

**PROPERTY DESCRIPTION**

The Atrium is a three story multi-tenant office building containing approximately 110,412 square feet. On-site amenities include a deli, a conference room, card-key access, impressive entries, on-site management and leasing office.

**LOCATION DESCRIPTION**

Located in Stafford near Sugar Land - Immediate access to 59 and 90, and minutes from Westchase District.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,676	35,251	105,497
Total Population	9,618	104,439	326,905
Average HH Income	\$83,675	\$80,648	\$72,322

**PROPERTY HIGHLIGHTS**

- 3 Levels
- Impressive Entries
- Temperature-controlled Atriums
- Extensively landscaped Atriums,
- Grounds & Parking Area
- Immediate Access to US 59 &
- Ten Minutes from Westchase
- Conference Room Facility
- Above Standard Finishes
- Located in Flourishing Sugar Land Area
- On-site Deli
- Surface Parking & Covered
- Reserved Spaces
- Card-Key Access
- On-Site Management
- On-Site Leasing

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FOR LEASE | OFFICE | 10701 CORPORATE DRIVE



LEASE TYPE | Full Service

TOTAL SPACE | 209 - 2,360 SF

LEASE TERM | Negotiable

LEASE RATE | \$19.50 - \$28.74 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 118	2,360 SF	Full Service	\$19.50 SF/yr
Suite 135	1,502 SF	Full Service	\$19.50 SF/yr
Suite 230	1,270 - 2,358 SF	Full Service	\$19.50 SF/yr
Suite 232	1,088 - 2,358 SF	Full Service	\$19.50 SF/yr
Suite 238	1,636 SF	Full Service	\$19.50 SF/yr
Suite 294	1,412 SF	Full Service	\$19.50 SF/yr
Suite 295	632 SF	Full Service	\$19.50 SF/yr
Suite 336	945 SF	Full Service	\$19.50 SF/yr
340-108	209 SF	Full Service	\$500 per month
340-110	334 SF	Full Service	\$800 per month
Suite 356	1,212 SF	Full Service	\$19.50 SF/yr

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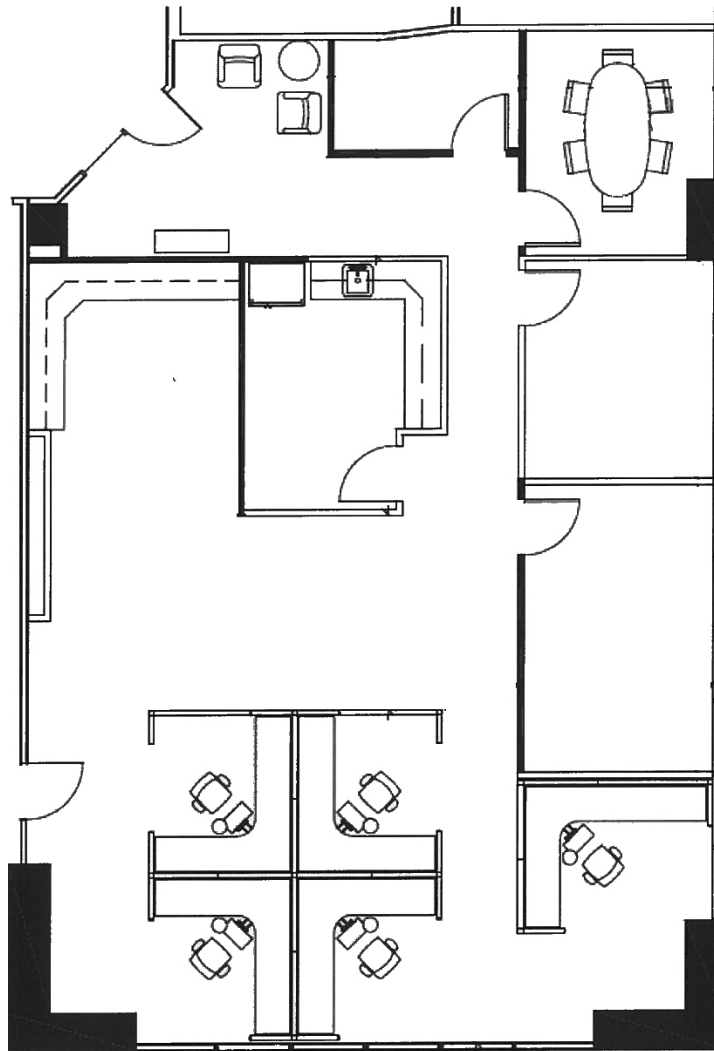


**LANDPARK**  
COMMERCIAL

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 393	664 SF	Full Service	\$19.50 SF/yr
Suite 396	681 SF	Full Service	\$19.50 SF/yr

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1 SUITE 118  
2,360 Square Feet

(NOT TO SCALE)

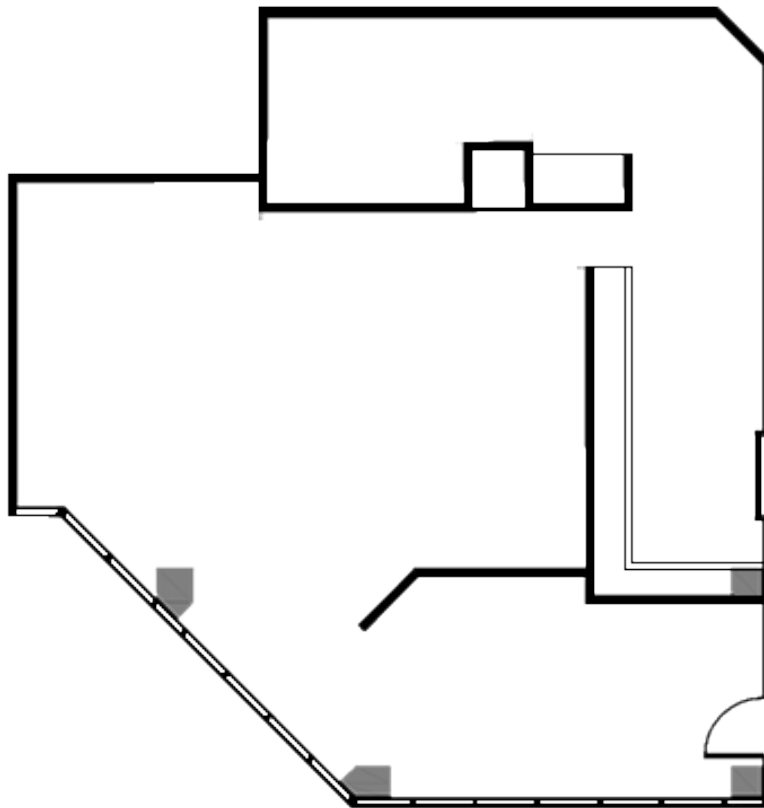
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1 SUITE 135 (30 DAYS)  
1,502 Square Feet (Deli space)

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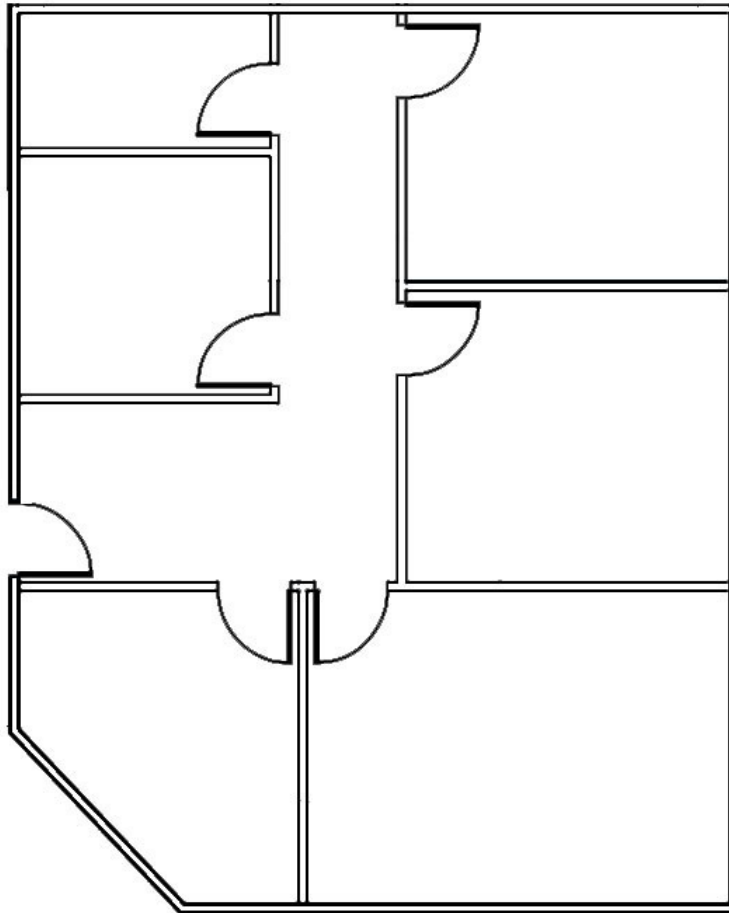
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1 SUITE 230  
1,270Square Feet

(NOT TO SCALE)

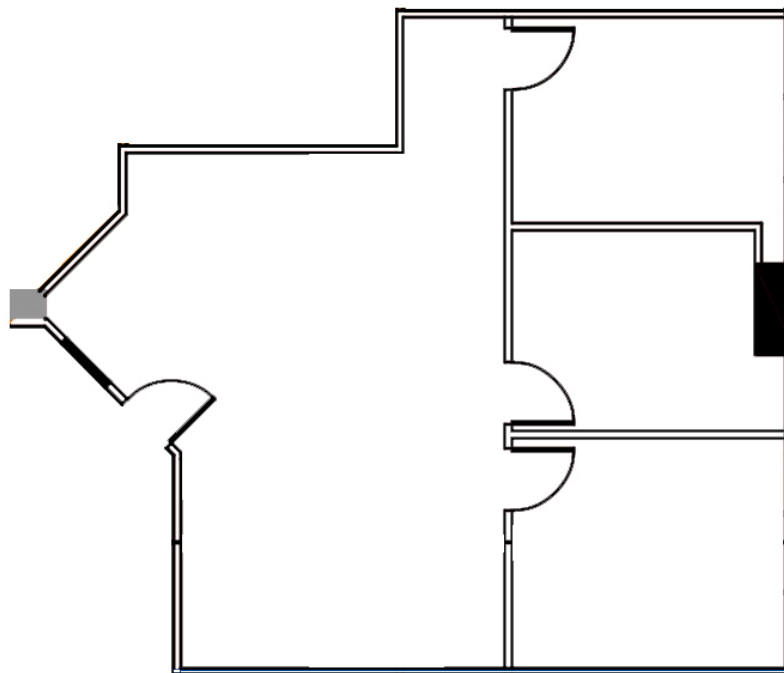
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1 SUITE 232  
1,088 Square Feet

(NOT TO SCALE)

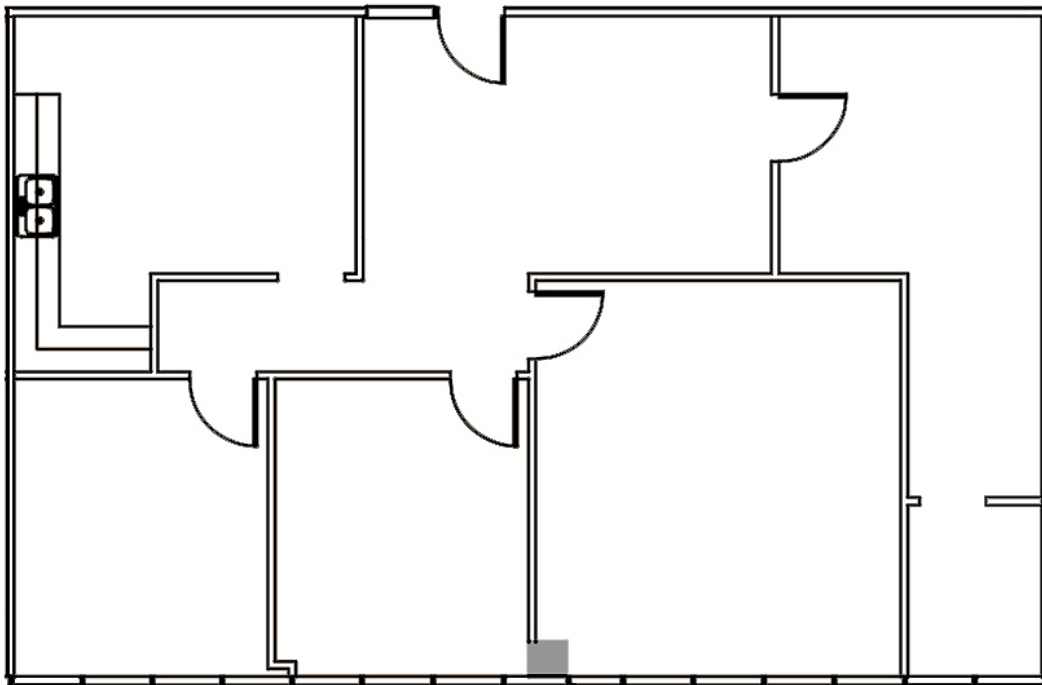
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1 SUITE 238  
1,636 Square Feet

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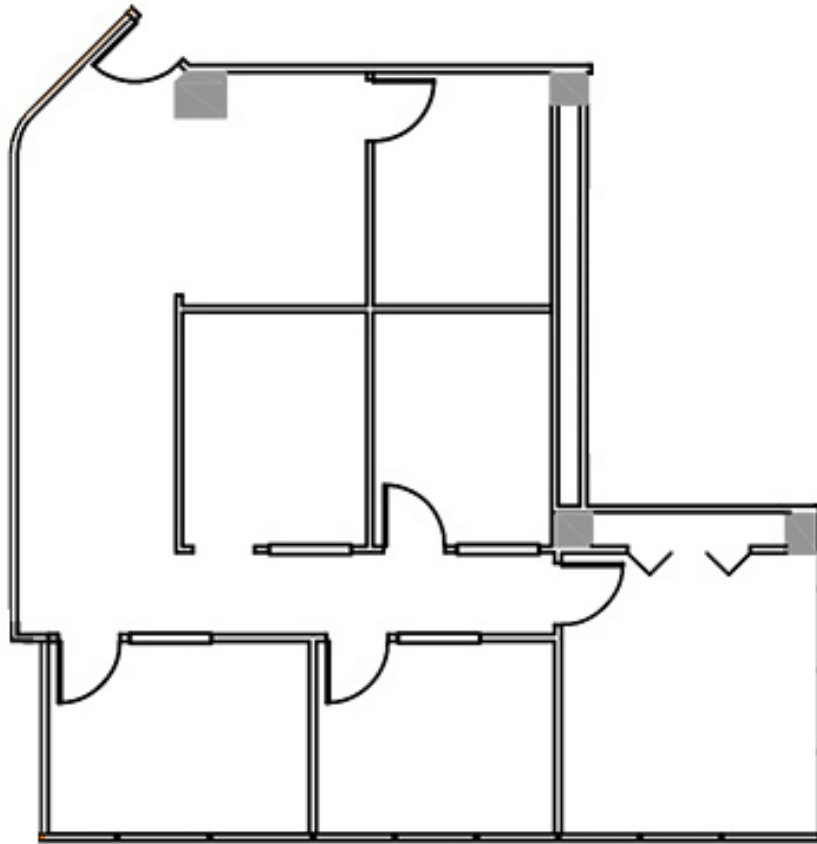
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1 SUITE 294  
1,412 Square Feet

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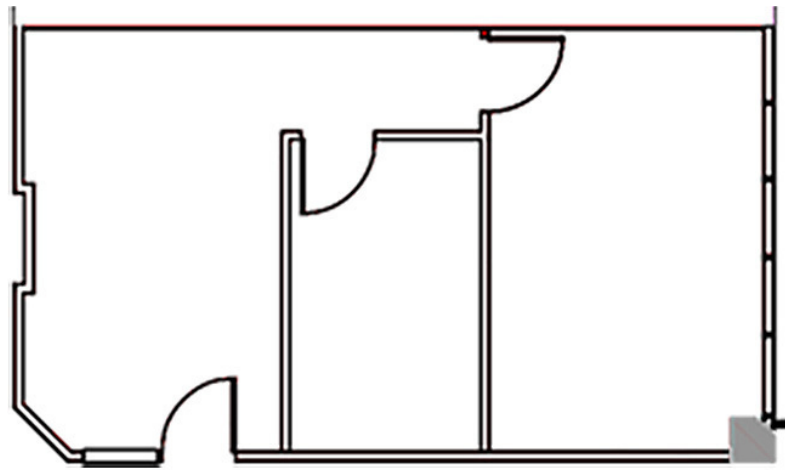
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1 SUITE 295  
632 Square Feet

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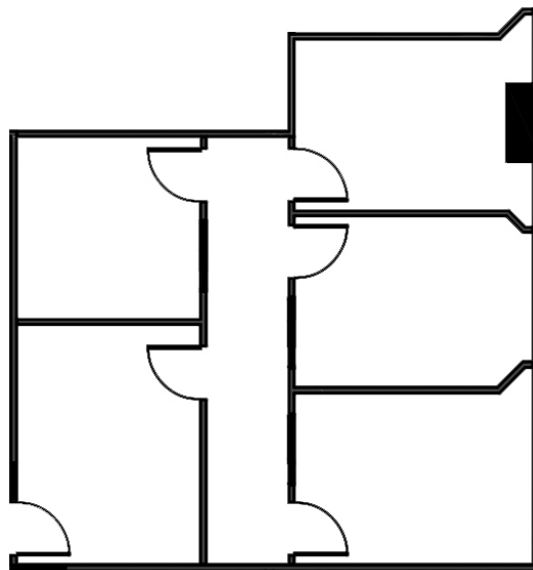
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1 SUITE 336  
945 Square Feet

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**EXECUTIVE OFFICE BENEFITS:**

- Fully Furnished Private Offices
- High-Speed Internet
- Multiple Conference Rooms
- Shared Break-Room
- Shared Reception Area
- Coffee Bar

**PROPERTY FEATURES:**

- Three Level Office Building
- Surface Parking
- Reserved Spaces
- 24/7 Card-Key Access
- On-Site Deli
- On-Site Management
- On-Site Leasing
- Immediate Access to Hwy 59, Hwy 90 & Beltway 8

**SPACE AVAILABLE:**

- Private Offices Ranging From 203 sf to 573 sf.
- Monthly Rates Starting at \$400/mo
- Short Lease Term Options



1 EXECUTIVE SUITE 340 - 110  
Suite 110 - 334 Square Feet

(NOT TO SCALE)

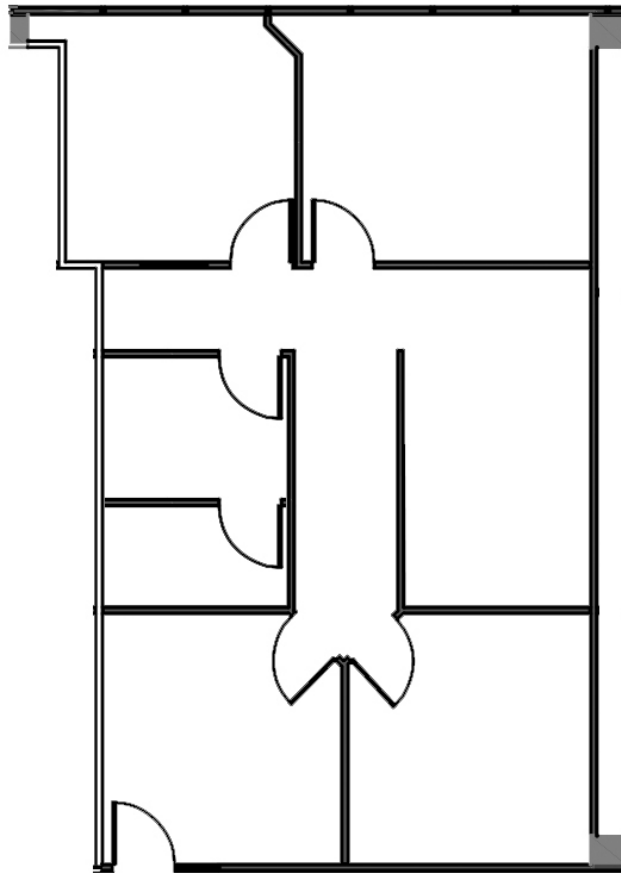
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1 SUITE 356  
1,212 Square Feet

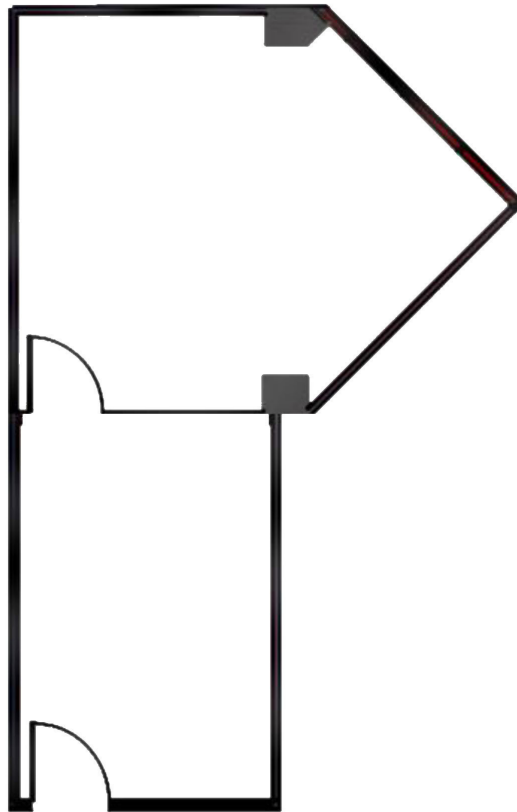
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1 SUITE 393  
664 Square Feet

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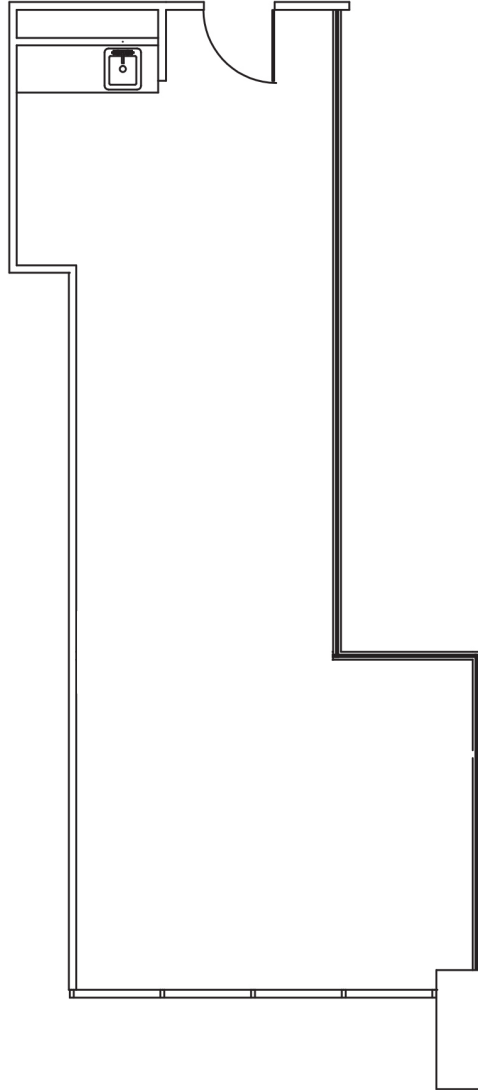
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1 SUITE 396  
675 Square Feet

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