

SUBLEASE OPPORTUNITY

IMPERIAL PLAZA

3 SUGAR CREEK CENTER BLVD, SUGAR LAND, TX 77478

4,581 SF
AVAILABLE

6TH FLOOR
TOP FLOOR

RATE
NEGOTIABLE

~3 YEARS
REMAINING ON TERM



PROPERTY FEATURES

**3 SUGAR CREEK CENTER BLVD
SUGAR LAND, TX 77478**

Imperial Plaza delivers a high-end Class A office experience in the heart of Sugar Land, welcoming tenants with common areas that lead to a shaded outdoor courtyard and a new putting green. The building offers multiple access points and a convenient five-level parking garage. Surrounded by restaurants, fitness options, and hotels, and just minutes from First Colony Mall and Sugar Land Town Square. With expansive floor-to-ceiling windows, controlled access, and on-site management, Imperial Plaza provides a refined workplace in one of Sugar Land's most connected areas.

Space Details

Size:	4,581 SF
Floor:	6th
Year Built:	2008
Building Class:	A
Term:	Through July 31, 2029
Rate:	Negotiable
Operating Expenses:	\$14.56
FF&E:	Available
Parking:	4/1,000
Parking Rates:	\$45: Unreserved \$75: Reserved
Security:	Controlled access

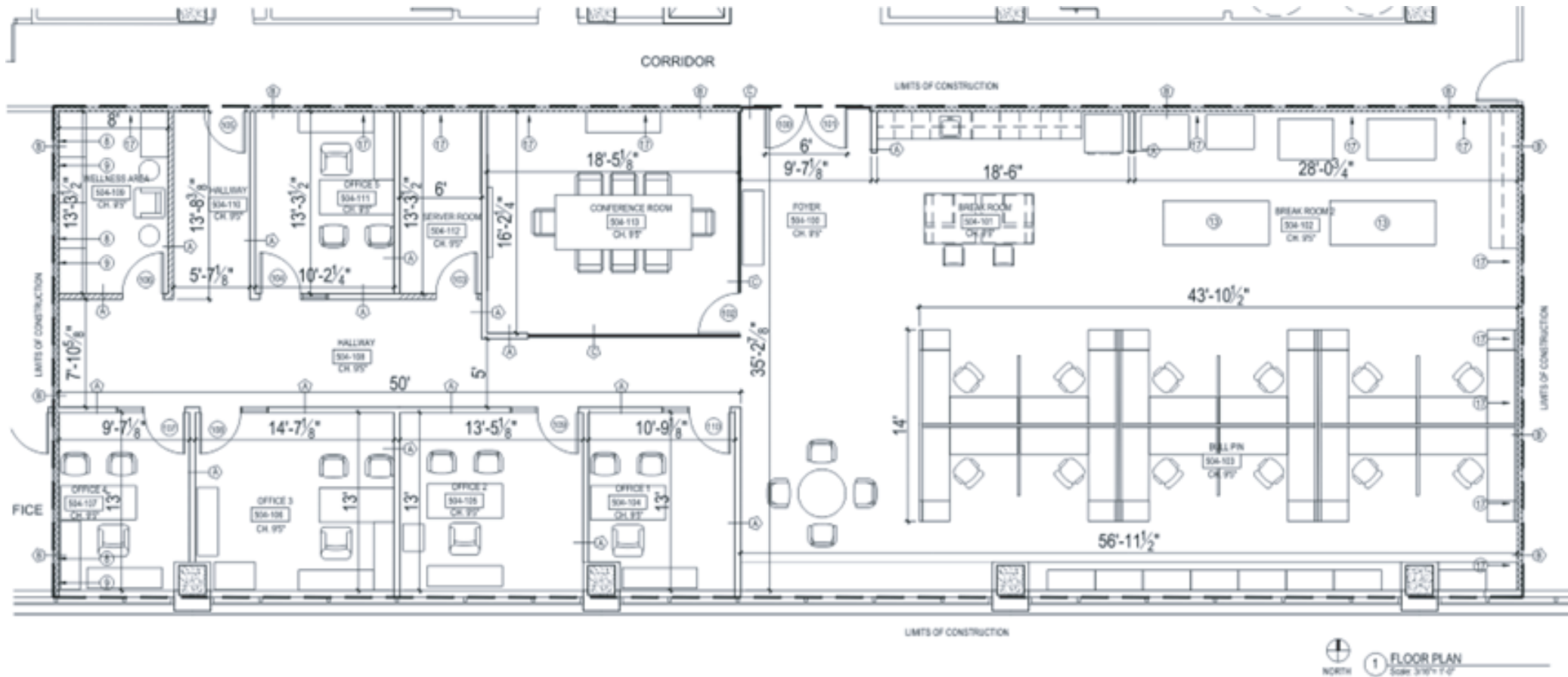


SUITE PHOTOS



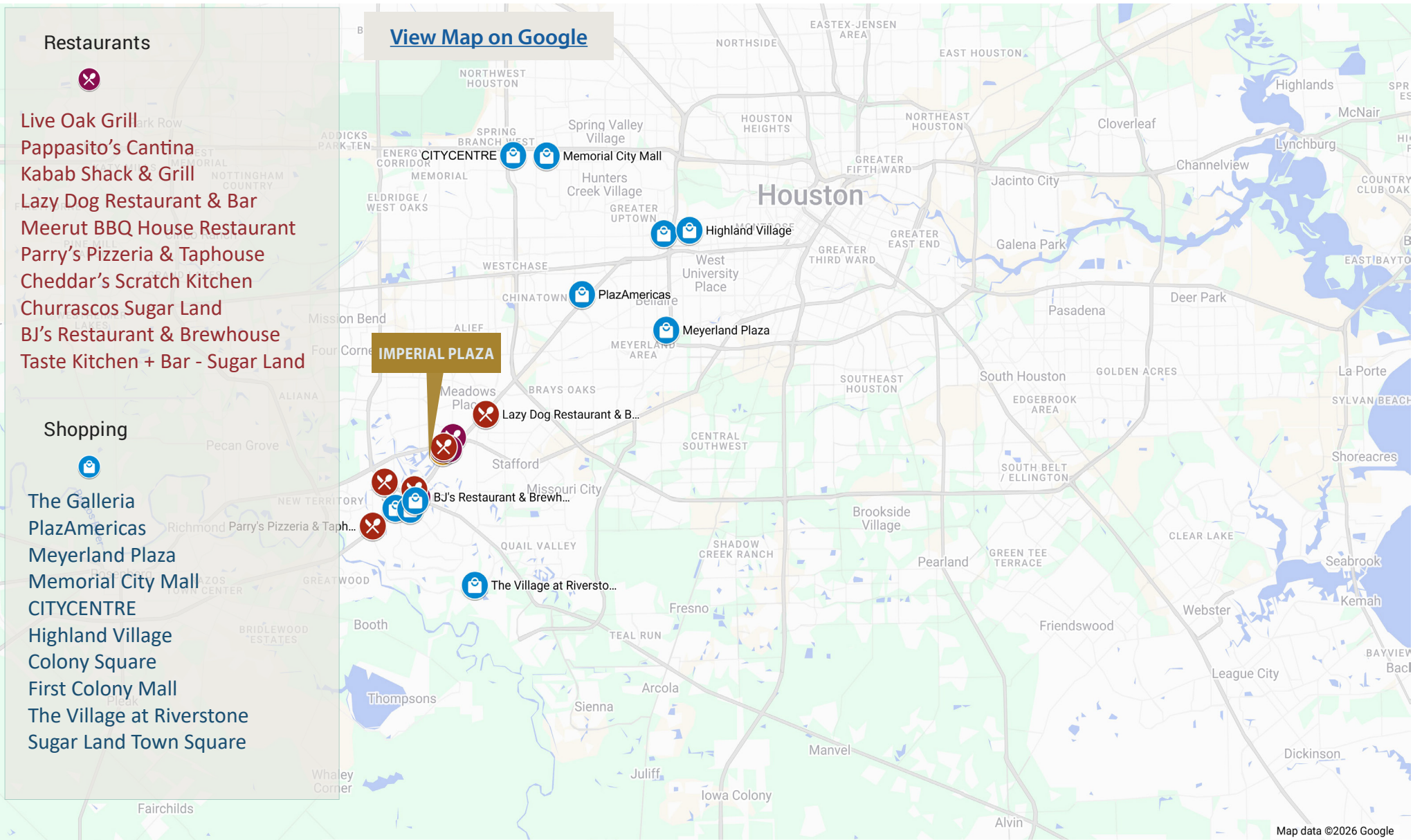
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6TH FLOOR - 4,581 SF



NEARBY AMENITIES

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SUGAR LAND, TX 77478**



FOR MORE INFORMATION, CONTACT:

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