

## Class B Buildings - Sugar Land

### 1 11104 W Airport Blvd - Park Plaza Business Park

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1982**  
 Building Size: **91,000 SF**  
 Typical Floor Size: **45,495 SF**  
 Stories: **2**  
 Expenses: **2010 Tax @ \$1.41/sf; 2010 Ops @ \$5.69/sf**  
 Parking: **210 free Surface Spaces are available; 55 free Covered Spaces are available; Ratio of 4.50/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **20,267 SF**  
 Max Contig: **9,092 SF**  
 Smallest Space: **756 SF**  
 Rent/SF/Yr: **\$16.50/fs**  
 % Leased: **77.7%**



### 2 12808 W Airport Blvd

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1986**  
 Building Size: **154,182 SF**  
 Typical Floor Size: **51,394 SF**  
 Stories: **3**  
 Expenses: **2009 Tax @ \$0.99/sf; 2008 Ops @ \$5.92/sf**  
 Parking: **352 free Surface Spaces are available; Ratio of 2.34/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,928 SF**  
 Max Contig: **3,928 SF**  
 Smallest Space: **205 SF**  
 Rent/SF/Yr: **\$14.00 - \$16.00/fs**  
 % Leased: **97.5%**



### 3 11150 Cash Rd

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 2005**  
 Building Size: **21,602 SF**  
 Typical Floor Size: **21,602 SF**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$1.10/sf**  
 Parking: **100 free Surface Spaces are available**  
 For Sale: **Not For Sale**

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



### 4 12702 Century Dr

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 2008**  
 Building Size: **26,769 SF**  
 Typical Floor Size: **26,769 SF**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$0.10/sf**  
 Parking: **30 free Surface Spaces are available; 10 free Covered Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**  
 Max Contig: **8,000 SF**  
 Smallest Space: **8,000 SF**  
 Rent/SF/Yr: **\$16.00/+util**  
 % Leased: **70.1%**



## Class B Buildings - Sugar Land

### 5 15933-16049 City Walk - Sugar Land Town Square, Bldg E

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class B Office/Office with street-level Retail**  
 Building Status: **Built Mar 2006**  
 Building Size: **62,464 SF**  
 Typical Floor Size: **20,500 SF**  
 Stories: **2**  
 Expenses: **2010 Tax @ \$1.23/sf; 2010 Ops @ \$8.08/sf**  
 Parking: **30 free Surface Spaces are available; 250 Covered Spaces are available; Reserved Spaces @ \$20.00/mo; Ratio of 3.80/1,000 SF**  
 For Sale: **Not For Sale**

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



### 6 15955-16250 City Walk - Sugar Land Town Square, Sugar Land Town Square N-2

AKA 16190 City Walk

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Oct 2003**  
 Building Size: **35,000 SF**  
 Typical Floor Size: **24,668 SF**  
 Stories: **2**  
 Expenses: **2010 Tax @ \$4.88/sf, 2012 Est Tax @ \$4.88/sf; 2010 Ops @ \$4.43/sf, 2012 Est Ops @ \$4.44/sf**  
 For Sale: **Not For Sale**

Space Avail: **9,360 SF**  
 Max Contig: **3,862 SF**  
 Smallest Space: **2,198 SF**  
 Rent/SF/Yr: **\$20.50 - \$25.00/nnn**  
 % Leased: **73.3%**



### 7 245 Commerce Green Blvd - Commerce Green Off Park, Bldg 2

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Jun 1999**  
 Building Size: **49,557 SF**  
 Typical Floor Size: **24,778 SF**  
 Stories: **2**  
 Expenses: **2010 Tax @ \$2.46/sf; 2009 Ops @ \$6.50/sf, 2010 Est Ops @ \$6.80/sf**  
 Parking: **180 Covered Spaces are available; 90 free Surface Spaces are available; Ratio of 3.50/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **7,697 SF**  
 Max Contig: **2,920 SF**  
 Smallest Space: **2,333 SF**  
 Rent/SF/Yr: **\$23.00 - \$25.00/fs**  
 % Leased: **84.5%**



### 8 10405 Corporate Dr - Former Sugar Land City Hall

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1978, Renov 1992**  
 Building Size: **31,383 SF**  
 Typical Floor Size: **15,691 SF**  
 Stories: **2**  
 Expenses: **2009 Tax @ \$2.34/sf**  
 Parking: **Free Surface Spaces**  
 For Sale: **Not For Sale**

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



## Class B Buildings - Sugar Land

### 9 10701 Corporate Dr - The Atrium Bldg

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office/Office Live/Work Unit**  
 Building Status: **Built 1981**  
 Building Size: **110,394 SF**  
 Typical Floor Size: **36,798 SF**  
 Stories: **3**  
 Expenses: **2010 Est Tax @ \$0.82/sf; 2010 Ops @ \$6.32/sf**  
 Parking: **160 free Surface Spaces are available; 135 Covered Spaces @ \$30.00/mo; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **17,051 SF**  
 Max Contig: **4,055 SF**  
 Smallest Space: **777 SF**  
 Rent/SF/Yr: **\$16.00 - \$18.00/fs**  
 % Leased: **84.6%**



### 10 10707 Corporate Dr - Churchill Bldg

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Jun 1979**  
 Building Size: **75,490 SF**  
 Typical Floor Size: **37,745 SF**  
 Stories: **2**  
 Expenses: **2010 Est Tax @ \$0.56/sf; 2010 Ops @ \$7.32/sf**  
 Parking: **20 Covered Spaces @ \$30.00/mo; 241 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,505 SF**  
 Max Contig: **2,470 SF**  
 Smallest Space: **706 SF**  
 Rent/SF/Yr: **\$16.00 - \$18.00/fs**  
 % Leased: **88.7%**



### 11 1400 Creekway Dr - Lake Pointe Clinical

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office/Medical**  
 Building Status: **Built Mar 2010**  
 Building Size: **24,000 SF**  
 Typical Floor Size: **12,000 SF**  
 Stories: **2**  
 Expenses: **2010 Tax @ \$0.51/sf**  
 Parking: **90 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **18,908 SF**  
 Max Contig: **15,079 SF**  
 Smallest Space: **934 SF**  
 Rent/SF/Yr: **\$16.00/nnn**  
 % Leased: **21.2%**



### 12 12946 Dairy Ashford Rd - Sugar Land Plaza

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1986**  
 Building Size: **64,776 SF**  
 Typical Floor Size: **16,194 SF**  
 Stories: **4**  
 Expenses: **2008 Ops @ \$7.70/sf**  
 Parking: **180 free Surface Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **20,634 SF**  
 Max Contig: **10,999 SF**  
 Smallest Space: **1,300 SF**  
 Rent/SF/Yr: **\$19.50/fs**  
 % Leased: **68.2%**



## Class B Buildings - Sugar Land

### 13 12530 Emily Ct - Literacy Council Bldg

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 2000**  
 Building Size: **20,000 SF**  
 Typical Floor Size: **20,000 SF**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$0.84/sf**  
 Parking: **40 free Surface Spaces are available**  
 For Sale: **Not For Sale**

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



### 14 13927 Gessner Rd

Missouri City, TX 77489

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 2008**  
 Building Size: **29,184 SF**  
 Typical Floor Size: **14,592 SF**  
 Stories: **2**  
 Expenses: **2008 Tax @ \$0.65/sf**  
 Parking: **50 free Surface Spaces are available**  
 For Sale: **Not For Sale**

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



### 15 1410 Gillingham Ln - Sugar Land Business Park, Thermo Process Systems

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Oct 2001**  
 Building Size: **150,000 SF**  
 Typical Floor Size: **75,000 SF**  
 Stories: **2**  
 Parking: **480 Surface Spaces are available**  
 For Sale: **Not For Sale**

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



### 16 1415 Highway 6 - The Offices at Lake Pointe, Bldg A

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office/Medical**  
 Building Status: **Built 2005**  
 Building Size: **37,166 SF**  
 Typical Floor Size: **37,166 SF**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$0.67/sf**  
 Parking: **25 free Surface Spaces are available**  
 For Sale: **Not For Sale**

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



## Class B Buildings - Sugar Land

### 17 1437 Highway 6

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office/Medical**      Space Avail: **0 SF**  
 Building Status: **Built Jul 2008**      Max Contig: **0 SF**  
 Building Size: **23,911 SF**      Smallest Space: -  
 Typical Floor Size: **5,600 SF**      Rent/SF/Yr: -  
 Stories: **1**      % Leased: **100%**  
 Expenses: **2009 Tax @ \$3.99/sf; 2008 Ops @ \$1.93/sf**  
 Parking: **Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**



### 18 1449 Highway 6 - Lake Pointe, Offices on Brooks Lake

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**      Space Avail: **10,214 SF**  
 Building Status: **Built Jul 2006**      Max Contig: **4,436 SF**  
 Building Size: **32,368 SF**      Smallest Space: **1,574 SF**  
 Typical Floor Size: **10,000 SF**      Rent/SF/Yr: **\$24.00/fs**  
 Stories: **4**      % Leased: **68.4%**  
 Expenses: **2008 Tax @ \$0.63/sf; 2007 Ops @ \$10.15/sf**  
 Parking: **28 free Surface Spaces are available; Free Reserved Spaces; 50 free Covered Spaces are available**  
 For Sale: **Not For Sale**



### 19 5819 Hwy 6 - Rotunda

Missouri City, TX 77459

Fort Bend County

Building Type: **Class B Office**      Space Avail: **15,844 SF**  
 Building Status: **Built 1986**      Max Contig: **3,139 SF**  
 Building Size: **51,179 SF**      Smallest Space: **1,210 SF**  
 Typical Floor Size: **19,673 SF**      Rent/SF/Yr: **\$13.00/nnn**  
 Stories: **3**      % Leased: **75.3%**  
 Expenses: **2009 Tax @ \$0.24/sf; 2009 Ops @ \$9.90/sf**  
 Parking: **187 free Surface Spaces are available; Ratio of 3.60/1,000 SF**  
 For Sale: **Not For Sale**



### 20 130 Industrial Blvd - Panex Bldg

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**      Space Avail: **0 SF**  
 Building Status: **Built 1987**      Max Contig: **0 SF**  
 Building Size: **21,830 SF**      Smallest Space: -  
 Typical Floor Size: **21,830 SF**      Rent/SF/Yr: -  
 Stories: **1**      % Leased: **100%**  
 Expenses: **2004 Combined Tax/Ops @ \$5.10/sf**  
 Parking: **96 free Surface Spaces are available; Ratio of 4.50/1,000 SF**  
 For Sale: **Not For Sale**



## Class B Buildings - Sugar Land

### 21 625 Industrial Blvd - Haag Engineering Co.

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Feb 2003**  
 Building Size: **24,066 SF**  
 Typical Floor Size: **24,066 SF**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$1.11/sf**  
 Parking: **44 free Surface Spaces are available**  
 For Sale: **Not For Sale**

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



### 22 1601 Industrial Blvd - ABB Network Management

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1987**  
 Building Size: **69,250 SF**  
 Typical Floor Size: **23,083 SF**  
 Stories: **3**  
 Expenses: **2008 Tax @ \$2.54/sf**  
 Parking: **232 free Surface Spaces are available; Ratio of 3.35/1,000 SF**  
 For Sale: **Not For Sale**

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



### 23 12750 S Kirkwood Rd - Kirkwood Office Bldg

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1986**  
 Building Size: **20,000 SF**  
 Typical Floor Size: **10,000 SF**  
 Stories: **2**  
 Expenses: **1997 Combined Tax/Ops @ \$4.50/sf**  
 Parking: **51 Surface Spaces are available; Ratio of 3.80/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **10,954 SF**  
 Max Contig: **10,000 SF**  
 Smallest Space: **113 SF**  
 Rent/SF/Yr: **\$13.00 - \$40.34/fs**  
 % Leased: **45.2%**



### 24 1235 Lake Pointe Pky

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office/Medical**  
 Building Status: **Built Apr 2010**  
 Building Size: **26,524 SF**  
 Typical Floor Size: **13,262 SF**  
 Stories: **2**  
 Expenses: **2011 Tax @ \$1.75/sf; 2010 Ops @ \$5.43/sf, 2011 Est Ops @ \$6.43/sf**  
 Parking: **100 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **11,339 SF**  
 Max Contig: **4,403 SF**  
 Smallest Space: **500 SF**  
 Rent/SF/Yr: **\$24.00/fs**  
 % Leased: **57.3%**



## Class B Buildings - Sugar Land

### 25 12300 Parc Crest Dr - Parc Plaza Business Park

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1983, Renov 1995**  
 Building Size: **79,566 SF**  
 Typical Floor Size: **39,783 SF**  
 Stories: **2**  
 Expenses: **2008 Combined Tax/Ops @ \$3.55/sf; 2012 Est Ops @ \$7.27/sf**  
 Parking: **45 free Covered Spaces are available; 200 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **79,566 SF**

Max Contig: **79,566 SF**

Smallest Space: **39,783 SF**

Rent/SF/Yr: **\$12.00/nnn**

% Leased: **100%**



### 26 101 Parklane Blvd - Sugar Creek Office Park

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Jul 2009**  
 Building Size: **36,980 SF**  
 Typical Floor Size: **12,326 SF**  
 Stories: **3**  
 Expenses: **2012 Combined Tax/Ops @ \$9.50/sf**  
 Parking: **Reserved Spaces @ \$35.00/mo; 60 free Surface Spaces are available; 40 free Covered Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **23,756 SF**

Max Contig: **23,756 SF**

Smallest Space: **1,562 SF**

Rent/SF/Yr: **\$15.50/nnn**

% Leased: **35.8%**



### 27 300 Schlumberger Dr - Schlumberger Bldg

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1993**  
 Building Size: **62,446 SF**  
 Typical Floor Size: **31,223 SF**  
 Stories: **2**  
 Expenses: **2009 Tax @ \$0.64/sf**  
 For Sale: **Not For Sale**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Yr: **-**

% Leased: **100%**



### 28 4309 Sienna Pky - Sienna Ranch

Missouri City, TX 77459

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Sep 2008**  
 Building Size: **21,600 SF**  
 Typical Floor Size: **10,800 SF**  
 Stories: **2**  
 Expenses: **2010 Tax @ \$3.48/sf, 2012 Est Tax @ \$4.03/sf; 2011 Ops @ \$2.97/sf, 2012 Est Ops @ \$2.97/sf**  
 For Sale: **Not For Sale**

Space Avail: **10,280 SF**

Max Contig: **10,280 SF**

Smallest Space: **1,200 SF**

Rent/SF/Yr: **\$17.00 -**

**\$21.00/nnn**

% Leased: **52.4%**



## Class B Buildings - Sugar Land

### 29 1307 Soldiers Field Dr - Hudson Products

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Jun 2002**  
 Building Size: **26,230 SF**  
 Typical Floor Size: **26,230 SF**  
 Stories: **1**  
 Expenses: **2008 Tax @ \$3.94/sf**  
 Parking: **70 free Covered Spaces are available; 15 free Surface Spaces are available**  
 For Sale: **For Sale - Active**

Space Avail: **26,230 SF**  
 Max Contig: **26,230 SF**  
 Smallest Space: **26,230 SF**  
 Rent/SF/Yr: **\$15.50/nnn**  
 % Leased: **100%**



### 30 12603 Southwest Fwy

AKA 12603 S US 59 Hwy

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1981, Renov 1999**  
 Building Size: **141,779 SF**  
 Typical Floor Size: **23,681 SF**  
 Stories: **6**  
 Expenses: **2011 Tax @ \$1.79/sf; 2009 Ops @ \$7.93/sf, 2011 Est Ops @ \$5.63/sf**  
 Parking: **150 free Surface Spaces are available; 170 Covered Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 3.80/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **65,284 SF**  
 Max Contig: **20,589 SF**  
 Smallest Space: **861 SF**  
 Rent/SF/Yr: **\$18.00/fs**  
 % Leased: **54.0%**



### 31 13313 Southwest Fwy

AKA 13313 S US 59 Hwy

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1985, Renov 2007**  
 Building Size: **37,800 SF**  
 Typical Floor Size: **18,900 SF**  
 Stories: **2**  
 Expenses: **2008 Combined Tax/Ops @ \$10.44/sf; 2007 Combined Est Tax/Ops @ \$5.72/sf**  
 Parking: **200 free Surface Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

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



### 32 13333 Southwest Fwy - Offices @ Sugar Creek

AKA 13333 S US 59 Hwy

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1982**  
 Building Size: **36,439 SF**  
 Typical Floor Size: **18,219 SF**  
 Stories: **2**  
 Expenses: **1998 Combined Tax/Ops @ \$5.00/sf**  
 Parking: **90 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**

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





## Class B Buildings - Sugar Land

### 33 14100 Southwest Fwy - Sugar Creek Place I

AKA 14100 S US 59 Hwy  
Sugar Land, TX 77478  
Fort Bend County

Building Type: **Class B Office**  
Building Status: **Built Jul 1998**  
Building Size: **151,436 SF**  
Typical Floor Size: **25,239 SF**  
Stories: **6**

Space Avail: **74,956 SF**  
Max Contig: **25,926 SF**  
Smallest Space: **1,183 SF**  
Rent/SF/Yr: **\$14.00 - \$22.00/fs**  
% Leased: **57.9%**

Expenses: **2011 Combined Tax/Ops @ \$8.53/sf; 2010 Est Ops @ \$5.35/sf**  
Parking: **Reserved Spaces @ \$50.00/mo; 300 Covered Spaces are available; 125 free Surface Spaces are available; Ratio of 4.00/1,000 SF**



### 34 15035 Southwest Fwy

Sugar Land, TX 77478  
Fort Bend County

Building Type: **Class B Office/Medical**  
Building Status: **Built 1985**  
Building Size: **25,272 SF**  
Typical Floor Size: **12,636 SF**  
Stories: **2**

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

Expenses: **2008 Tax @ \$1.64/sf**  
Parking: **120 free Surface Spaces are available**  
For Sale: **Not For Sale**



### 35 15300 Southwest Fwy

Sugar Land, TX 77478  
Fort Bend County

Building Type: **Class B Office/Medical**  
Building Status: **Built 1994**  
Building Size: **23,878 SF**  
Typical Floor Size: **23,878 SF**  
Stories: **1**

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

Expenses: **2008 Tax @ \$5.13/sf**  
Parking: **150 free Surface Spaces are available; 5 free Covered Spaces are available**  
For Sale: **Not For Sale**



### 36 80 Sugar Creek Center Blvd

Sugar Land, TX 77478  
Fort Bend County

Building Type: **Class B Office**  
Building Status: **Built 2005**  
Building Size: **41,758 SF**  
Typical Floor Size: **20,879 SF**  
Stories: **2**

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

Expenses: **2008 Tax @ \$2.18/sf**  
Parking: **100 free Surface Spaces are available**  
For Sale: **Not For Sale**



## Class B Buildings - Sugar Land

### 37 4800 Sugar Grove Blvd - Four Sugar Grove

Stafford, TX 77477

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Jan 1982**  
 Building Size: **123,371 SF**  
 Typical Floor Size: **20,561 SF**  
 Stories: **6**

Expenses: **2012 Tax @ \$1.18/sf; 2009 Ops @ \$6.93/sf, 2012 Est Ops @ \$6.79/sf**

Parking: **180 free Surface Spaces are available; Reserved Spaces @ \$35.00/mo; 280 free Covered Spaces are available; Ratio of 3.00/1,000 SF**

Space Avail: **31,999 SF**  
 Max Contig: **14,555 SF**  
 Smallest Space: **530 SF**  
 Rent/SF/Yr: **\$15.00 - \$20.00/fs**  
 % Leased: **85.9%**



### 38 4645 Sweetwater Blvd - The Offices at Sweetwater

AKA 4645-4675 Sweetwater Blvd

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built 1985**  
 Building Size: **20,963 SF**  
 Typical Floor Size: **20,963 SF**  
 Stories: **1**

Expenses: **2011 Tax @ \$1.84/sf; 2011 Est Ops @ \$7.36/sf**

Parking: **294 Surface Spaces are available; Reserved Spaces @ \$80.00/mo; Ratio of 4.10/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,409 SF**  
 Max Contig: **1,409 SF**  
 Smallest Space: **1,409 SF**  
 Rent/SF/Yr: **\$24.00 - \$26.00/fs**  
 % Leased: **93.3%**



### 39 4660 Sweetwater Blvd - Sweetwater Professional Centre

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Mar 2005**  
 Building Size: **34,430 SF**  
 Typical Floor Size: **17,215 SF**  
 Stories: **2**

Expenses: **2008 Tax @ \$1.64/sf**  
 For Sale: **Not For Sale**

Space Avail: **3,947 SF**  
 Max Contig: **3,947 SF**  
 Smallest Space: **3,947 SF**  
 Rent/SF/Yr: **\$24.00/fs**  
 % Leased: **88.5%**



### 40 4690 Sweetwater Blvd - Founders Bank Plaza

Sweetwater and Lexington

Sugar Land, TX 77479

Fort Bend County

Building Type: **Class B Office**  
 Building Status: **Built Oct 2008**  
 Building Size: **30,000 SF**  
 Typical Floor Size: **15,390 SF**  
 Stories: **2**

Expenses: **2009 Tax @ \$2.93/sf; 2009 Ops @ \$9.75/sf**

Parking: **50 free Surface Spaces are available; Ratio of 3.80/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,884 SF**  
 Max Contig: **1,884 SF**  
 Smallest Space: **1,884 SF**  
 Rent/SF/Yr: **\$21.00/nnn**  
 % Leased: **93.7%**



## Class B Buildings - Sugar Land

### 41 2440 Texas Pky - Wells Fargo Bank Fort Bend

AKA 2440 McHard Rdg  
2440 FM 2234  
Missouri City, TX 77489  
Fort Bend County

Building Type: **Class B Office**  
Building Status: **Built 1982**  
Building Size: **63,506 SF**  
Typical Floor Size: **21,915 SF**  
Stories: **3**  
Expenses: **1997 Combined Tax/Ops @ \$4.50/sf; 2012 Est Ops @ \$4.79/sf**  
Parking: **259 free Surface Spaces are available; Ratio of 2.87/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **13,227 SF**  
Max Contig: **6,586 SF**  
Smallest Space: **321 SF**  
Rent/SF/Yr: **\$14.40/fs**  
% Leased: **89.5%**



### 42 1429 Tx-6

Sugar Land, TX 77478  
Fort Bend County

Building Type: **Class B Office**  
Building Status: **Built 2007**  
Building Size: **61,530 SF**  
Typical Floor Size: **20,510 SF**  
Stories: **3**  
Expenses: **2008 Tax @ \$2.93/sf**  
Parking: **150 free Surface Spaces are available**  
For Sale: **Not For Sale**

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



### 43 11555 University Blvd - University Boulevard 11555

AKA Hwy 6 @ US 90-Alt  
Sugar Land, TX 77478  
Fort Bend County

Building Type: **Class B Office/Medical**  
Building Status: **Built Dec 2005**  
Building Size: **72,683 SF**  
Typical Floor Size: **24,227 SF**  
Stories: **3**  
Expenses: **2008 Tax @ \$2.74/sf**  
For Sale: **Not For Sale**

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



### 44 13303 S US 59 Hwy - Sugarcreek Baptist Church West

AKA 13303 Southwest Fwy  
Stafford, TX 77477  
Fort Bend County

Building Type: **Class B Office**  
Building Status: **Built 1982**  
Building Size: **36,450 SF**  
Typical Floor Size: **19,000 SF**  
Stories: **2**  
Expenses: **2008 Tax @ \$2.10/sf**  
For Sale: **Not For Sale**

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



## Class B Buildings - Sugar Land

45 2225 Williams Trace Blvd

Sugar Land, TX 77478

Fort Bend County

Building Type: **Class B Office/Medical**      Space Avail: **0 SF**  
Building Status: **Built 1989**                      Max Contig: **0 SF**  
Building Size: **23,855 SF**                      Smallest Space: -  
Typical Floor Size: **23,855 SF**                      Rent/SF/Yr: -  
Stories: **1**    % Leased: **100%**  
Expenses: **2008 Tax @ \$2.46/sf**  
Parking: **50 free Surface Spaces are available**  
For Sale: **Not For Sale**

