

EGRETS LANDING SUGAR LAND

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OFFICE/MEDICAL SPACE AVAILABLE FROM +/-1,500 TO 6,776 NRA
WITH SPECTACULAR WATERFRONT VIEWS



16554 CREEKBEND DRIVE
SUGAR LAND, TX 77478

PROPERTY FEATURES

- 20,681 SF CLASS A TWO-STORY BOUTIQUE OFFICE/MEDICAL BUILDING
- OCTOBER 2018- CONSTRUCTION COMPLETED AND READY FOR OCCUPANCY
- CLOSE PROXIMITY TO HWY 59/SH 6 INTERSECTION AND US 90
- MINUTES FROM SH 99 AND BELTWAY 8
- PREMIER LOCATION ON THE LAKE POINTE PENINSULA WITH SPECTACULAR UNOBSCURED VIEWS OF BROOKS LAKE AND UNDEVELOPED BANKS ACROSS THE WATER
- NUMEROUS NEARBY AMENITIES
- OPTIMIZED DESIGN AND CONTEMPORARY ELEGANCE
- EXQUISITE UPSCALE MATERIALS AND FINISHES IN TWO-STORY ATRIUM LOBBY AND RESTROOMS
- PARKING: 4 PER 1,000 SF; SURFACE PARKING (WITH CANOPY OPTIONS)

SPACES AVAILABLE

1ST FLOOR - 6,842 NRA (LEASED)
1ST FLOOR - 3,249 NRA (DIVISIBLE)
2ND FLOOR - 3,527 NRA (DIVISIBLE)
2ND FLOOR - 7,063 NRA (LEASED)

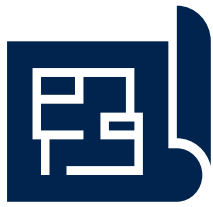
CONTACT BROKER FOR RENTAL RATE PRICING AND TI ALLOWANCE



FOR MORE INFORMATION PLEASE CONTACT

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LOCATION



- CLOSE PROXIMITY TO MAJOR TRAFFIC ARTERIES ALLOWS FOR QUICK ACCESS TO DOWNTOWN DESTINATIONS, THE GALLERIA, GREENWAY PLAZA, THE TEXAS MEDICAL CENTER AND KATY
- ADJACENT TO 37-MILE LANDSCAPED LAKEFRONT WALKING/BIKING TRAILS CONNECTING TO THE OYSTER CREEK BOATHOUSE
- 5 MINUTE DRIVE TO THE FIRST COLONY MALL AND SUGAR LAND TOWN SQUARE [WITH MARRIOTT AND CONFERENCE CENTER, AND OVER 32 DINING ESTABLISHMENTS] AND MOST OTHER SUGAR LAND DESTINATIONS
- ADJACENT TO FLUOR CORPORATION (FORT BEND COUNTY'S LARGEST CORPORATE EMPLOYER) AND CLOSE PROXIMITY TO MANY US CORPORATE HEADQUARTERS

WALKABLE LIFESTYLE AMENITIES

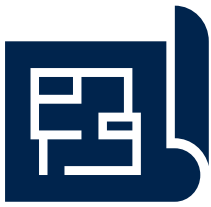
- 1 MINUTE WALK TO THE NOAH'S EVENT/CONFERENCE CENTER ACROSS THE STREET
- 2 MINUTE WALK TO THE 9-STORY, 214-ROOM HYATT PLACE HOTEL
- 2 MINUTE WALK TO LAKE POINTE VILLAGE
- 3 MINUTE WALK TO BANKS, MEDICAL FACILITIES AND LIFETIME FITNESS AND ORANGE THEORY FITNESS
- 4 MINUTE WALK TO 300+ UPSCALE TOWNHOMES, PATIO/GARDEN HOMES
- 5 MINUTE WALK TO WHOLE FOODS MARKET AND MULTIPLE RESTAURANTS



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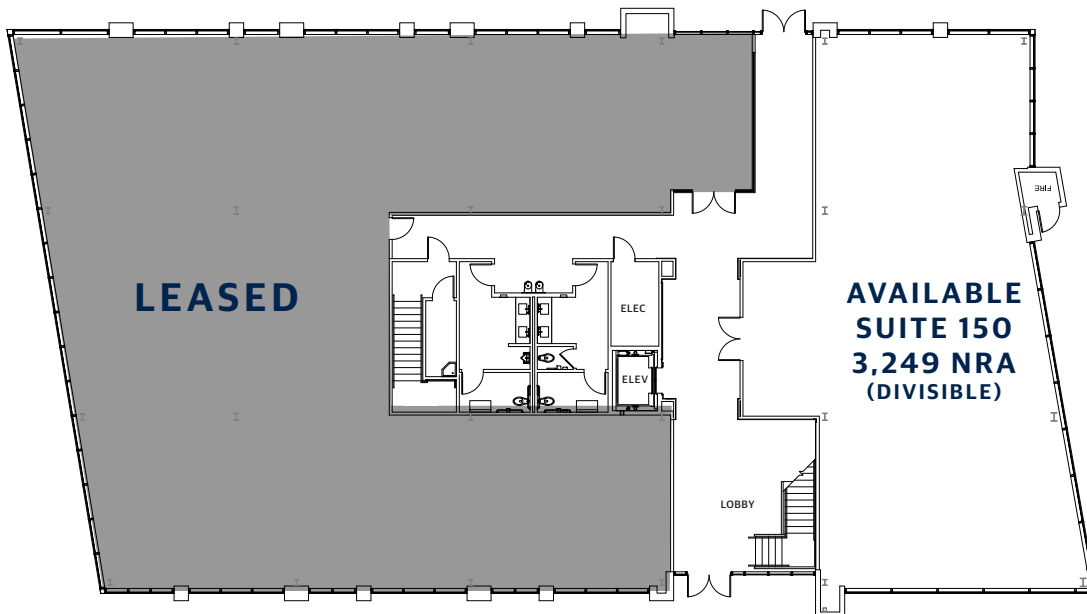
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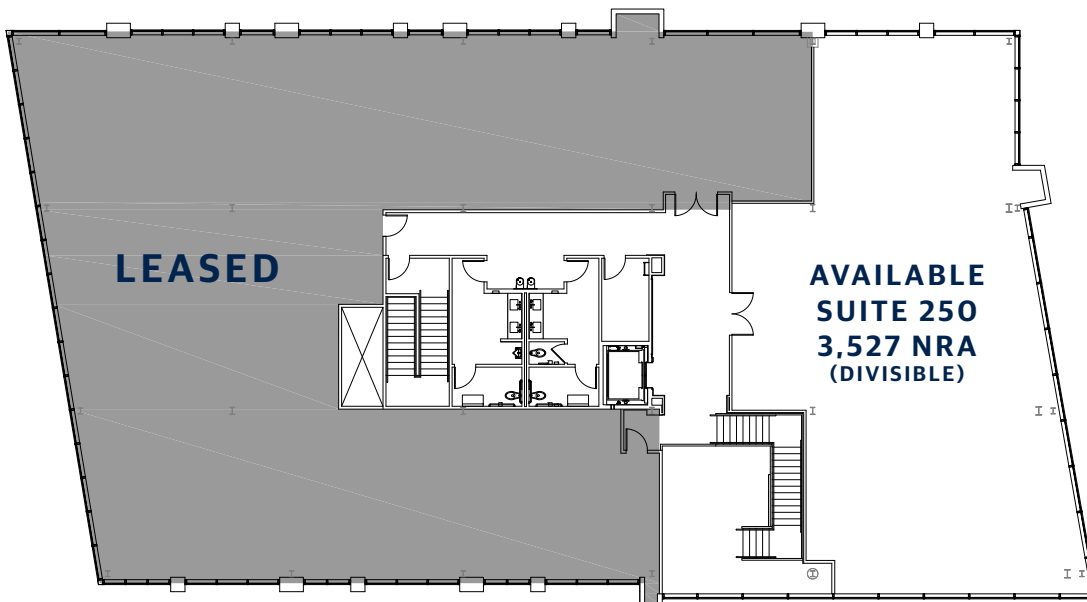


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FLOOR PLANS



FIRST FLOOR



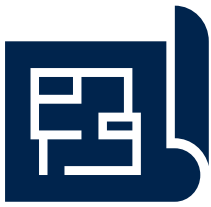
SECOND FLOOR



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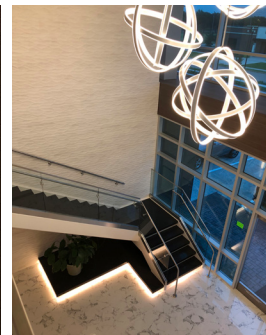
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PHOTOS

BUILDING PHOTOS



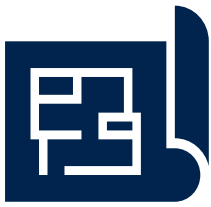
LOBBY PHOTOS



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PHOTOS

INTERIOR PHOTOS



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