-high OH doors, with additional punch-outs available
- Outdoor green space and break area for employees or guests
- Quickly accessible via Southwest Freeway and U.S. 90
- Proximity to Sugar Land's finest amenities

## IDEAL FOR

- Flex Users
- Office - Back Office
- Call Centers
- Healthcare
- Life Sciences



# IDEALLY LOCATED

Mere minutes from the intersection of the Southwest Freeway and U.S. 90, allowing tenants and visitors ease of access throughout Sugar Land and the greater Houston area.

## ESTIMATED DRIVE TIMES:

### 5 MINUTES

- Southwest Freeway
- Highway 6

### 10 MINUTES

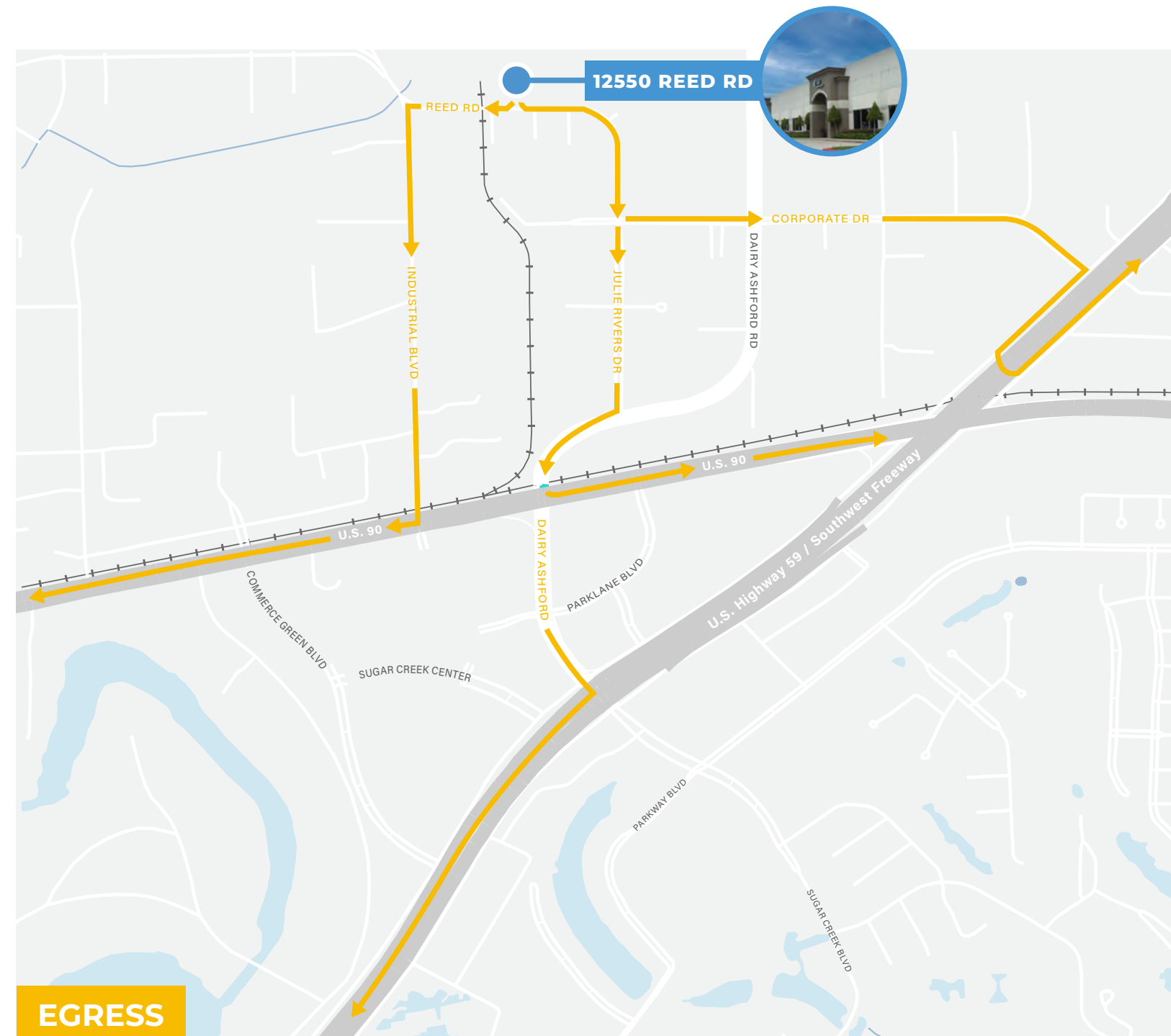
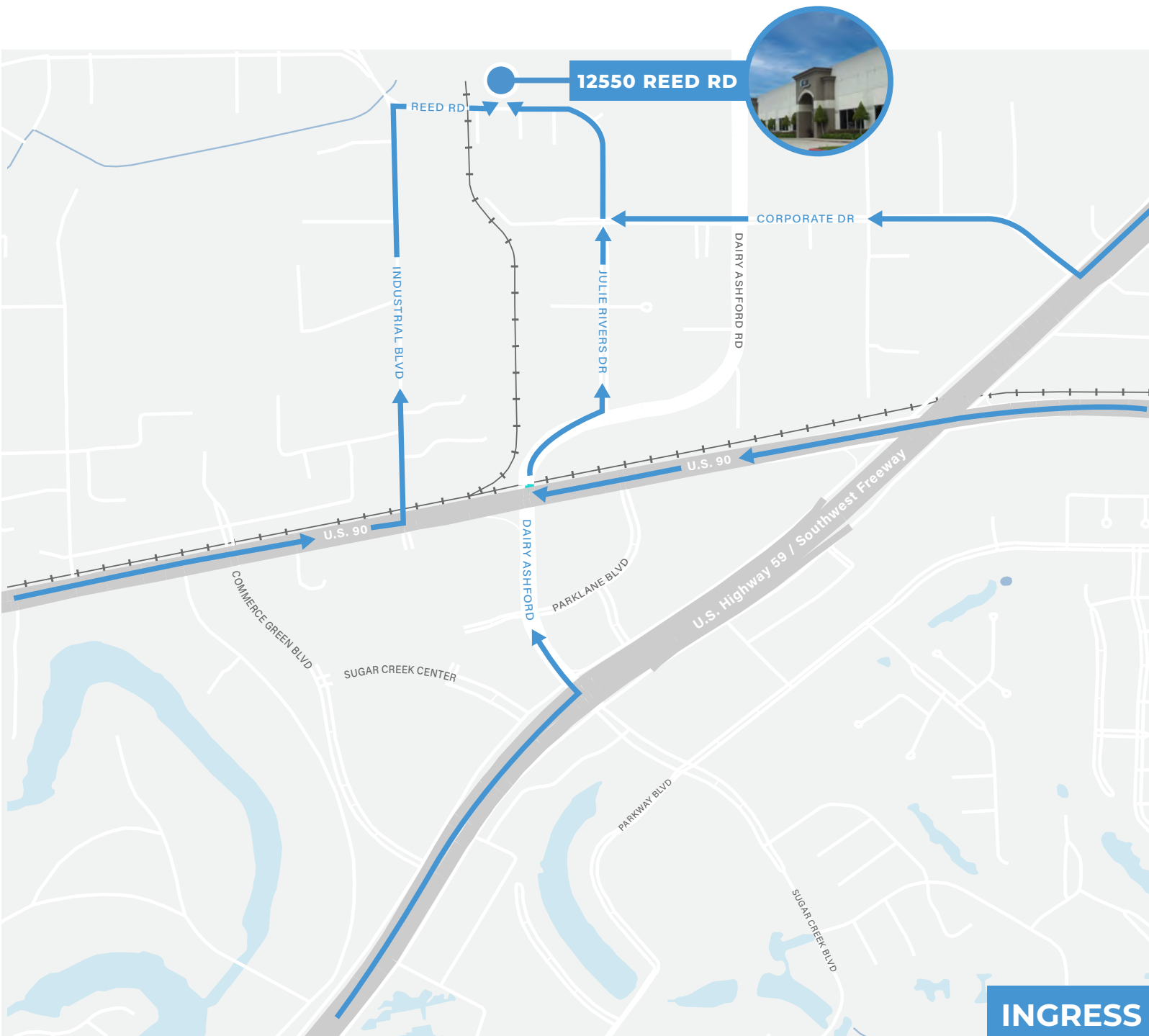
- Westpark Tollway
- Beltway 8
- Grand Parkway

### 15 MINUTES

- 610 (South Loop)

### 20+ MINUTES

- Downtown
- Galleria
- Texas Medical Center



# NEARBY AMENITIES

Conveniently located within 10 minutes of many of Sugar Land's top dining, retail and hospitality destinations

## RESTAURANTS

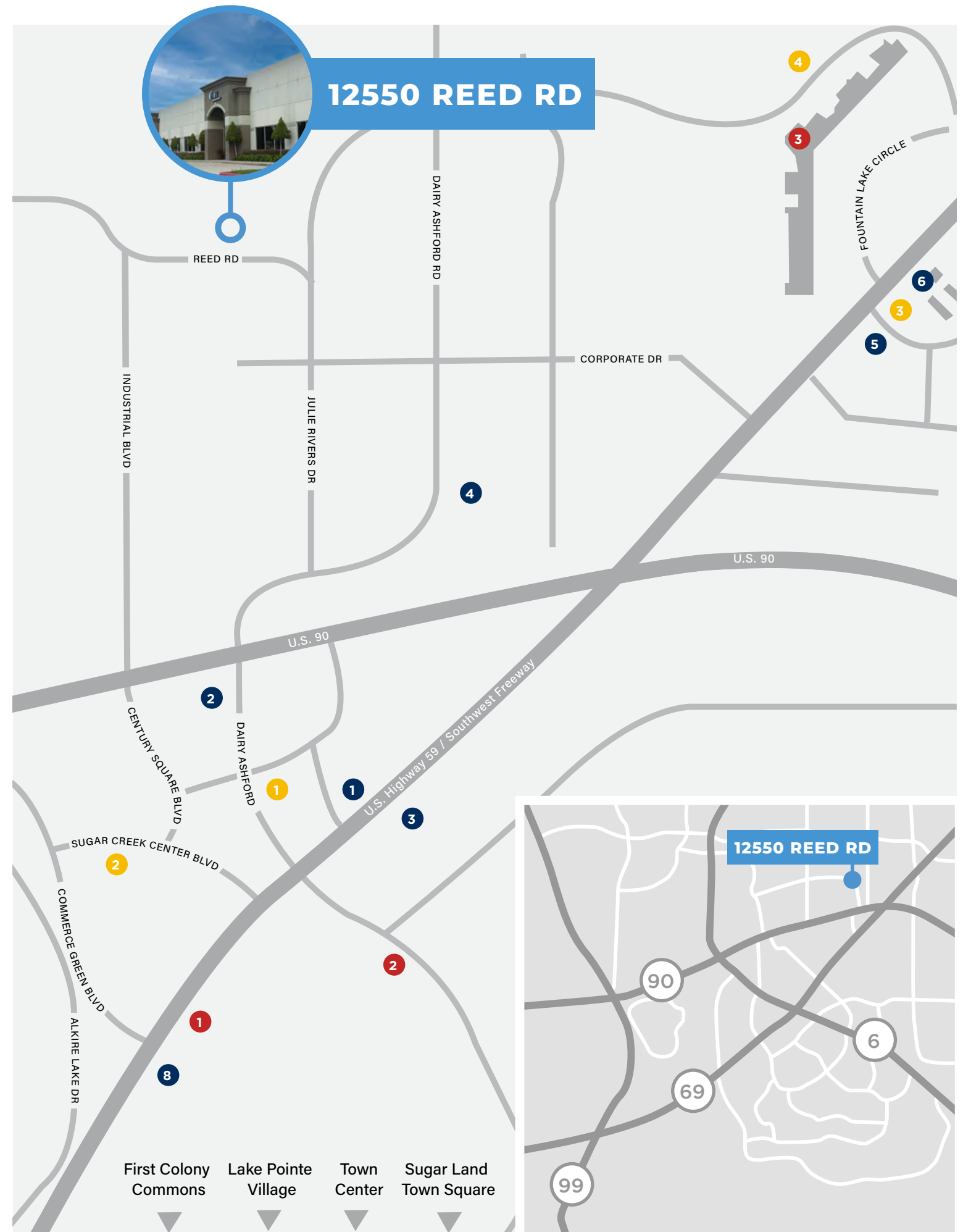
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| <ul style="list-style-type: none"> <li>1 Pappasito's Cantina</li> <li>2 Red Oak Grill<br/>Texan Grill<br/>The Egg &amp; I Restaurant<br/>Vasos Bar-B-Q</li> <li>3 Berryhill</li> <li>4 Live Oak Grill</li> <li>5 Las Haciendas</li> <li>6 Pappadeaux<br/>IHop<br/>Hooters</li> <li>7 The Fountains on the Lake<br/>Applebee's<br/>Avalon Diner<br/>BreWingZ<br/>Fuddruckers<br/>Kim Son<br/>Otto's Barbecue<br/>Razzoo's Cajun Cafe<br/>Sweet Tomatoes<br/>Texas Land &amp; Cattle Steak House<br/>The Pub Fountains</li> </ul> | <ul style="list-style-type: none"> <li>8 Fernando's</li> <li>9 First Colony Commons<br/>Chili's Grill &amp; Bar<br/>Freebirds<br/>Jason's Deli<br/>Marble Slab Creamery<br/>Outback Steakhouse</li> <li>10 Town Center<br/>BJ's Restaurant<br/>Cafe Adobe<br/>Carrabba's Italian Grill<br/>Lupe Tortilla<br/>Red Lobster</li> <li>11 Lake Pointe Village<br/>Azuma on the Lake<br/>Becks Prime<br/>Blaze Pizza<br/>Churrascos Restaurant<br/>Five Guys<br/>Gigi's Cupcakes<br/>Kublai Khan Stir-Fry<br/>Panera Bread<br/>Potbelly</li> </ul> | <ul style="list-style-type: none"> <li>Torchy's Tacos</li> <li>Veritas Steak &amp; Seafood</li> <li>Whole Foods Market</li> <li>12 Sugar Land Town Square<br/>Agu - A Ramen Bistro<br/>Baker St. Pub &amp; Grill<br/>Bar Louie<br/>BellaGreen<br/>Chipotle Mexican Grill<br/>Escalante's<br/>Fish City Grill<br/>Flying Saucer<br/>GURU Burgers + Crepes<br/>Japaneiro's Sushi Bistro<br/>Jimmy John's<br/>Jupiter Pizza &amp; Waffle Co.<br/>Original Poketo<br/>Perry's Steakhouse<br/>P.F. Chang's<br/>Starbucks<br/>The Burning Pear<br/>The Rouxpour Restaurant<br/>The Toasted Yolk Cafe<br/>Turquoise Grill &amp; Bar<br/>Zoes Kitchen</li> </ul> |
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## HOTELS

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| <ul style="list-style-type: none"> <li>1 Drury Inn &amp; Suites</li> <li>2 Holiday Inn</li> <li>3 Comfort Suites<br/>Hampton Inn<br/>LaQuinta Inn<br/>Homewood Suites</li> </ul> | <ul style="list-style-type: none"> <li>Courtyard by Marriott</li> <li>4 Staybridge Suites</li> <li>5 Hyatt Sugar Land at Lake Pointe</li> <li>6 Marriott at Sugar Land Town Square</li> </ul> |
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## ENTERTAINMENT / SHOPPING / FITNESS

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| <ul style="list-style-type: none"> <li>1 24 Hour Fitness</li> <li>2 Sugar Creek Country Club</li> <li>3 AMC Fountains 18<br/>Bed Bath &amp; Beyond<br/>Five Below<br/>Hobby Lobby<br/>Main Event Entertainment<br/>Old Navy<br/>Stein Mart</li> <li>4 First Colony Commons</li> </ul> | <ul style="list-style-type: none"> <li>Office Depot<br/>The Home Depot<br/>Michaels</li> <li>5 Lake Pointe Village<br/>Orange Theory Fitness</li> <li>6 Sugar Land Town Square<br/>First Colony Mall<br/>Ann Taylor Loft<br/>Boardroom Salon for Men<br/>Eye Trends</li> </ul> | <ul style="list-style-type: none"> <li>Floss Dental<br/>Jos. A. Bank<br/>Pinot's Palette<br/>Revolution Studio<br/>Sur la Table<br/>Yes Yoga<br/>Z Gallerie</li> <li>7 Constellation Field</li> <li>8 Smart Financial Centre</li> <li>9 HMNS of Sugar Land</li> </ul> |
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# AVAILABILITIES

UP TO 41,925 RSF CONTIGUOUS AVAILABLE



**AVAILABLE SUMMER 2025**

SUITE 200  
27,248 RSF

**AVAILABLE**

SUITE 100  
14,677 RSF

# Suite 100 - 14,677 RSF



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SUGAR LAND, TEXAS 77478



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**FOR LEASING INFORMATION:**

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