

# OFFICE SPACE FOR LEASE

14100 SOUTHWEST FREEWAY | SUGAR LAND



SUGAR CREEK PLACE ONE



VIRTUAL TOUR

14100SOUTHWESTFWY.COM



CLS  
HEALTH



TRANSWESTERN

REAL ESTATE  
SERVICES



# BUILDING FEATURES



Efficient 25,250 RSF floor plates



Renovated lobby, common areas and corridors with upgraded finishes



Full-service conference center and tenant break area



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





# CONVENIENCE

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

## RESTAURANTS

- |                                    |                               |                                  |
|------------------------------------|-------------------------------|----------------------------------|
| 1 Pappasito's Cantina              | 8 Fernando's                  | Veritas Steak & Seafood          |
| 2 Red Oak Grill                    | 9 <b>First Colony Commons</b> | Whole Foods Market               |
| Texan Grill                        | Chili's Grill & Bar           |                                  |
| The Egg & I Restaurant             | Freebirds                     |                                  |
| Vasos Bar-B-Q                      | Jason's Deli                  |                                  |
| 3 Berryhill                        | Marble Slab Creamery          |                                  |
| 4 Live Oak Grill                   | Outback Steakhouse            |                                  |
| 5 Las Haciendas                    | 10 <b>Town Center</b>         |                                  |
| 6 Pappadeaux                       | BJ's Restaurant               |                                  |
| IHop                               | Cafe Adobe                    |                                  |
| Hooters                            | Carrabba's Italian Grill      |                                  |
|                                    | Lupe Tortilla                 |                                  |
|                                    | Red Lobster                   |                                  |
| 7 <b>The Fountains on the Lake</b> | 11 <b>Lake Pointe Village</b> |                                  |
| Applebee's                         | Azuma on the Lake             |                                  |
| Avalon Diner                       | Becks Prime                   |                                  |
| BreWingZ                           | Blaze Pizza                   |                                  |
| Fuddruckers                        | Churrascos Restaurant         |                                  |
| Kim Son                            | Five Guys                     |                                  |
| Otto's Barbecue                    | Gigi's Cupcakes               |                                  |
| Razzoo's Cajun Cafe                | Kublai Khan Stir-Fry          |                                  |
| Sweet Tomatoes                     | Panera Bread                  |                                  |
| Texas Land & Cattle Steak House    | Potbelly                      |                                  |
| The Pub Fountains                  | Torchy's Tacos                |                                  |
|                                    |                               | 12 <b>Sugar Land Town Square</b> |
|                                    |                               | 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

- |                      |                                   |   |
|----------------------|-----------------------------------|---|
| 1 Drury Inn & Suites | Courtyard by Marriott             | 6 |
| 2 Holiday Inn        | Staybridge Suites                 |   |
| 3 Comfort Suites     | 4 Hyatt Sugar Land at Lake Pointe |   |
| Hampton Inn          | 5 Marriott at Sugar Land          |   |
| LaQuinta Inn         | Town Square                       |   |
| Homewood Suites      |                                   |   |

## ENTERTAINMENT/SHOPPING/FITNESS

- |                               |                                 |                          |
|-------------------------------|---------------------------------|--------------------------|
| 1 24 Hour Fitness             | Office Depot                    | Jos. A. Bank             |
| 2 Sugar Creek Country Club    | The Home Depot                  | Pinot's Palette          |
|                               | Michaels                        | Revolution Studio        |
| 3 AMC Fountains 18            | 5 <b>Lake Pointe Village</b>    | Sur la Table             |
| Bed Bath & Beyond             | Orange Theory Fitness           | Yes Yoga                 |
| Five Below                    |                                 | Z Gallerie               |
| Hobby Lobby                   | 6 <b>Sugar Land Town Square</b> | 7 Constellation Field    |
| Main Event Entertainment      | First Colony Mall               | 8 Smart Financial Centre |
| Old Navy                      | Ann Taylor Loft                 | 9 HMNS of Sugar Land     |
| Stein Mart                    | Boardroom Salon for Men         |                          |
|                               | Eye Trends                      |                          |
| 4 <b>First Colony Commons</b> | Floss Dental                    |                          |

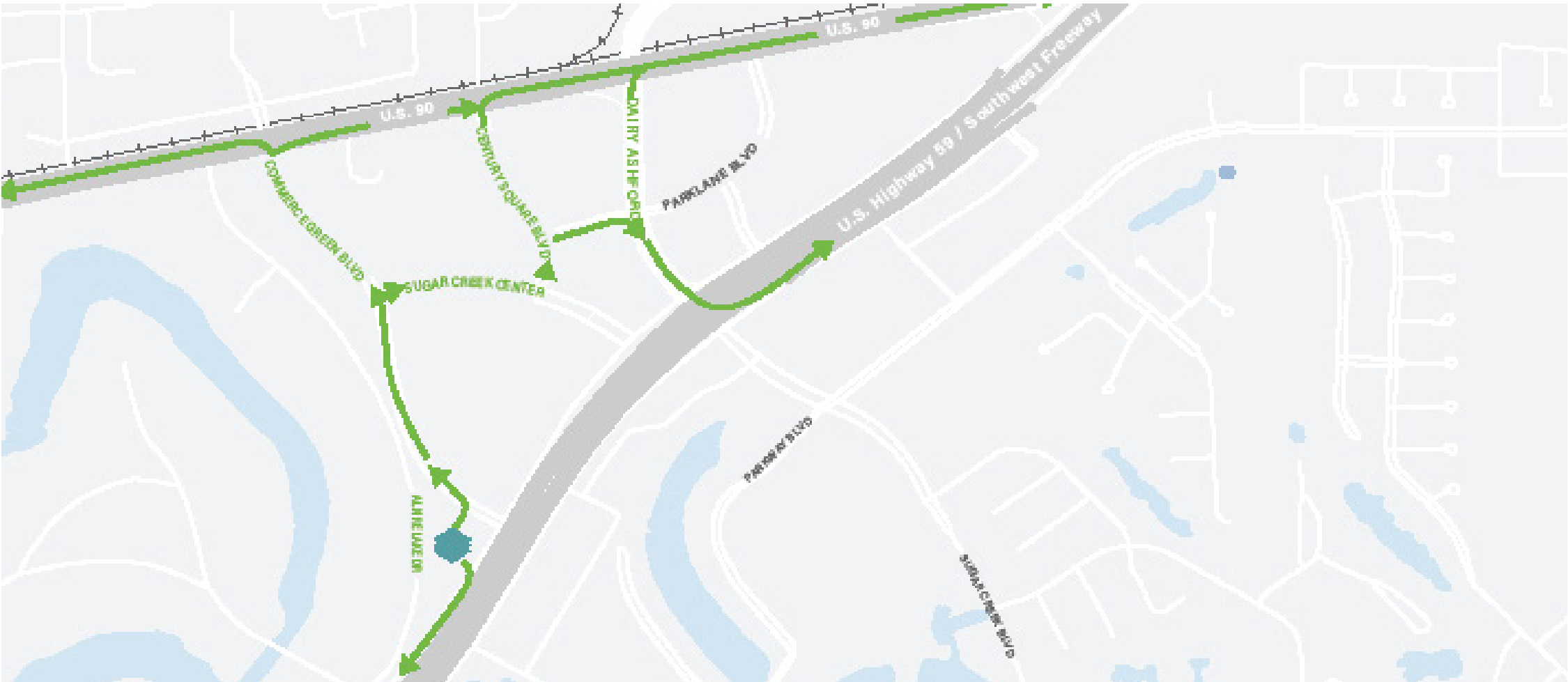
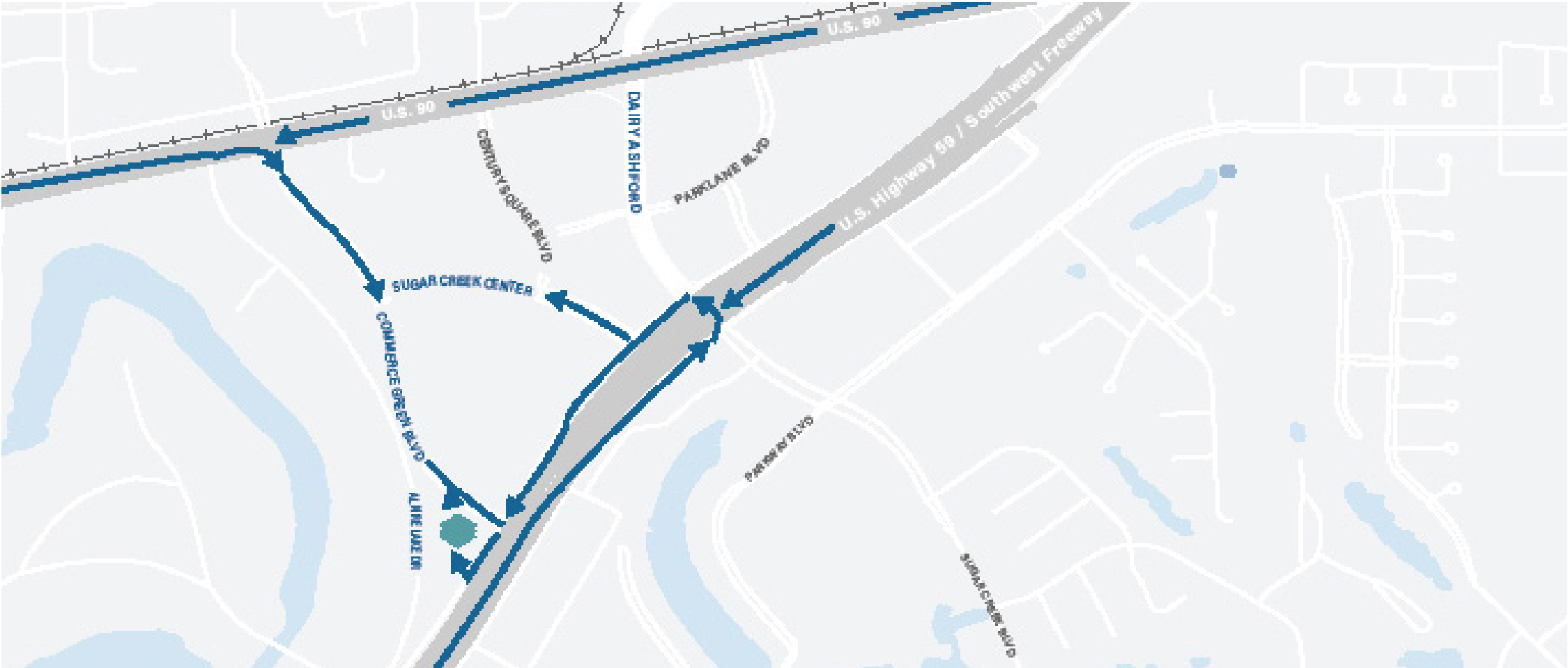


# LOCATION

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





# SPACE AVAILABLE

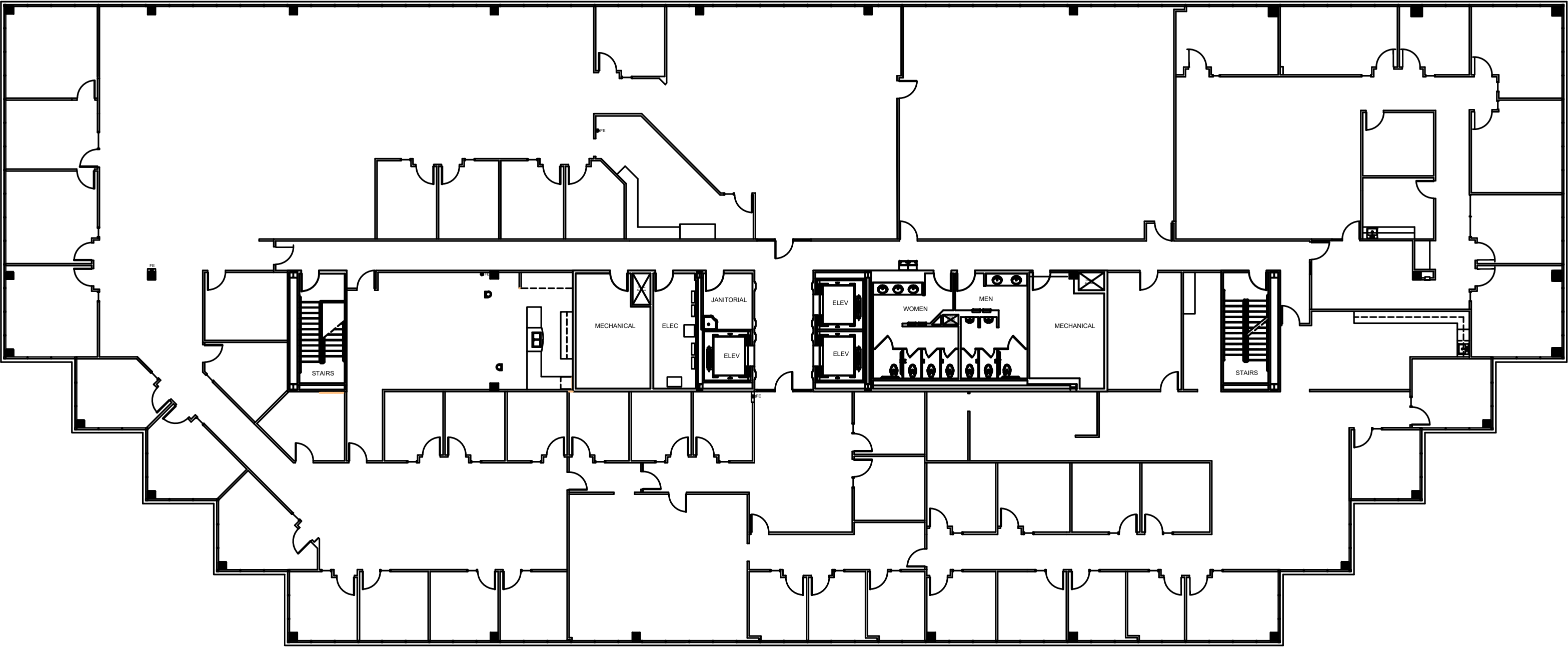
	SUITE 230	9,509 RSF
	SUITE 320	6,095 RSF
	SUITE 360	6,502 RSF
	SUITE 400	3,302 RSF
	SUITE 415	3,795 RSF
	SUITE 450	7,179 RSF
	SUITE 460	2,326 RSF
	SUITE 470	1,921 RSF
	SUITE 600	26,350 RSF

- 12,597 RSF CONTIGUOUS SPACE
- 7,237 RSF CONTIGUOUS SPACE
- 11,426 RSF CONTIGUOUS SPACE

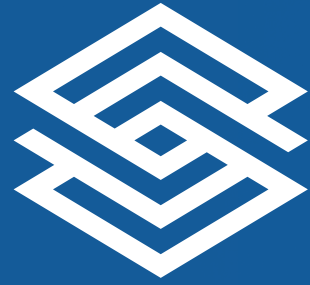




# TYPICAL FLOOR PLATE







**SUGAR CREEK PLACE ONE**  
**14100SOUTHWESTFWY.COM**

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