



Two Sugar Creek Center

77 Sugar Creek Center Blvd, Sugar Land, TX 77478



Elizabeth Albrecht

WORKSUITES

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(214) 800-2300



Two Sugar Creek Center

Upon Request

These all-inclusive office spaces and executive suites for rent are ideally located in the heart of Sugar Land on Sugar Creek Center Boulevard, one block west of US 59/I-69 and one block south of US 90. Choosing this location for your Sugar Land private office, shared office, virtual office, executive suite, or coworking space will place you in a community of professionals serious about getting real work done. Our offices occupy the top floor of the newly renovated Class A Office Tower: 77 Sugar Creek and boast executive suites, a board room, four conference rooms, two team rooms, a variety of coworking spaces, a full service coffee lounge, and the latest IT infrastructure with high-speed internet. Situated in an upscale quiet area with easy access and ample surface and garage parking included, Sugar Creek Tower is less than three miles from the bustling Sugar Land Town square and its myriad of upscale shops and dining....

- turnkey private offices
- short term leases



Rental Rate: Upon Request

Min. Divisible: 60 SF

Property Type: Office

Building Class: A

Rentable Building Area: 143,410 SF

Year Built: 1999

Walk Score ®: 38 (Car-Dependent)

Rental Rate Mo: Upon Request

6th Floor Ste 600

| | |
|-----------------|---------------|
| Space Available | 60 - 2,500 SF |
| Rental Rate | Upon Request |
| Date Available | Now |
| Service Type | Negotiable |
| Space Type | Sublet |
| Space Use | Office |
| Lease Term | Negotiable |

Major Tenant Information

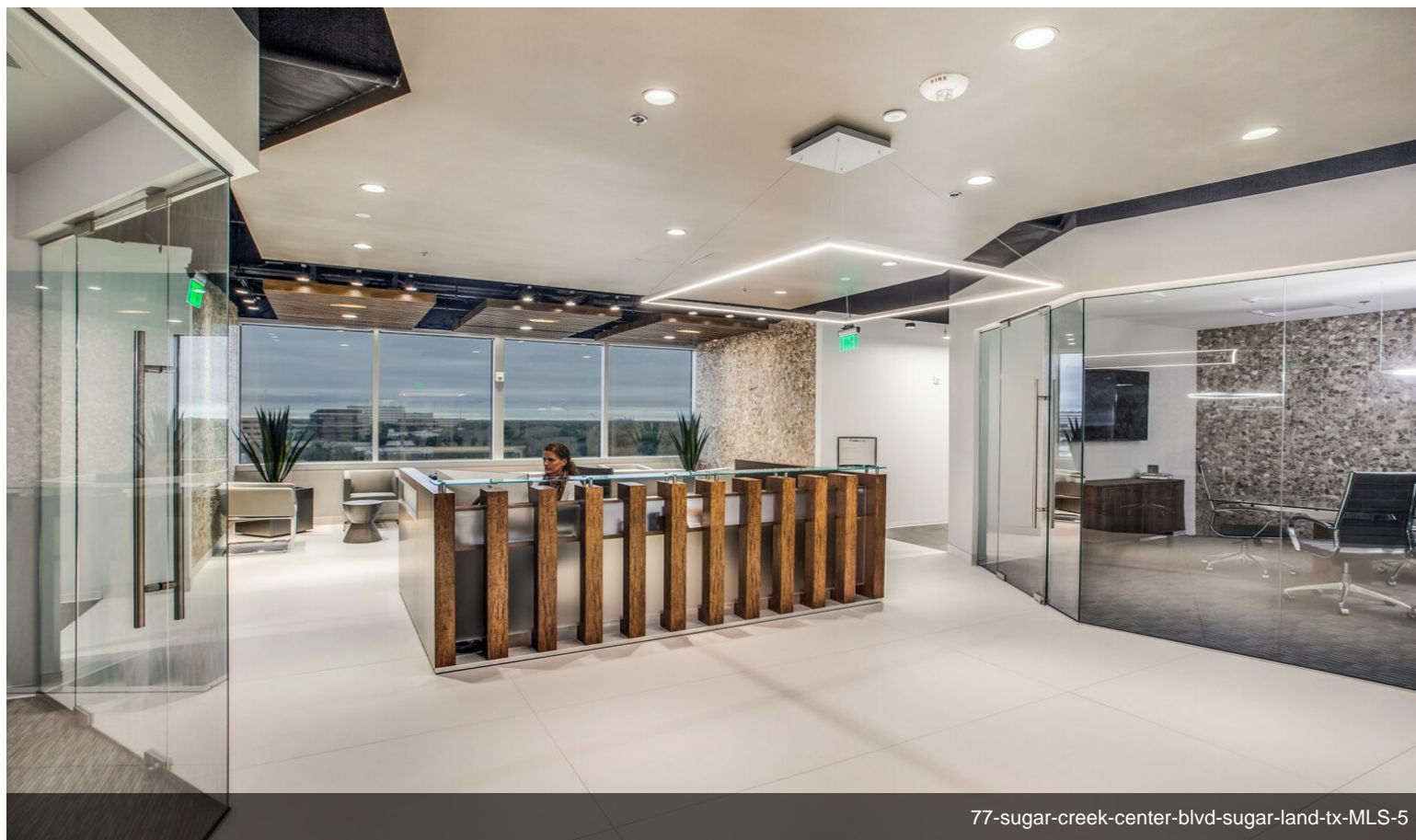
| Tenant | SF Occupied | Lease Expired |
|----------------------------|--------------------|----------------------|
| Carrier Enterprise (US) | 3,454 | May 2022 |
| GBA-Corona, Inc. | 6,713 | May 2022 |
| Health Club Systems | 6,689 | July 2021 |
| Jain & Jain PC | 4,039 | August 2027 |
| MC Offshore Petroleum, LLC | 4,944 | |
| Micro Systems | 4,999 | November 2024 |
| Quest Offshore | 3,060 | April 2021 |
| Summus Industries | 5,730 | January 2023 |
| Wells Fargo Advisors | 7,046 | November 2022 |
| WorkSuites | 19,115 | |



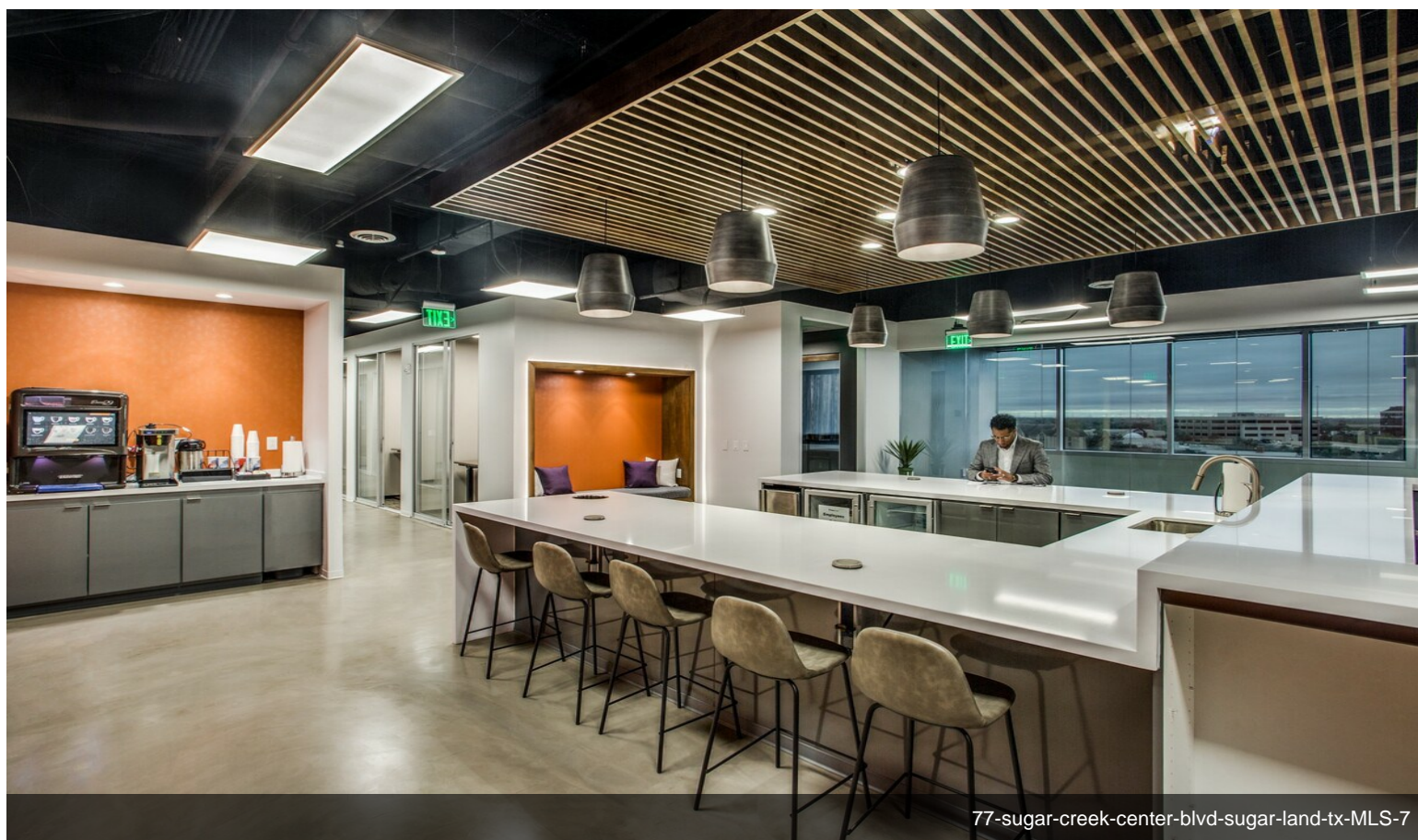
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Property Photos



77-sugar-creek-center-blvd-sugar-land-tx-MLS-5



77-sugar-creek-center-blvd-sugar-land-tx-MLS-7

Property Photos

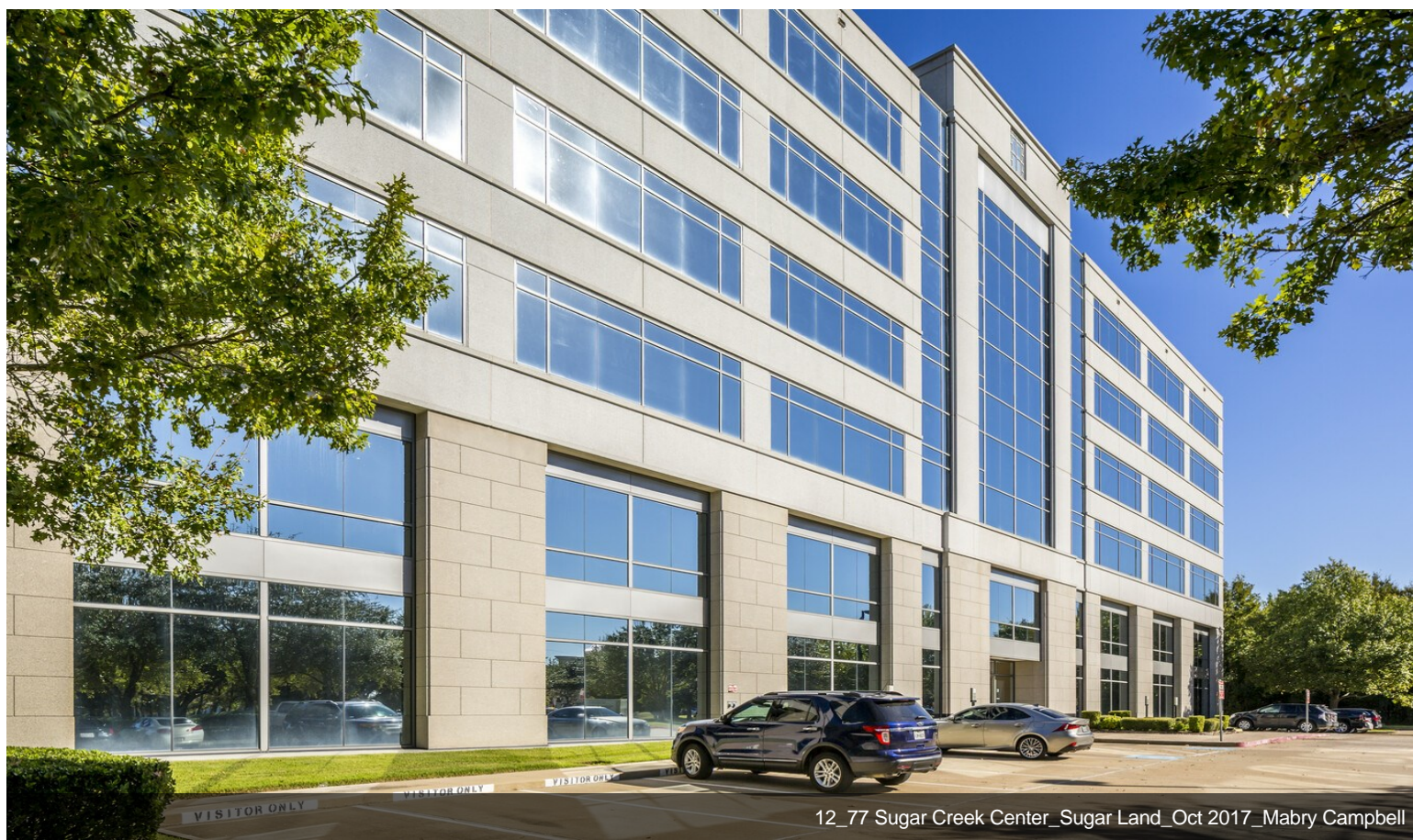


77-sugar-creek-center-blvd-sugar-land-tx-MLS-13



77-sugar-creek-center-blvd-sugar-land-tx-MLS-14

Property Photos



12_77 Sugar Creek Center_Sugar Land_Oct 2017_Mabry Campbell



LOBBY

Property Photos



11_77 Sugar Creek Center_Sugar Land_Oct 2017_Mabry Campbell