



OFFICES AT
KENSINGTON

1600 & 1650 Highway 6, Sugar Land, TX 77478

 TRANSWESTERN

 **DML**
Capital

Welcome to Offices at Kensington

1600 & 1650 Highway 6, Sugar Land, TX 77478

A two-building Class A office campus in Sugar Land's prestigious First Colony totaling 177,000 SF

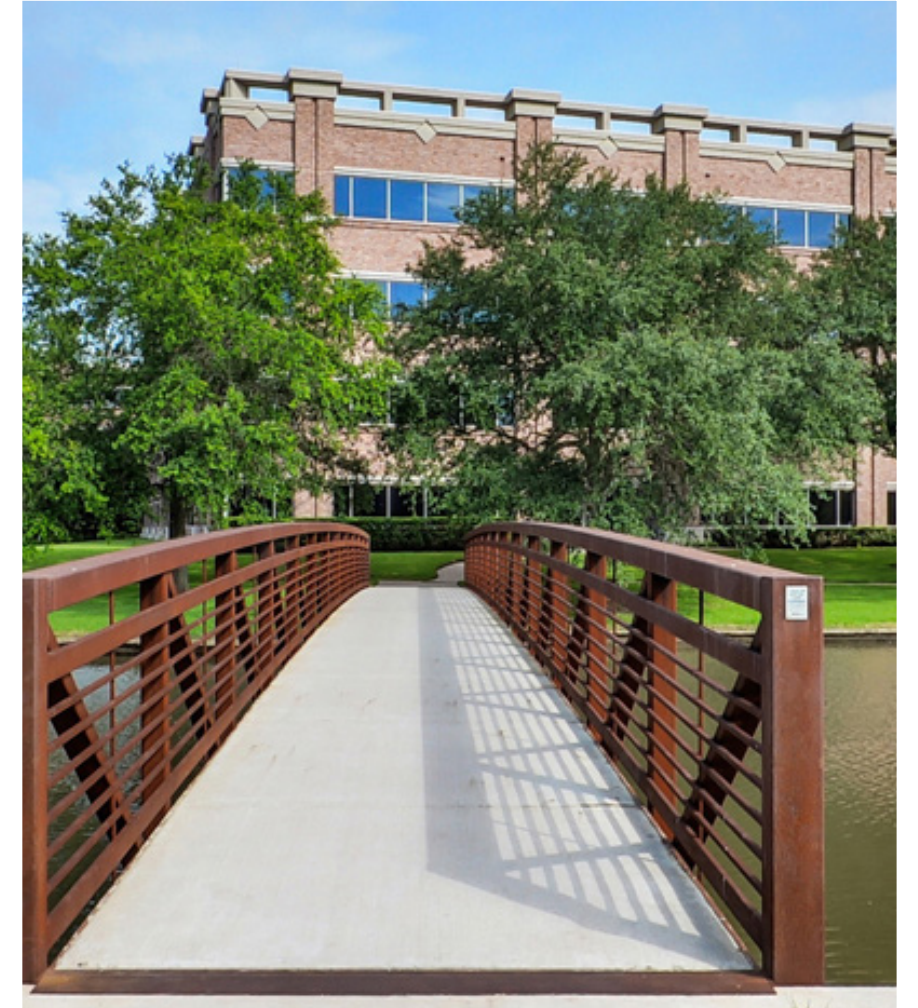
Campus Features

- Move-in ready specs suites with custom designed finishes
- Renovated lobbies
- Efficient rectangular floor plan
- 15-acre lake with decorative fountains, two and a half mile walking path and outside seating
- New putting green outdoors
- Beautiful lake view suites in the heart of Sugar Land
- Abundance of both covered and uncovered parking
- On-site property management
- Walking distance to over 20 restaurants and the Sugar Land Town Center
- Direct access to Town Center Lakeside via pedestrian bridges crossing the lake
- Close proximity to Sugar Land's finest shopping, dining, hotel and entertainment amenities

Walkable Amenities

- 1  BECK'S PRIME
- 2  BLAZE PIZZA
- 3  happy lemon
Justa Pho
Ichiban Sushi & Tapioca
- 4  IS INDIAN SUMMER
- 5 Sheesa Lounge & Grill Pho
Nirmanz Food Boutique
- 6  TARGET 
- 7  Arbys  MINUTI COFFEE
MADE IN HOODONAL, ITALY
- 8  NOTHING bundt CAKES
Gyu-Kaku Japanese BBQ
The Roof Restaurant + Lounge
Alpha Dessert Juice Cafe
The Alley
Regal Seafood House & Lounge
- 9  Cane's
- 10  Panera BREAD  PEI WEI ASIAN KITCHEN
PIADA ITALIAN STREET FOOD
- 11 Lake Pointe Village
 Churrascos STEAKS & SEAFOOD  FIVE GUYS  POTBELLY SANDWICH WORKS
 HYATT PLACE  Orangetheory FITNESS
 pressed JUICERY  WHOLE FOODS MARKET
 TORCHYS
- 12 Sugar Land Town Square
First Colony Mall







— OFFICES AT —
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www.officesatkensington.com

For Leasing Information

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