

Class A Buildings - Sugar Land

1 11929 W Airport Blvd

Stafford, TX 77477

Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built Jan 2007**
 Building Size: **206,973 SF**
 Typical Floor Size: **22,977 SF**
 Stories: **9**
 Expenses: **2008 Tax @ \$1.83/sf**
 Parking: **Reserved Spaces @ \$50.00/mo; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **121,576 SF**
 Max Contig: **116,383 SF**
 Smallest Space: **2,556 SF**
 Rent/SF/Yr: **\$22.00/fs**
 % Leased: **41.3%**



2 13131 Dairy Ashford Rd - Granite Towers at Sugar Creek, Granite Towers Phase II

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built Sep 2008**
 Building Size: **204,188 SF**
 Typical Floor Size: **26,492 SF**
 Stories: **8**
 Expenses: **2012 Tax @ \$2.43/sf, 2011 Est Tax @ \$2.40/sf; 2012 Ops @ \$5.48/sf**
 Parking: **1000 Covered Spaces @ \$35.00/mo; Reserved Spaces @ \$50.00/mo; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **21,410 SF**
 Max Contig: **10,872 SF**
 Smallest Space: **10,538 SF**
 Rent/SF/Yr: **\$20.50/nnn**
 % Leased: **89.5%**



3 13135 Dairy Ashford Rd - Granite Towers at Sugar Creek, Granite Towers Phase I

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built Jan 2000**
 Building Size: **204,188 SF**
 Typical Floor Size: **26,510 SF**
 Stories: **8**
 Expenses: **2012 Tax @ \$2.48/sf; 2012 Ops @ \$7.66/sf**
 Parking: **400 free Surface Spaces are available; 1000 Covered Spaces @ \$35.00/mo; Reserved Spaces @ \$50.00/mo; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **-**
 % Leased: **100%**



4 1 Fluor Daniel Dr - Lake Pointe Plaza, Bldg A

AKA One Fluor Daniel

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built 1984**
 Building Size: **221,000 SF**
 Typical Floor Size: **44,200 SF**
 Stories: **5**
 Parking: **860 free Surface Spaces are available; 160 Covered Spaces are available; Ratio of 3.89/1,000 SF**
 For Sale: **For Sale as part of a portfolio of 5 properties - Active**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**



Class A Buildings - Sugar Land

5 1 Fluor Daniel Dr - Lake Pointe Plaza, Bldg B

AKA One Fluor Daniel
 Sugar Land, TX 77478
 Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built 1984**
 Building Size: **222,000 SF**
 Typical Floor Size: **44,400 SF**
 Stories: **5**
 Parking: **160 Covered Spaces are available; 860 free Surface Spaces are available; Ratio of 3.87/1,000 SF**
 For Sale: **For Sale as part of a portfolio of 5 properties - Active**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: -
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**



6 1 Fluor Daniel Dr - Lake Pointe Plaza, Bldg C

AKA One Fluor Daniel
 Sugar Land, TX 77478
 Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built 1984**
 Building Size: **222,000 SF**
 Typical Floor Size: **44,400 SF**
 Stories: **5**
 Parking: **160 Covered Spaces are available**
 For Sale: **For Sale as part of a portfolio of 5 properties - Active**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: -
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**



7 1 Fluor Daniel Dr - Lake Pointe Plaza, Bldg D

AKA One Fluor Daniel
 Sugar Land, TX 77478
 Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built 1984**
 Building Size: **315,000 SF**
 Typical Floor Size: **45,000 SF**
 Stories: **7**
 Parking: **160 Covered Spaces are available; 860 free Surface Spaces are available; Ratio of 2.73/1,000 SF**
 For Sale: **For Sale as part of a portfolio of 5 properties - Active**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: -
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**



8 1 Fluor Daniel Dr - Lake Pointe Plaza, Support Services

AKA One Fluor Daniel
 Sugar Land, TX 77478
 Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built 1984**
 Building Size: **188,000 SF**
 Typical Floor Size: **94,000 SF**
 Stories: **2**
 Parking: **160 Covered Spaces are available; 860 free Surface Spaces are available; Ratio of 4.58/1,000 SF**
 For Sale: **For Sale as part of a portfolio of 5 properties - Active**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: -
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**



Class A Buildings - Sugar Land

9 1600 Hwy 6 - Offices at Kensington, Offices at Kensington Phase 1

Sugar Land, TX 77478
Fort Bend County
 Building Type: **Class A Office**
 Building Status: **Built Feb 1998**
 Building Size: **85,218 SF**
 Typical Floor Size: **21,304 SF**
 Stories: **4**
 Expenses: **2011 Est Tax @ \$2.69/sf; 2011 Ops @ \$6.85/sf**
 Parking: **170 Covered Spaces @ \$35.00/mo; 40 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,670 SF**
 Max Contig: **2,670 SF**
 Smallest Space: **2,670 SF**
 Rent/SF/Yr: **\$26.50/fs**
 % Leased: **96.9%**



10 1650 Hwy 6 - Offices at Kensington, Offices at Kensington Phase 2

Sugar Land, TX 77478
Fort Bend County
 Building Type: **Class A Office**
 Building Status: **Built Nov 1998**
 Building Size: **85,218 SF**
 Typical Floor Size: **21,304 SF**
 Stories: **4**
 Expenses: **2011 Est Tax @ \$2.59/sf; 2011 Ops @ \$6.95/sf**
 Parking: **170 Covered Spaces @ \$35.00/mo; 40 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **14,393 SF**
 Max Contig: **8,694 SF**
 Smallest Space: **2,216 SF**
 Rent/SF/Yr: **\$26.50/fs**
 % Leased: **83.1%**



11 1327 Lake Pointe Pky - Sugar Land Medical Plaza, Sugar Land Medical Plaza

Next to St Luke's Hospital
Sugar Land, TX 77478
Fort Bend County
 Building Type: **Class A Office/Medical**
 Building Status: **Built Aug 2008**
 Building Size: **120,596 SF**
 Typical Floor Size: **24,119 SF**
 Stories: **5**
 Expenses: **2011 Tax @ \$3.81/sf; 2008 Ops @ \$7.50/sf, 2011 Est Ops @ \$6.23/sf**
 Parking: **500 free Surface Spaces are available; 500 free Covered Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **-**
 % Leased: **100%**



12 2277 Plaza Dr - Sugar Land Town Square, The Plaza Building B

Sugar Land
Sugar Land, TX 77479
Fort Bend County
 Building Type: **Class A Office/Office with street-level Retail**
 Building Status: **Built Feb 2006**
 Building Size: **135,000 SF**
 Typical Floor Size: **22,833 SF**
 Stories: **6**
 Expenses: **2008 Ops @ \$9.64/sf**
 Parking: **250 free Covered Spaces are available; Ratio of 3.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,392 SF**
 Max Contig: **1,380 SF**
 Smallest Space: **1,012 SF**
 Rent/SF/Yr: **\$19.50/nnn**
 % Leased: **98.2%**



Class A Buildings - Sugar Land

13 14090 Southwest Fwy - Commerce Green One

AKA 14090 S US 59 Hwy
Sugar Land, TX 77478
Fort Bend County

Building Type: **Class A Office**
Building Status: **Built Jan 2000**
Building Size: **118,000 SF**
Typical Floor Size: **22,000 SF**
Stories: **5**
Expenses: **2012 Tax @ \$1.98/sf; 2008 Ops @ \$9.96/sf, 2012 Est Ops @ \$8.04/sf**
Parking: **200 free Covered Spaces are available; 150 free Surface Spaces are available; Reserved Spaces @ \$35.00/mo; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **19,777 SF**
Max Contig: **3,596 SF**
Smallest Space: **80 SF**
Rent/SF/Yr: **\$24.00**
% Leased: **86.6%**



14 14141 Southwest Fwy - Sugar Creek on the Lake

AKA 14141 S US 59 Hwy
Sugar Land, TX 77478
Fort Bend County

Building Type: **Class A Office**
Building Status: **Built 1982, Renov Nov 2009**
Building Size: **515,115 SF**
Typical Floor Size: **51,511 SF**
Stories: **10**
Expenses: **2009 Tax @ \$1.71/sf, 2011 Est Tax @ \$0.74/sf; 2011 Ops @ \$9.26/sf**
Parking: **400 Surface Spaces are available; 1000 Covered Spaces are available; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **414,797 SF**
Max Contig: **341,548 SF**
Smallest Space: **3,192 SF**
Rent/SF/Yr: **\$17.00/nnn**
% Leased: **19.5%**



15 3 Sugar Creek Blvd - Three Sugar Creek Center

Sugar Land, TX 77478
Fort Bend County

Building Type: **Class A Office**
Building Status: **Built Jun 2007**
Building Size: **152,734 SF**
Typical Floor Size: **25,455 SF**
Stories: **6**
Expenses: **2011 Tax @ \$1.92/sf; 2008 Ops @ \$9.04/sf, 2011 Est Ops @ \$7.56/sf**
Parking: **375 Covered Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **80,321 SF**
Max Contig: **60,585 SF**
Smallest Space: **250 SF**
Rent/SF/Yr: **\$11.00 - \$20.50**
% Leased: **56.0%**



16 1 Sugar Creek Center Blvd - Comerica Bank Building

AKA One Sugar Creek Center Blvd
Sugar Land, TX 77478
Fort Bend County

Building Type: **Class A Office**
Building Status: **Built 1983**
Building Size: **192,111 SF**
Typical Floor Size: **18,666 SF**
Stories: **11**
Expenses: **2012 Tax @ \$2.25/sf; 2009 Ops @ \$6.57/sf, 2012 Est Ops @ \$7.07/sf**
Parking: **772 Covered Spaces @ \$35.00/mo; 34 free Surface Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **21,497 SF**
Max Contig: **6,752 SF**
Smallest Space: **2,074 SF**
Rent/SF/Yr: **\$26.00/fs**
% Leased: **95.4%**



Class A Buildings - Sugar Land

17 77 Sugar Creek Center Blvd - Two Sugar Creek Center

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class A Office**
 Building Status: **Built Jan 1999**
 Building Size: **143,410 SF**
 Typical Floor Size: **23,901 SF**
 Stories: **6**
 Expenses: **2011 Tax @ \$2.72/sf; 2011 Est Ops @ \$5.12/sf**
 Parking: **240 Covered Spaces @ \$50.00/mo; 250 free Surface Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **37,810 SF**
 Max Contig: **9,243 SF**
 Smallest Space: **509 SF**
 Rent/SF/Yr: **\$23.00/fs**
 % Leased: **76.0%**



18 2245 Texas Dr - The Texas Drive Building

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class A Office/Office with street-level Retail**
 Building Status: **Built Dec 2009**
 Building Size: **166,000 SF**
 Typical Floor Size: **22,867 SF**
 Stories: **6**
 Expenses: **2010 Tax @ \$5.69/sf; 2010 Est Ops @ \$9.97/sf**
 Parking: **20 free Surface Spaces are available; 250 free Covered Spaces are available; Ratio of 3.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **125,667 SF**
 Max Contig: **90,263 SF**
 Smallest Space: **974 SF**
 Rent/SF/Yr: **\$20.50/nnn**
 % Leased: **36.0%**



19 2150 Town Square Pl - Minute Maid Building N1 & H

Sugar Land

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class A Office/Office with street-level Retail**
 Building Status: **Built Oct 2008**
 Building Size: **185,000 SF**
 Typical Floor Size: **25,000 SF**
 Stories: **8**
 Expenses: **2008 Tax @ \$0.26/sf**
 Parking: **Ratio of 3.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **53,089 SF**
 Max Contig: **15,919 SF**
 Smallest Space: **2,275 SF**
 Rent/SF/Yr: **\$20.50/nnn**
 % Leased: **71.3%**

