SUGAR CREEK

71.6% LEASED
CLASS-A OFFICE

SUGAR LAND
SUBMARKET

HOUSTON,
TEXAS

Confidential Offering Memorandum

JLL

THE OFFERING

JLL Capital Markets, as exclusive advisor to the owner, is pleased to present for sale a 100% fee simple interest in Sugar Creek II ("the Property"), a 204,791-square-foot headquarters-quality office building situated on 3.323 acres in one of Houston's strongest suburban submarkets. Currently 71.6% leased, the Property delivers immediate cash flow while providing substantial value-add potential through vacancy absorption at an attractive basis significantly below replacement cost. Built in 2009 and recently improved, Sugar Creek II is in excellent condition with high-quality common areas and convenient access to nearby amenities, occupying a prime location at US 90 and I-69 with exceptional highway visibility and frontage in one of Houston's most desirable residential suburbs. Current ownership has invested over $1 million since January 2026, allowing new ownership to concentrate capital deployment on leasing initiatives. Sugar Creek II represents one of Houston's most compelling suburban office opportunities, combining a premier Sugar Land location, efficient floor plates, Class-A construction quality, and strong upside potential through lease-up execution.

13131 DAIRY ASHFORD	2009	204,791	71.60%	4.1 YEARS
ADDRESS	YEAR BUILT	TOTAL SF	% LEASED	WALT

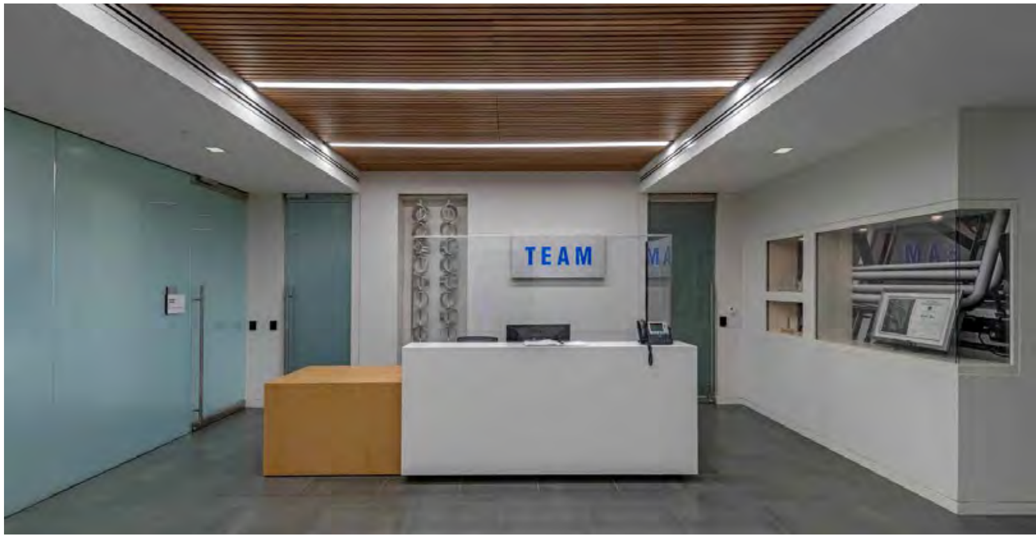
8	26,492 SF	676 SPACES	3.30 / 1,000 SF	3.323 ACRES
STORIES	TYPICAL FLOOR PLATE	PARKING SPACES	PARKING RATIO	LAND AREA


TEAM

VALUE-ADD OPPORTUNITY WITH IMMEDIATE UPSIDE POTENTIAL

Currently 71.6% leased to 8 tenants, Sugar Creek II is positioned to capture significant upside through lease-up of the remaining vacant space and renewal of existing tenants at competitive market rental rates. With an average vacant suite size of 3,686 SF, Sugar Creek II provides an optimal suite mix for the Sugar Land market, featuring right-sized configurations for the area's predominant small to mid-sized tenant base, along with select larger suites for established companies and growing firms. The Property's location within Houston's most business-friendly suburb, combined with superior access and visibility, makes Sugar Creek II an attractive option for any tenant looking for high-quality suburban space.

PHOTO COLLAGE

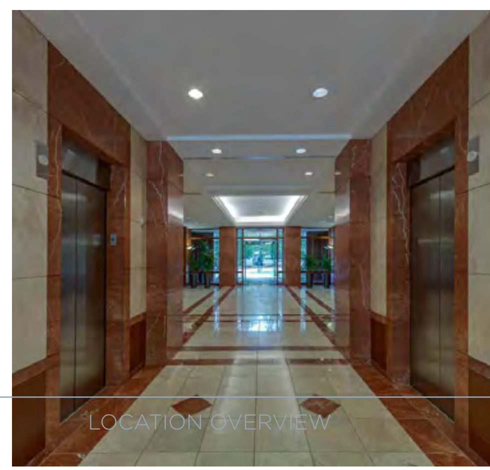


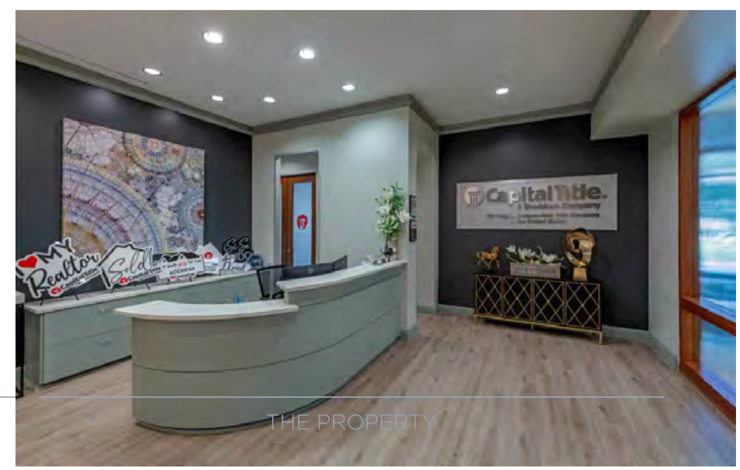
OUTSTANDING ACCESS AND VISIBILITY

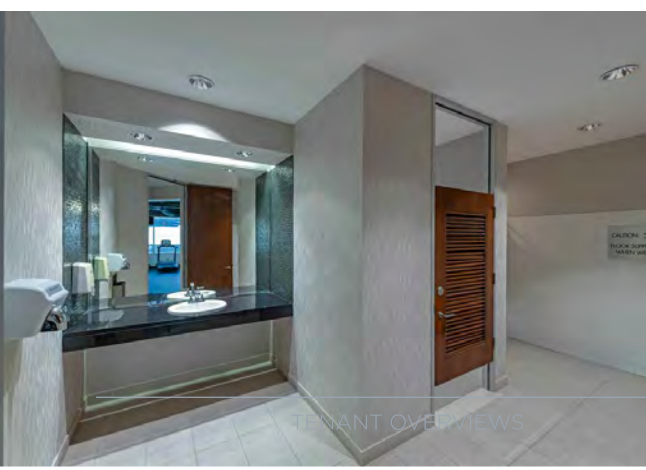
Positioned at the heart of Sugar Land's thriving commercial corridor, Sugar Creek Tower II represents the premier office project in the market. Outstanding access and visibility from the Southwest Freeway at the intersection of U.S. Highway 90A along with extensive landscaping of the project's mass of green space provide a serene and welcoming atmosphere for employees and visiting clients. The property enjoys tremendous accessibility to and from the rest of the Houston MSA as well as a close proximity to the numerous master-planned residential communities in the area, including First Colony, Telfair, Greatwood and New Territory.

QUALITY CONSTRUCTION & EFFICIENT DESIGN

Designed by Kirksey Architecture and developed by Granite in 2009, Sugar Creek II features floor plates averaging 26,492 SF, tinted insulated glass curtain wall, stone and ceramic tile flooring in main lobby areas, and a number of modern features that position it as one of the top buildings in the Sugar Land submarket. A parking garage is adjacent to the Property and provides 572 parking spaces for Sugar Creek II. In addition, 104 surface level spots provide a combined ratio of 3.30 spaces per 1,000square feet. The Property offers an on-site conference center, fitness center with locker rooms, and a keycard access system, reflecting quality construction and efficient design.








Quad Plus
Houston

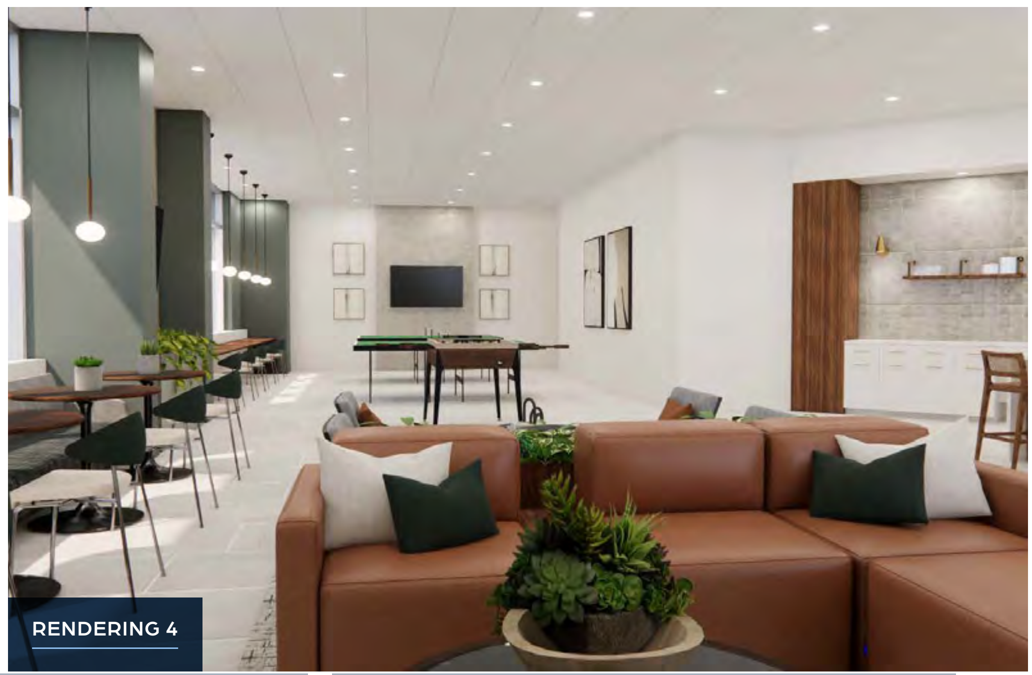
RECENT CAPITAL INVESTMENTS BY CURRENT OWNERSHIP

Current ownership has committed significant capital to modernize building systems and enhance the tenant experience. Active capital projects include upgrades to the tenant lounge, conference facilities, and fitness center, installation of six dual-head electric vehicle charging stations, and replacement of the cooling tower. Upon completion, these investments will position the property among Sugar Land's most recently renovated office assets, delivering best-in-class quality to the market.

RENDERING 1


RENDERING 2


RENDERING 3


RENDERING 4

LOCATION MAP


249
290
69
90
GARDEN OAKS
THE HEIGHTS 35 Min
HEIGHTS
MEMORIAL VILLAGES 25 Min
DOWNTOWN HOUSTON 24 Min
TANGLEWOOD 18 Min
MONTROSE 26 Min
10
RIVER OAKS 20 Min
MONTROSE
EDO
8
THE GALLERIA 18 Min
TEXAS MEDICAL CENTER 20 Min
SOUTHSIDE PLACE 24 Min
MEDICAL CENTER
610
HOBBY AIRPORT
NRG STADIUM 20 Min
HOBBY AIRPORT 27 Min
PASADENA
90
288
45
MISSOURI CITY 9 Min
MISSOURI CITY
8

SUGAR LAND OVERVIEW

The City of Sugar Land is a full-service municipality delivering first-rate police and fire protection with crime rates significantly lower than national averages, superior community services with state-of-the-art facilities, an award-winning airport, and premier parks and recreation facilities. Sugar Land has continued to be one of the best places to live and work in the Houston MSA. Due to Sugar Land's multiple top-ranked master-planned communities, the town has been on the list of numerous best places to live surveys, an achievement further validated by a household growth rate of 13.66% from 2020 to 2025 within a 1-mile radius of the Property.

SUGAR CREEK TOWER II IS SURROUNDED BY UNMATCHED DEMOGRAPHICS, EVIDENCED BY A $146K AVERAGE HOUSEHOLD INCOME AND A ROBUST 96.48% EMPLOYMENT RATE WITHIN A ONE-MILE RADIUS.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2010 Total Population	4,085	91,856	305,060
2025 Total Population	4,004	94,652	316,986
2010 - 2025 Population Growth %	-2%	3%	4%
2030 Estimated Total Population	4,299	101,538	330,273
2025 - 2030 Est. Population Growth %	7%	7%	4%

	1-MILE	3-MILE	5-MILE
Average Household Income	$146,456	$119,045	$112,569
Median Home Value	$463,392	$344,412	$316,678
% of Population (25+) with a College Degree or Higher	49.8%	41.1%	35.4%
Median Age	43.7	40.6	38.3

OFFICE FUNDAMENTALS

The Sugar Land office submarket benefits from strong regional connectivity via I-69, I-610, Beltway 8, Highway 6, and the Fort Bend Toll Road, providing efficient access across the Houston metro. Affluent surrounding communities support a highly educated labor pool and a steady pipeline of graduates for local employers. From a cost perspective, the submarket offers attractive occupancy rates at a discount to more central office nodes, while maintaining proximity to affluent residential areas and executive housing, reinforcing Sugar Land's appeal as a mature suburban employment hub.

Numerous high-profile regional and international corporations have chosen Sugar Land as a corporate home, including Accredo Packaging, Inc., Applied Optoelectronics, Noble Drilling, and ChampionX.

AVAILABILITY

	SUGAR LAND SUBMARKET	HOUSTON MSA
Market Rent/SF	$28.87	$30.00
Vacancy Rate	16.80%	19.70%
Vacant SF	1.8M	69.7M
Availability Rate	18.70%	20.30%
Available SF	2M	72M

INVENTORY

	SUGAR LAND SUBMARKET	HOUSTON MSA
Inventory SF	10.4M	354M
Under Construction SF	68.7K	1.2M
12 Mo Delivered SF	172K	2.2M

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