



## SUGAR CREEK PLACE I

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14100 SOUTHWEST FREEWAY | SUGAR LAND, TEXAS



# THE OFFERING



JLL, as exclusive advisor to the owner, is pleased to offer for sale Sugar Creek Place I, a 151,772 square foot, Class A office building located in Sugar Land, one of Houston's most sought-after and best performing suburbs. The six-story property is 25.8% leased with 1.8 years of weighted average remaining lease term and offers a 3.91 per 1,000 square foot parking ratio in a four-story, pre-cast concrete structured parking garage. At its current occupancy, Sugar Creek Place I offers the most attractive value-add investment opportunity in suburban Houston. Its premier location along Highway 59 combined with the Property's efficient floor plates creates the ideal suburban Class-A office environment and the greatest potential for a user opportunity in Sugar Land. Additionally, the top two floors of Sugar Creek Place I are available, providing an excellent opportunity for a potential user or large tenant prospect. The building also offers the option for building signage, allowing for increased visibility and brand recognition in the highly sought-after Sugar Land market.

## INVESTMENT SUMMARY

Address	14100 Southwest Freeway, Sugar Land, TX 77478
NRA	151,772 SF
Number of Stories	6
Year Built	1998/2014
Parking Ratio	3.91 per 1,000 SF
Occupancy	25.80%
Site Area	3.67 acres



# INVESTMENT HIGHLIGHTS



## IMMEDIATE UPSIDE POTENTIAL AT AN ATTRACTIVE BASIS

Sugar Creek Place I's location within Houston's most business-friendly suburb, combined with excellent access and visibility make it attractive to both large and small tenants. Currently 25.8% leased, investors have the opportunity to create significant value in the near term by leasing the remaining vacant space and renewing existing tenants at competitive market rental rates. Offered at an extremely competitive basis when compared to its peer set, Sugar Creek Place I has the ability to attract Class A tenants at market rates more attractive than surrounding buildings in a historically stable office micromarket. Sugar Land's office market fundamentals have begun a rebound following the pandemic, and with an attractive basis new ownership will be able to position the Property for stabilization.

## SIGNIFICANT DISCOUNT TO REPLACEMENT COST

With the increase in construction costs, Sugar Creek Place I offers the rare opportunity to acquire Class A office product at a discount to current replacement cost which is estimated to be \$450+ per square foot. Within the Sugar Land office submarket, there is no new construction currently underway. With no supply growth for the foreseeable future, extensively renovated and office buildings with efficient floor plates and ample parking such as Sugar Creek Place I will be the beneficiary of the trend of tenants' flight to quality.

# INVESTMENT HIGHLIGHTS

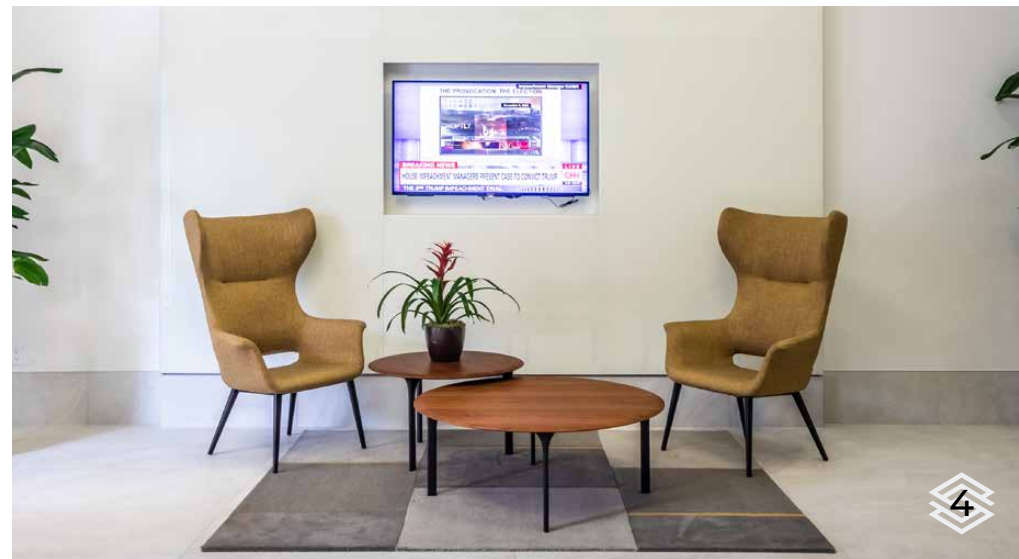


## MAINTAINED TO THE HIGHEST QUALITY

Since original construction in 1998, past and current ownership have invested significant capital into the building, maintaining to institutional standards and improving the Property to consistently meet the standards of what Class-A office tenants expect in today's leasing environment. Recent notable improvements include past ownerships investment in 2014; including new tenant common areas, lobby and corridors (\$880,000), new cooling tower and roof (\$360,000), elevator modernization (\$75,000), and curtain wall and building upgrades (\$100,000). Current ownership has invested significant capital into the Property as well, allowing for a new investor to focus the entirety of their capital spending on leasing dollars.

## OUTSTANDING ACCESS AND VISIBILITY

Featuring a prominent location at the hard corner of Interstate 69 and Commerce Green Blvd., Sugar Creek Place I offers its tenants excellent visibility with signage options available. Situated less than a mile from the intersection of Interstate 69 and U.S. 90, Sugar Creek Place's location also provides tenants and visitors convenient ingress and egress as well as direct access to several primary transportation arteries of the Houston MSA, including Beltway 8, Westpark Tollway and Grand Parkway. The Property also provides unique accessibility to Sugar Land's residential communities which are consistently on the list of national 'best places to live' surveys and include First Colony, Greatwood, New Territory, River Park, and Imperial.

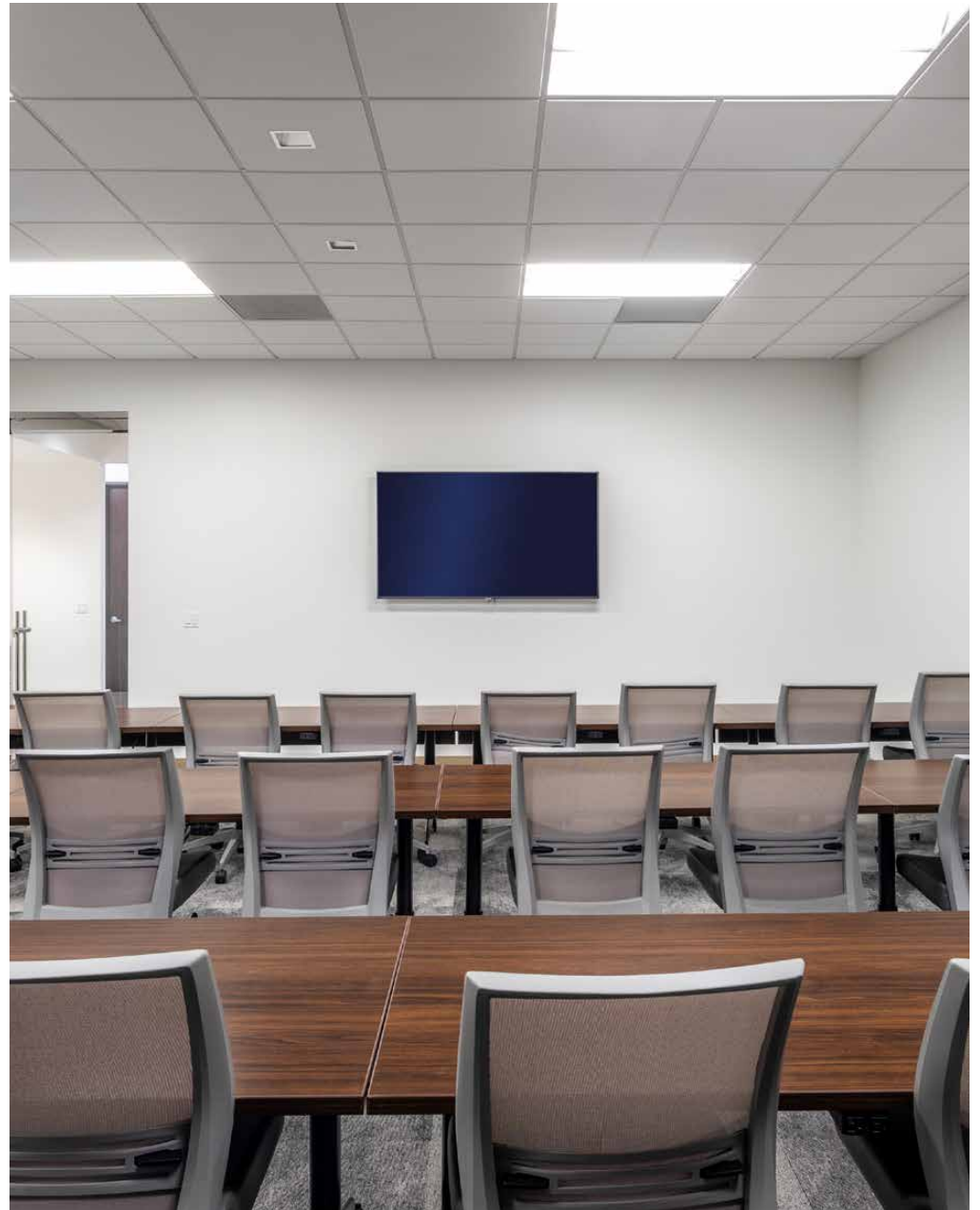


# INVESTMENT HIGHLIGHTS



## DOMINATE CORPORATE HUB

Sugar Land is home to numerous high-profile regional and international corporations housed in over 23 million square feet of commercial space, including Fluor Corporation, Tramountina USA, Inc., Nalco Champion, Baker Hughes, Methodist, Memorial Hermann and Texas Instruments. Sugar Land's favorable tax climate, community infrastructure, unsurpassed quality of life, strong workforce and international corporate relocations all contribute to a superior business environment. As the population migration in Houston continues to move into the suburbs, Sugar Land's office market is poised for significant growth potential as more company's continue the effort to lease available office space that is close and convenient for its employees.



# INVESTMENT HIGHLIGHTS



## ONE OF AMERICA'S BEST PLACES TO LIVE

Sugar Land has appeared atop or near the top on multiple "best of" lists over the years, currently ranked as No. 5 on Livability's list of best places to live in the country, and 17th in Fortune's inaugural "25 Best Places to Live for Families" list. Sugar Land was also ranked as the number 9 safest city in Texas by SafeHome.com and was named one of America's best small markets for business by Global Trade magazine. Sugar Land has the most master-planned communities in Fort Bend County, which in turn has the most master-planned communities in the nation, meaning Sugar Creek Place I has incredible access to one of the most populous and sought after workforces.



**SUGAR CREEK TOWER II**  
206,732 SF  
Owner: Brener International Group

UPTOWN/GALLERIA

GREENWAY PLAZA

HOUSTON CBD

TEXAS MEDICAL CENTER

**SUGAR CREEK TOWER I**  
206,546 SF  
Owner: Brener International Group

**COMERICA OFFICE TOWER**  
208,552 SF  
Owner: Glazer Properties

**COMMERCE GREEN ONE**  
110,036 SF  
Owner: Tanglewood Property Group

**SUGAR CREEK COUNTRY CLUB**

**SUGAR CREEK PLACE I**

**SUGAR CREEK PLACE II**  
69,008 SF  
Owner: Healix, Inc

**SUGAR CREEK ON THE LAKE**  
515,115 SF  
Owner: Madison Marquette/PCCP

**IMPERIAL PLAZA**  
152,734 SF  
Owner: Wedge Commercial Properties



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