

# Commerce Green Office Park

245 Commerce Green



**SUGAR LAND  
CLASS "A" OFFICE SPACE  
IMMEDIATE AVAILABILITY  
1,056 - 4,860 SF (Divisible)**

**Call for more information:**  
Poynter Commercial Properties  
(281) 854-2300

## Property Highlights

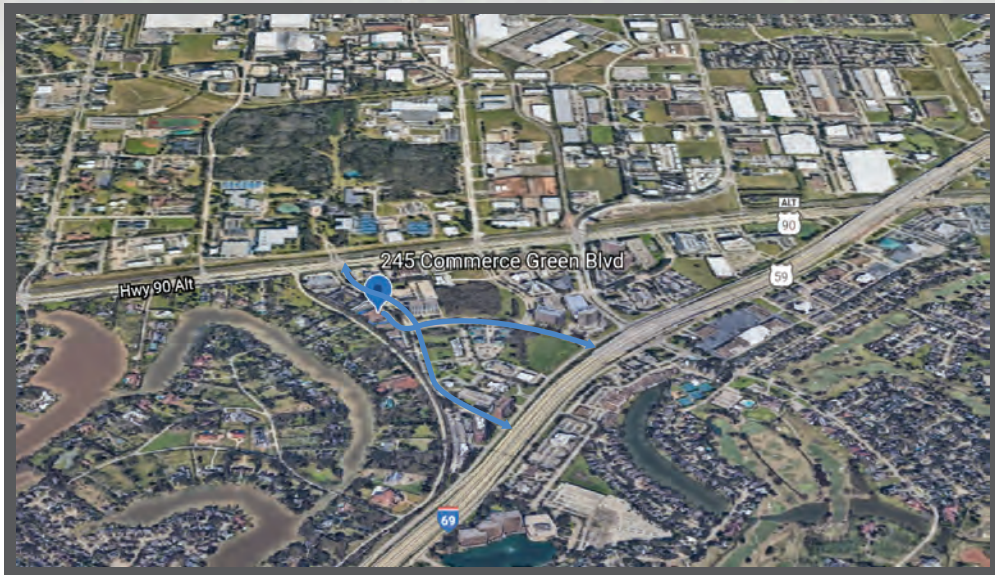
- Two Level Multi-Tenant Building
- Casual Dining in immediate area
- Health Club Facility minutes away
- Shopping and entertainment minutes away
- Garage and Surface Parking
- On-site Property Management
- Card Key Access
- Surveillance System
- Outdoor Garden Seating Areas
- Key Location
- Easy Access to US 69 and Hwy 90



## Lease Terms

Available Spaces:	1,056 - 4,860 NRSF (Divisible)
Availability:	Immediate
Term:	Negotiable
Net Rentable Rate:	\$15.00/NRSF w/ \$0.50 annual bumps
2020 Proj. Operating Expenses:	\$10.31/NRSF
Parking:	3.50/1,000 [Up to 20% Reserved]
Commission:	4% on Transactions
Improvement Allowance:	Available

## Building Access



### Easy Access to US 69 and Highway 90

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Poynter Commercial Properties  
11757 Katy Freeway, Suite 1300 | [www.pcptx.com](http://www.pcptx.com)

### For Leasing Information Contact:

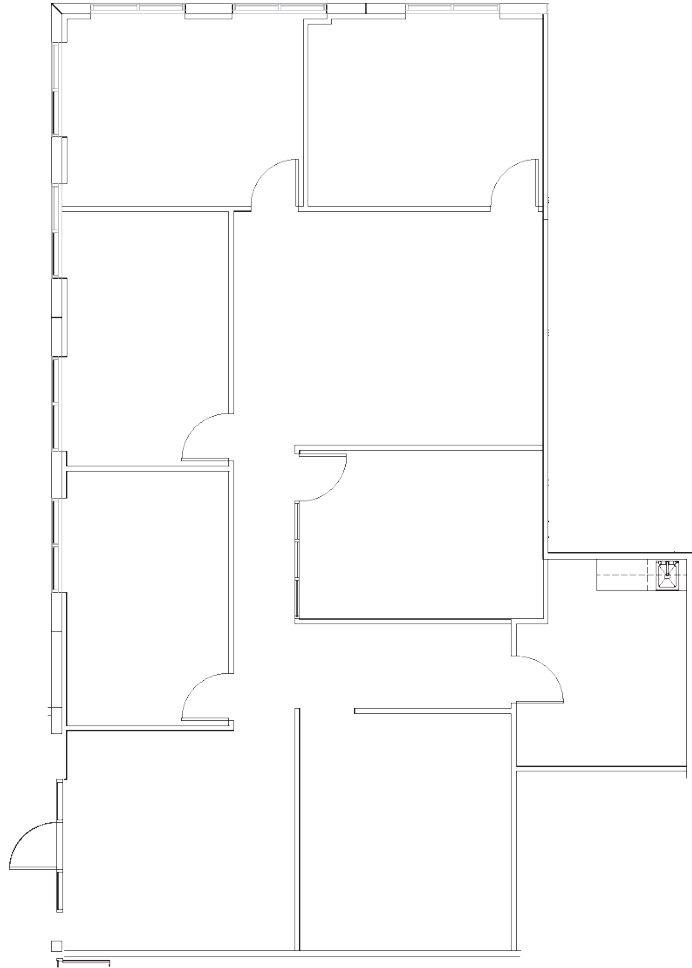
Kevin Poynter | President  
[kpoynter@pcptx.com](mailto:kpoynter@pcptx.com) | 281.854.2170

Peyton Poynter | Senior Associate  
[ppoynter@pcptx.com](mailto:ppoynter@pcptx.com) | 281.854.2102

# Suite 110

2,275 NRSF

## Existing Floor Plan



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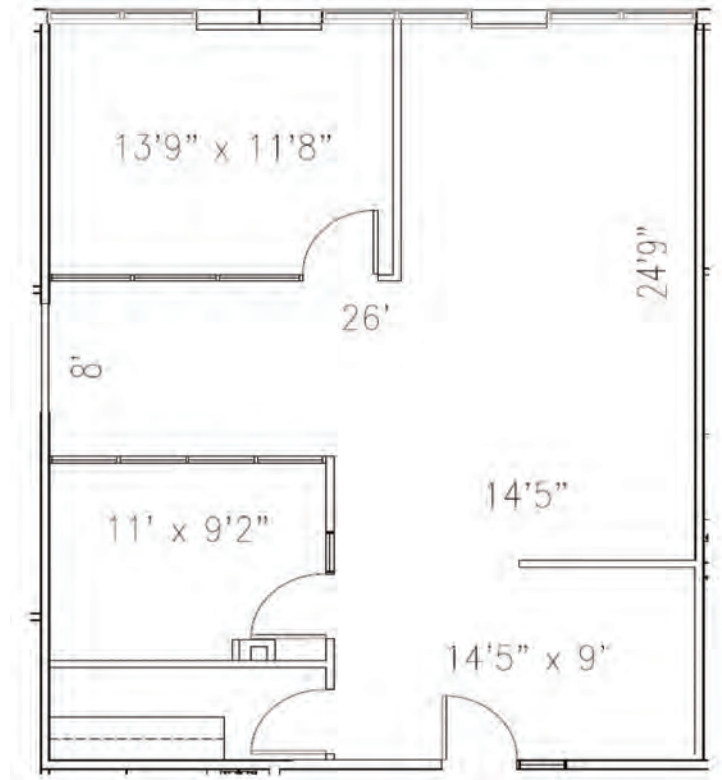
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# Suite 125

1,063 NRSF

## Existing Floor Plan



\*Can be combined with Suite 130

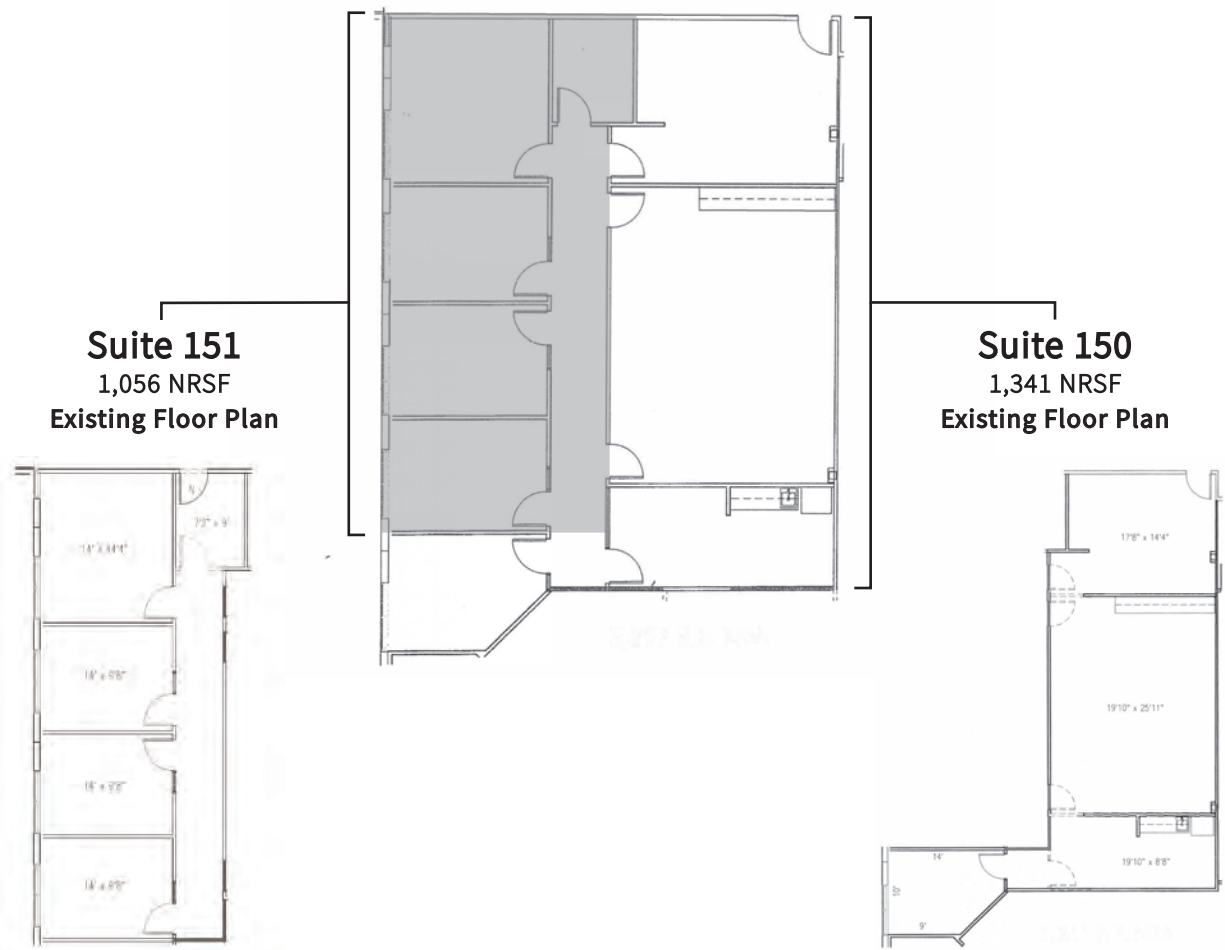
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# Suite(s) 150/151

2,397 NRSF

## Combined Prospective Floor Plan



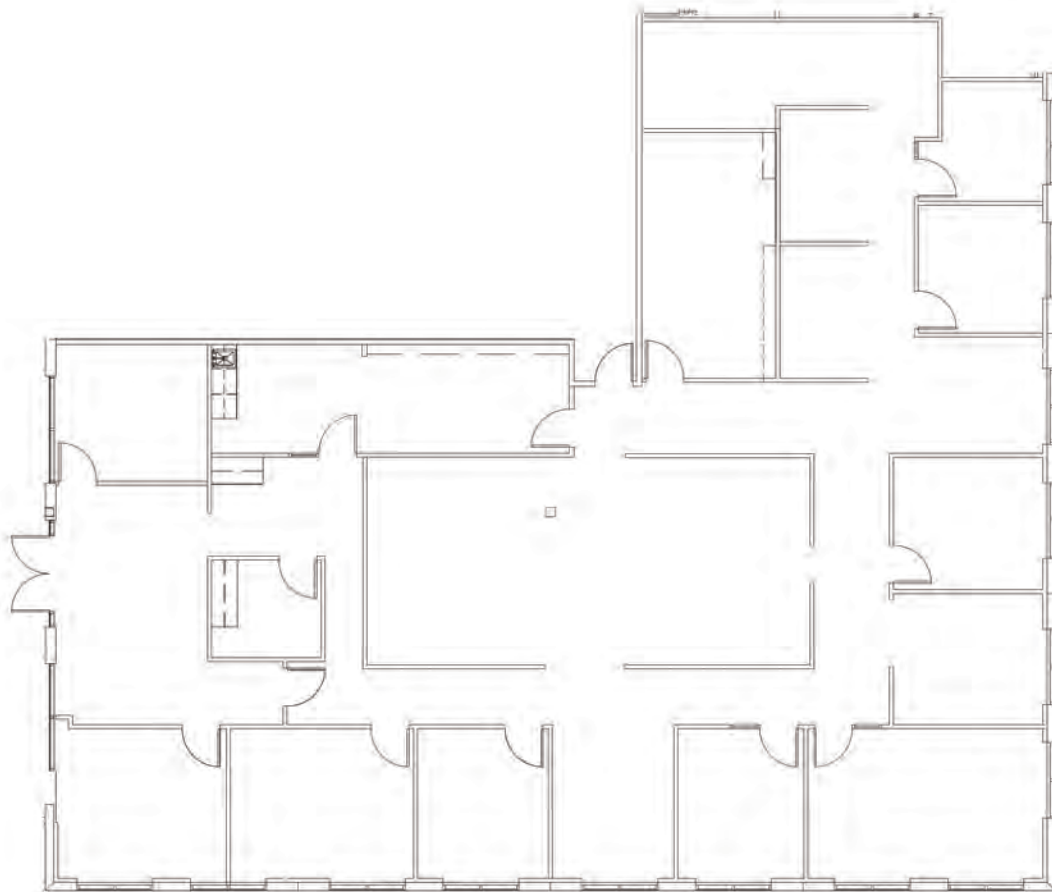
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# Suite 160

4,860 NRSF

## Existing Floor Plan



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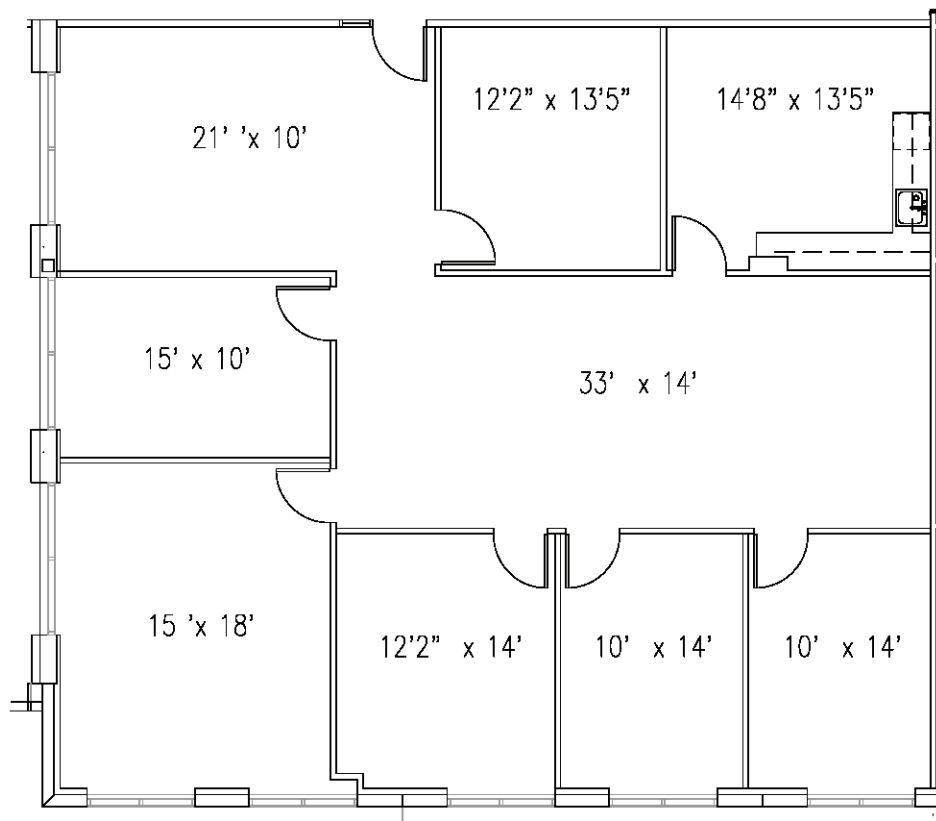
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# Suite 250

2,444 NRSF

## Existing Floor Plan



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