



OFFICES *at* TELFAIR

300 PROMENADE WAY | SUGAR LAND, TX

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NEW BOUTIQUE OFFICE SPACE IN SUGAR LAND, TX

Separate HVAC for each suite

Monument & building signage opportunities

In a mixed-use development with plentiful amenities

Several walkable restaurants and services

Hotels adjacent

Immediate access to Highway 90 & Highway 6

Fiber Providers: Windstream & Comcast

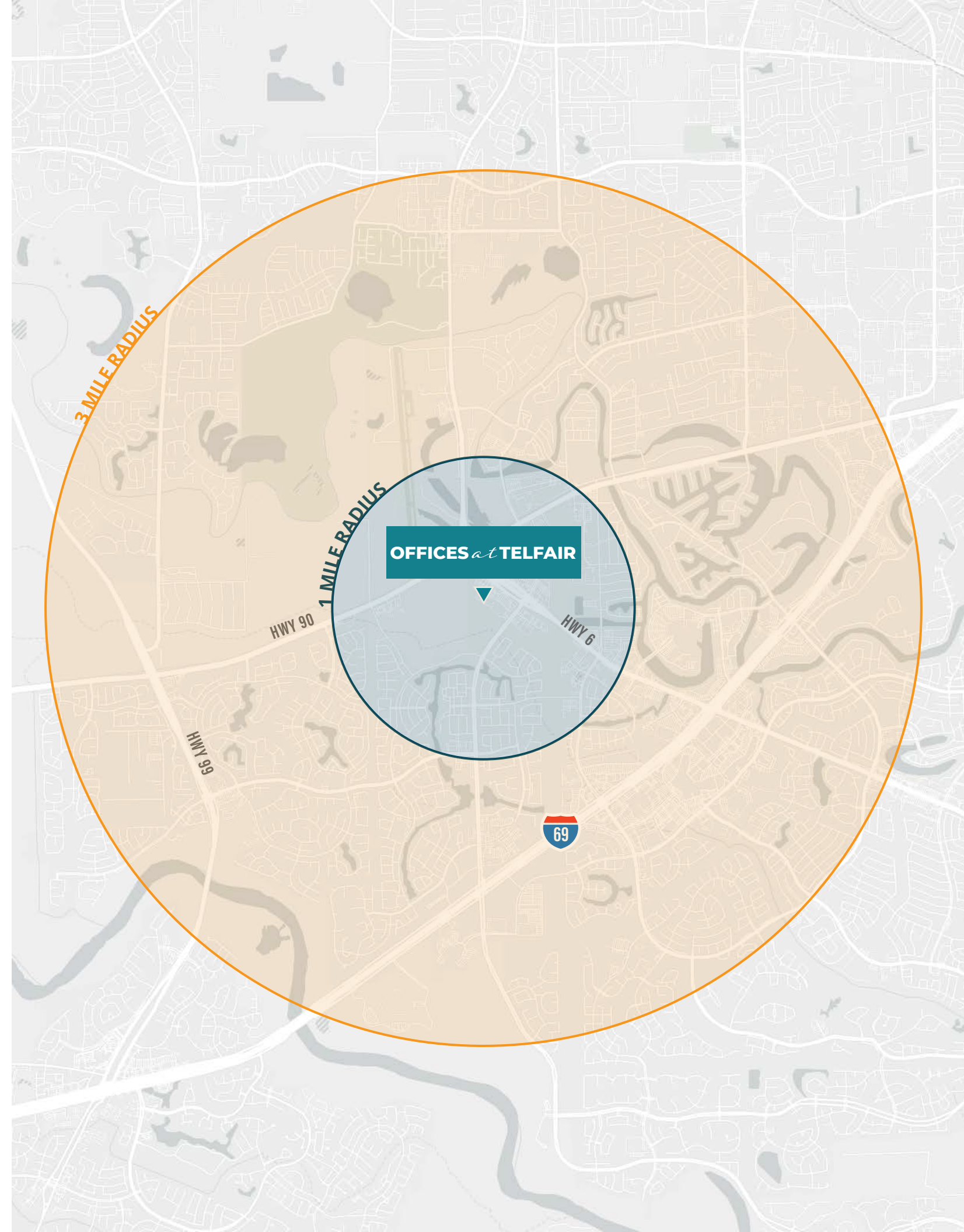


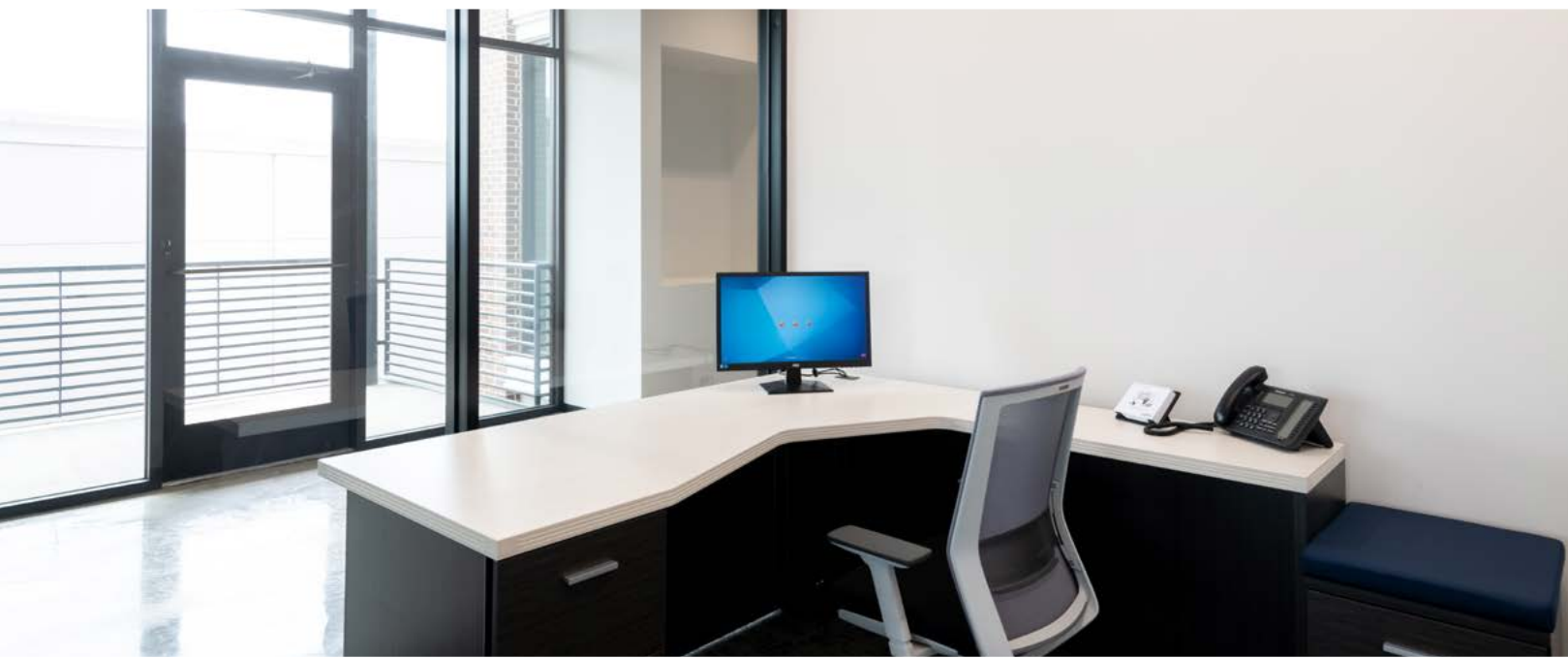
Area Amenities

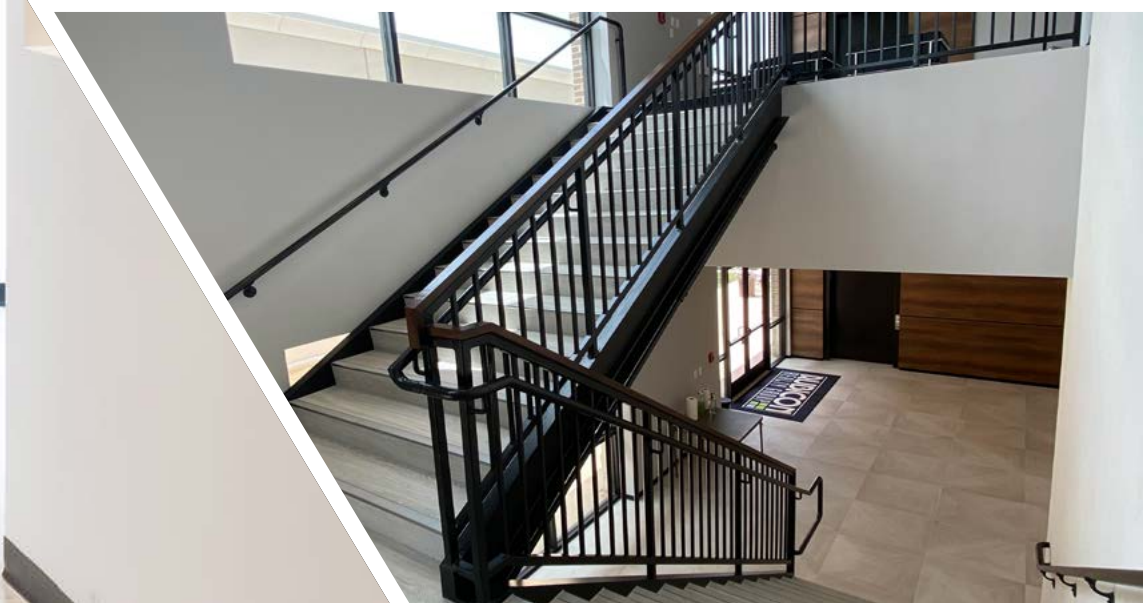
FEATURED AMENITIES WITHIN 1 MILE



FEATURED AMENITIES WITHIN 3 MILES







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