

OFFICE SPACE FOR LEASE

14100 SOUTHWEST FREEWAY | SUGAR LAND



SUGAR CREEK PLACE ONE



VIRTUAL TOUR

14100SOUTHWESTFWY.COM

OWNED AND MANAGED BY:

SONGYHIGHROADS

LEASED BY:



TRANSWESTERN

REAL ESTATE
SERVICES

BUILDING FEATURES



Efficient 25,250 RSF floor plates



Newly renovated lobby, common areas and corridors with upgraded finishes



New full-service conference center and tenant break area



New onsite Grab n' Go market



Onsite property management/ engineering staff



Attached covered parking garage



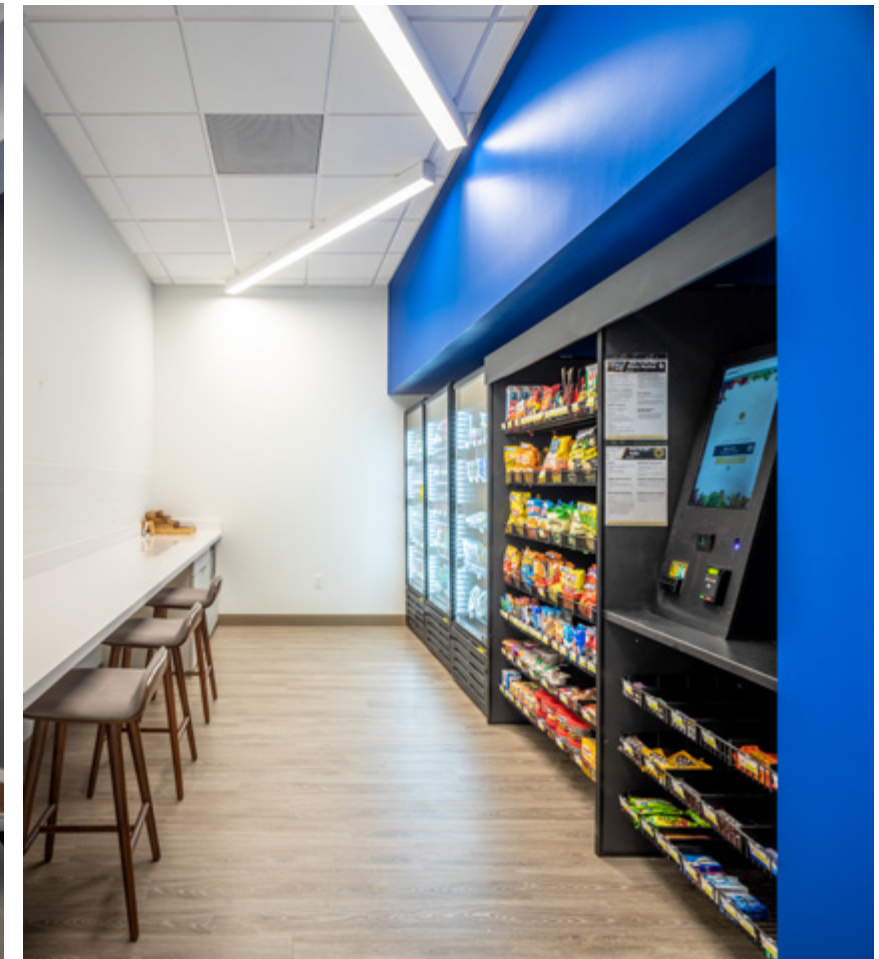
Monument and building signage available for large users



Great access and visibility with close proximity to Sugar Land's finest amenities



Institutional ownership Songy Highroads



CONVENIENCE

Nestled in Sugar Land's most attractive area, within 5 minutes from numerous restaurants, shops and luxurious hotels

RESTAURANTS

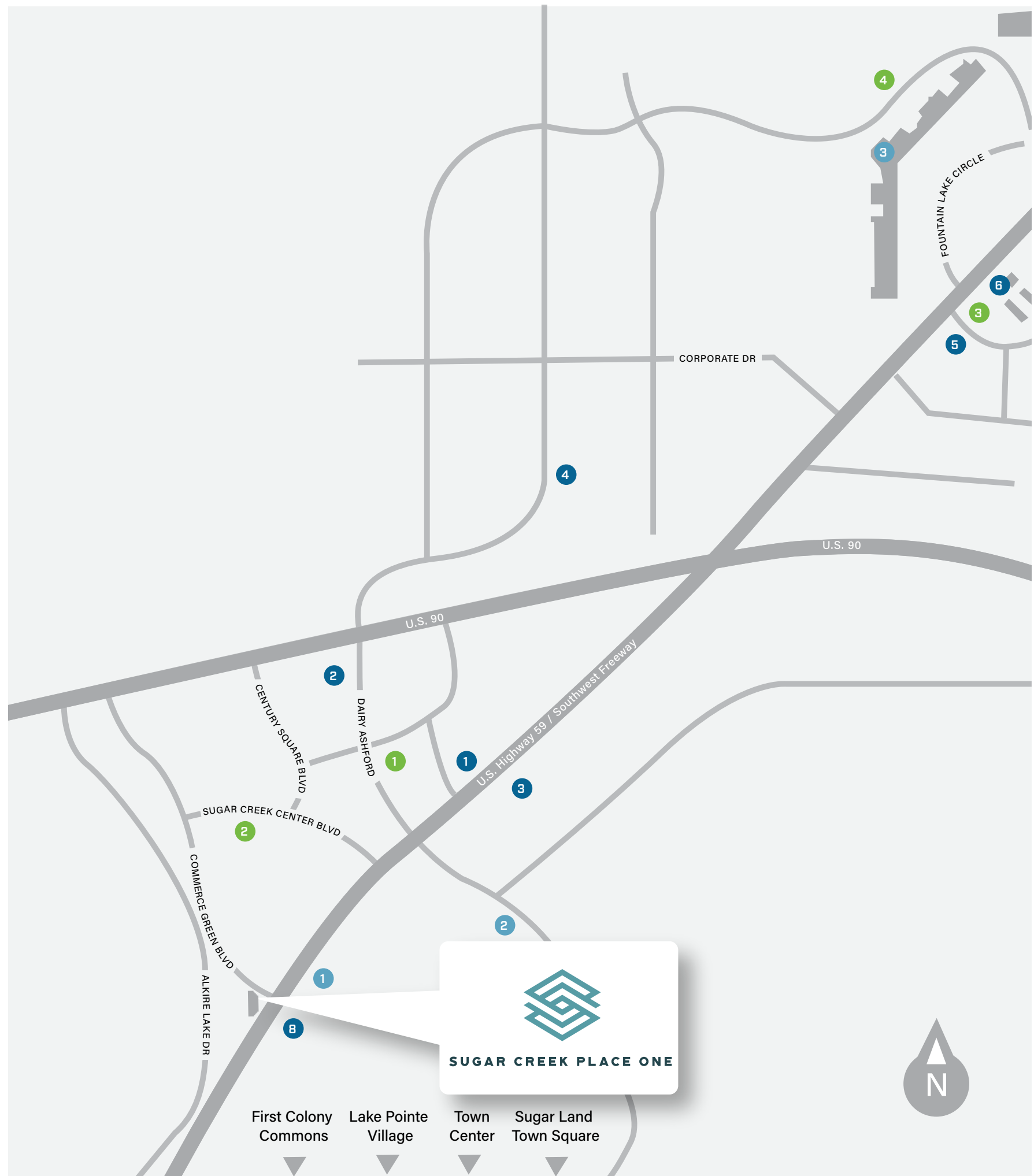
- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 1 Pappasito's Cantina 2 Red Oak Grill
Texan Grill
The Egg & I Restaurant
Vasos Bar-B-Q 3 Berryhill 4 Live Oak Grill 5 Las Haciendas 6 Pappadeaux
IHop
Hooters 7 The Fountains on the Lake
Applebee's
Avalon Diner
BreWingZ
Fuddruckers
Kim Son
Otto's Barbecue
Razzoo's Cajun Cafe
Sweet Tomatoes
Texas Land & Cattle Steak House
The Pub Fountains | <ul style="list-style-type: none"> 8 Fernando's 9 First Colony Commons
Chili's Grill & Bar
Freebirds
Jason's Deli
Marble Slab Creamery
Outback Steakhouse 10 Town Center
BJ's Restaurant
Cafe Adobe
Carrabba's Italian Grill
Lupe Tortilla
Red Lobster 11 Lake Pointe Village
Azuma on the Lake
Becks Prime
Blaze Pizza
Churrascos Restaurant
Five Guys
Gigi's Cupcakes
Kublai Khan Stir-Fry
Panera Bread
Potbelly
Torchy's Tacos | <ul style="list-style-type: none"> Veritas Steak & Seafood
Whole Foods Market 12 Sugar Land Town Square
Agu - A Ramen Bistro
Baker St. Pub & Grill
Bar Louie
BellaGreen
Chipotle Mexican Grill
Escalante's
Fish City Grill
Flying Saucer
GURU Burgers + Crepes
Japaneiro's Sushi Bistro
Jimmy John's
Jupiter Pizza & Waffle Co.
Original Poketo
Perry's Steakhouse
P.F. Chang's
Starbucks
The Burning Pear
The Rouxpour Restaurant
The Toasted Yolk Cafe
Turquoise Grill & Bar
Zoes Kitchen |
|--|--|---|

HOTELS

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> 1 Drury Inn & Suites 2 Holiday Inn 3 Comfort Suites
Hampton Inn
LaQuinta Inn | <ul style="list-style-type: none"> Homewood Suites
Courtyard by Marriott 4 Staybridge Suites 5 Hyatt Sugar Land at Lake Pointe | <ul style="list-style-type: none"> 6 Marriott at Sugar Land
Town Square |
|--|---|--|

ENTERTAINMENT/SHOPPING/FITNESS

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> 1 24 Hour Fitness 2 Sugar Creek Country Club 3 AMC Fountains 18
Bed Bath & Beyond
Five Below
Hobby Lobby
Main Event Entertainment
Old Navy
Stein Mart 4 First Colony Commons | <ul style="list-style-type: none"> Office Depot
The Home Depot
Michaels 5 Lake Pointe Village
Orange Theory Fitness 6 Sugar Land Town Square
First Colony Mall
Ann Taylor Loft
Boardroom Salon for Men
Eye Trends
Floss Dental | <ul style="list-style-type: none"> Jos. A. Bank
Pinot's Palette
Revolution Studio
Sur la Table
Yes Yoga
Z Gallerie 7 Constellation Field 8 Smart Financial Centre 9 HMNS of Sugar Land |
|--|---|--|

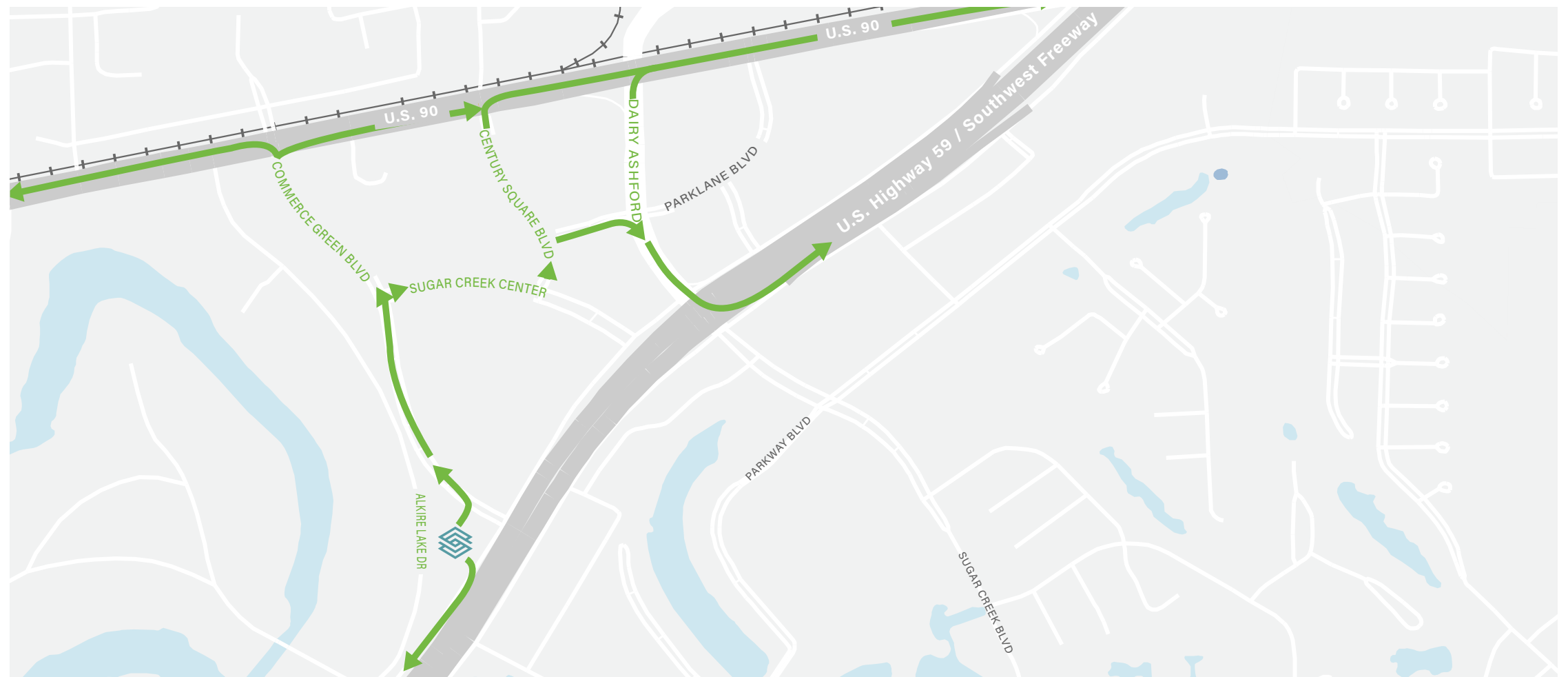
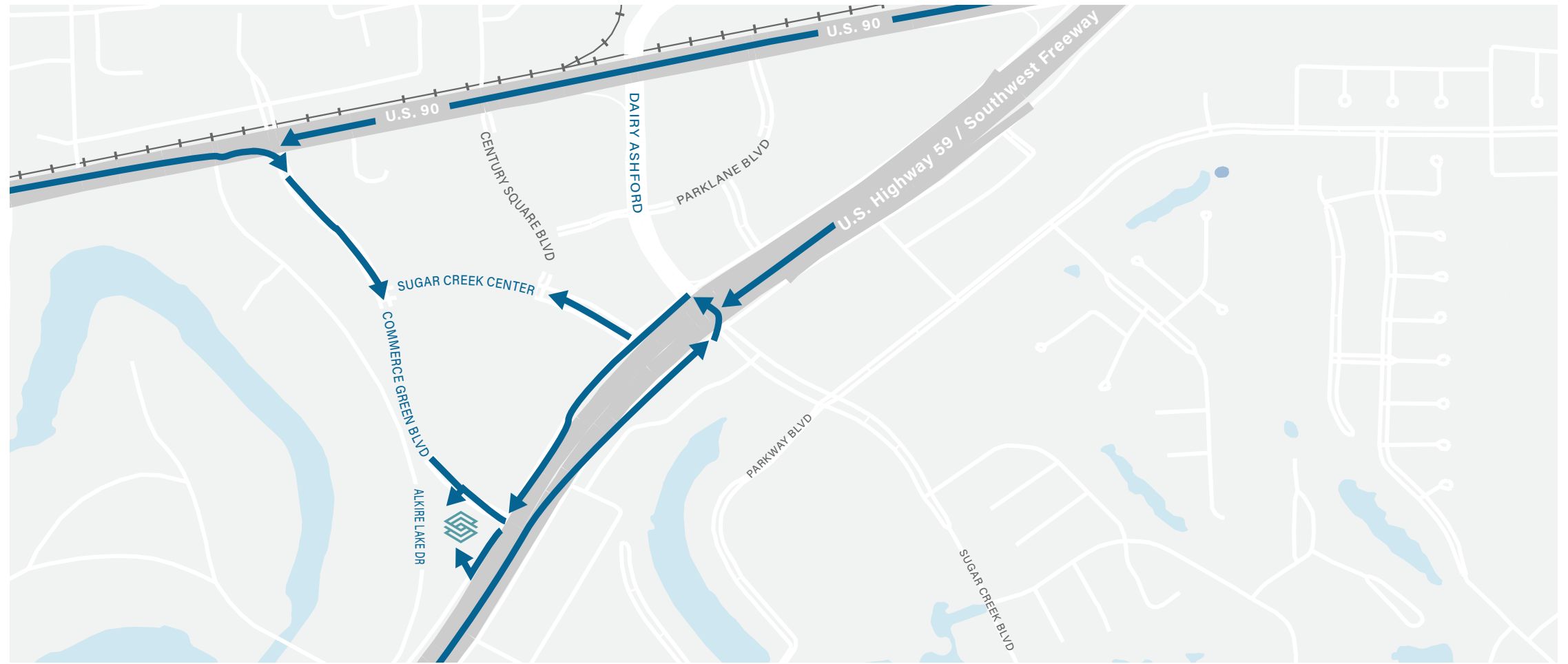


LOCATION

Located on the corner of Commerce Green Blvd. and U.S. Highway 59, Sugar Creek Place I's location provides tenants and visitors convenient access to U.S. 90, Beltway 8, Westpark Tollway and Grand Parkway.

Estimated Drive Times:

HIGHWAY 6	6 min
WEST PARK TOLLWAY	9 min
BELTWAY 8	8-10 min
GRAND PARKWAY	10 min
I-610	14 min
GALLERIA	20 min
DOWNTOWN	34 min



TOP TWO FLOORS AVAILABLE

SPACE AVAILABLE

SUITE 110 5,228 RSF

SUITE 340 5,046 RSF

SUITE 360 6,502 RSF

SUITE 400 3,302 RSF

SUITE 460 2,326 RSF

SUITE 470 1,921 RSF

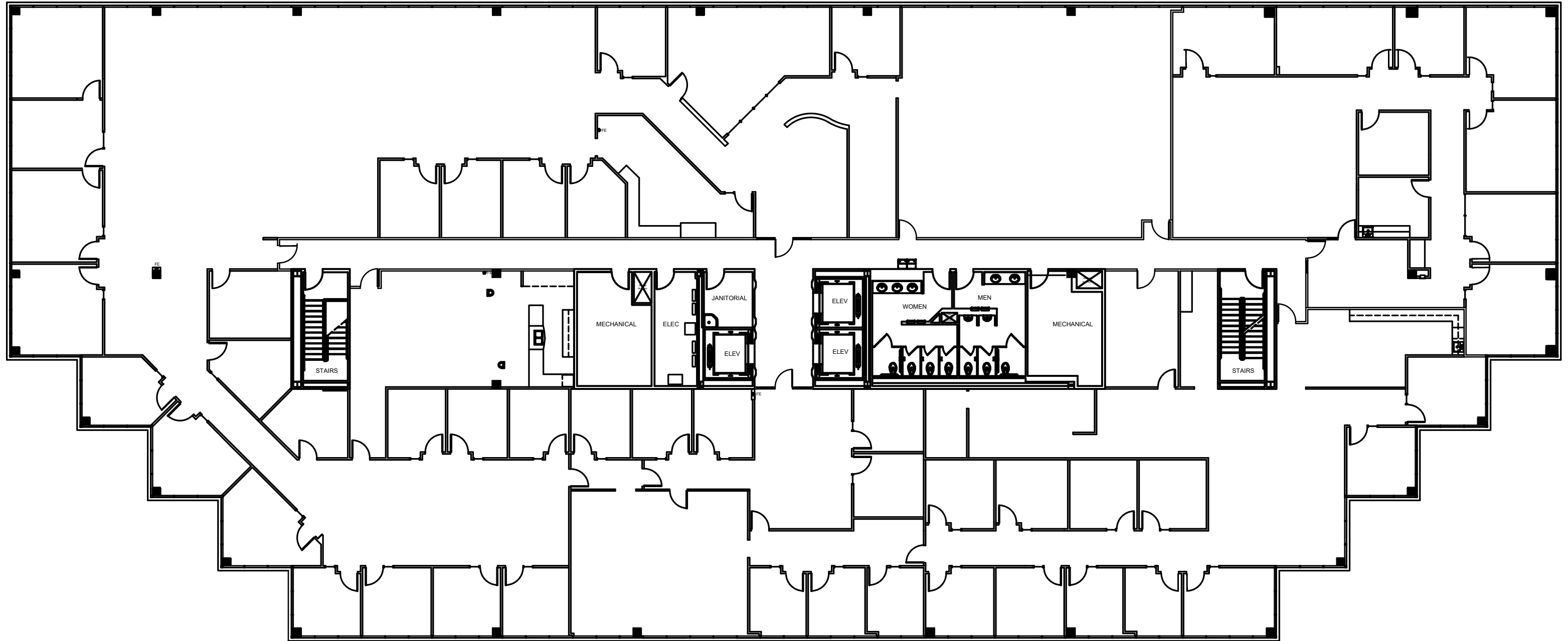
 SUITE 500 25,914 RSF

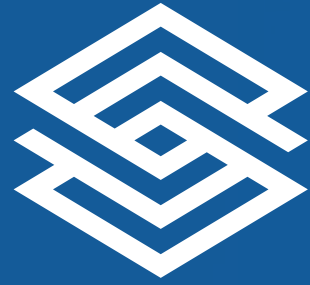
 SUITE 600 26,350 RSF

 52,264 CONTIGUOUS SPACE



TYPICAL FLOOR PLATE





VIRTUAL TOUR

SUGAR CREEK PLACE ONE
14100SOUTHWESTFWY.COM

FOR LEASING INFORMATION, CONTACT:

DOUG LITTLE

713.272.1284

Doug.Little@transwestern.com

LOUANN PEREIRA

713.272.1267

Louann.Pereira@transwestern.com

MATTHEW SELIGER

713.231.1583

Matthew.Seliger@transwestern.com

OWNED AND MANAGED BY:


SONGYHIGHROADS
songyhighroads.com

LEASED BY:

 **TRANSWESTERN** REAL ESTATE SERVICES

transwestern.com