

77 SUGAR CREEK



 TRANSWESTERN

SUGAR LAND CLASS A OFFICE

Welcome to **77 Sugar Creek**

77 Sugar Creek Center Blvd, Sugar Land, TX 77478

Building Highlights

Offices available ranging from 875 sf - 6,300 sf

Grab & go self-serve market on 1st floor

Abundant 3.5/1000 parking

On-site property management & ownership

Outstanding access to the Southwest Freeway and Highway 90A

Close proximity to the best Sugar Land has to offer in shopping, dining, hotels and entertainment



NEARBY AMENITIES

In the heart of Sugar Land



SUGARLAND TOWN SQUARE

CAVA

ESCALANTE'S

Perry's
STEAKHOUSE & GRILLE
since 1979

ALTAR'D STATE

State Fare
KITCHEN & BAR

Japaneiro's

BOARDROOM
STYLING LOUNGE

P.F. CHANG'S
CHINA BISTRO

FIRST COLONY MALL

JCPenney

DICK'S
SPORTING GOODS

Dillard's

★ macy's

GRIMALDI'S
COAL BRICK-OVEN PIZZERIA

The Cheesecake
Factory

Dimassi's
Mediterranean Buffet

smart:financial centre
at Sugar Land

COSTCO
WHOLESALE

TRADER JOE'S

BEST
BUY



TOWN CENTER SQUARE

LOWE'S

Academy
SPORTS+OUTDOORS

Total Wine
& MORE

LAKE POINTE VILLAGE

WHOLE
FOODS
MARKET

POTBELLY
SANDWICH SHOP

TORCHYS

FIVE GUYS

Churrascos
STEAKS & SEAFOOD



ACCESS

Easy commuting

Drive Distances (Miles)

◀5

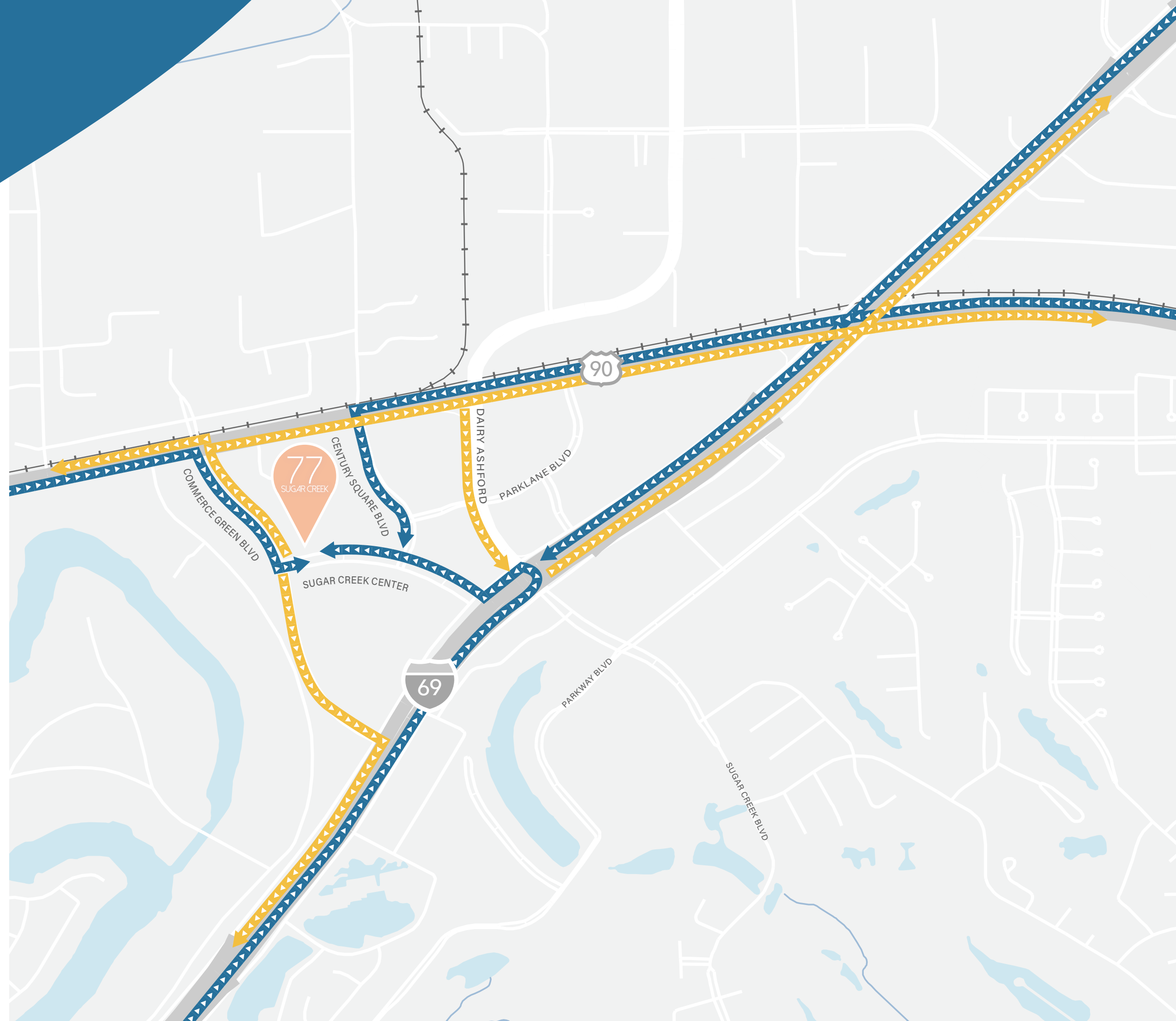
First Colony Mall
Smart Financial Centre

◀10

Westchase

◀20

The Galleria / Uptown
CityCentre
Memorial City
Texas Medical Center
Museum District



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FOR LEASING CONTACT

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