



# SUGAR CREEK TOWERS

13131 & 13135 DAIRY ASHFORD | SUGAR LAND, TEXAS

Owned and managed by:



Leased by:



Jones Lang LaSalle Brokerage, Inc.



SUGAR CREEK TOWER II

SUGAR CREEK TOWER I





Sugar Land Town Square | 4 min

HWY 59 & 99 | 8 min

HWY 6 & 90 | 6 min

59

DRURY INN

PAPPASITO'S Cantina

MINT dentistry

RED OAK GRILL  
SUGAR CREEK CLEANERS

MURPHY'S DELI

LA FONDA MEXICAN RESTAURANT

TEXAN GRILL

Jack in the box

Houston Swim Club

DYNAMIC FITNESS

FIRST WATCH THE DAYTIME CAFE

90

DAIRY ASHFORD RD

SC I

SC II

5:1000 Parking

PARKLANE BLVD

## SUGAR LAND'S PREMIER OFFICES

Sugar Creek Towers I & II offers tremendous accessibility to all that Sugar Land has to offer and provides a premier office environment for both corporations and local companies.



# NOTABLE TENANTS

## NOBLE DRILLING, INC.

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Officed globally, Noble owns and operates one of the most modern, versatile and technically advanced fleets in the offshore drilling industry.

## TEAM, INC.

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Located in over 20 countries, TEAM, Inc. is a global leading provider of integrated, digitally-enabled asset performance assurance and optimization solutions.

## MERRILL LYNCH

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An American investing and wealth management division of Bank of America providing a personalized approach to investing focused on your future.

## ROLLS ROYCE

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Rolls Royce is a pre-eminent engineering company focused on world-class power and propulsion systems.

## GM FINANCIAL

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A global provider of auto loan financing through auto dealers across the U.S. and Canada.

## NEW YORK LIFE

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The third-largest life insurance company in the United States and the largest mutual life insurance company in the United States.

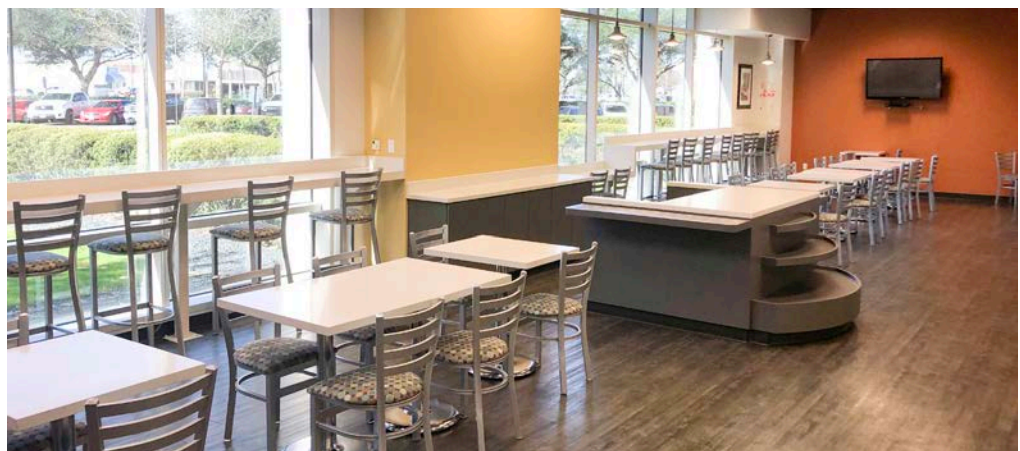
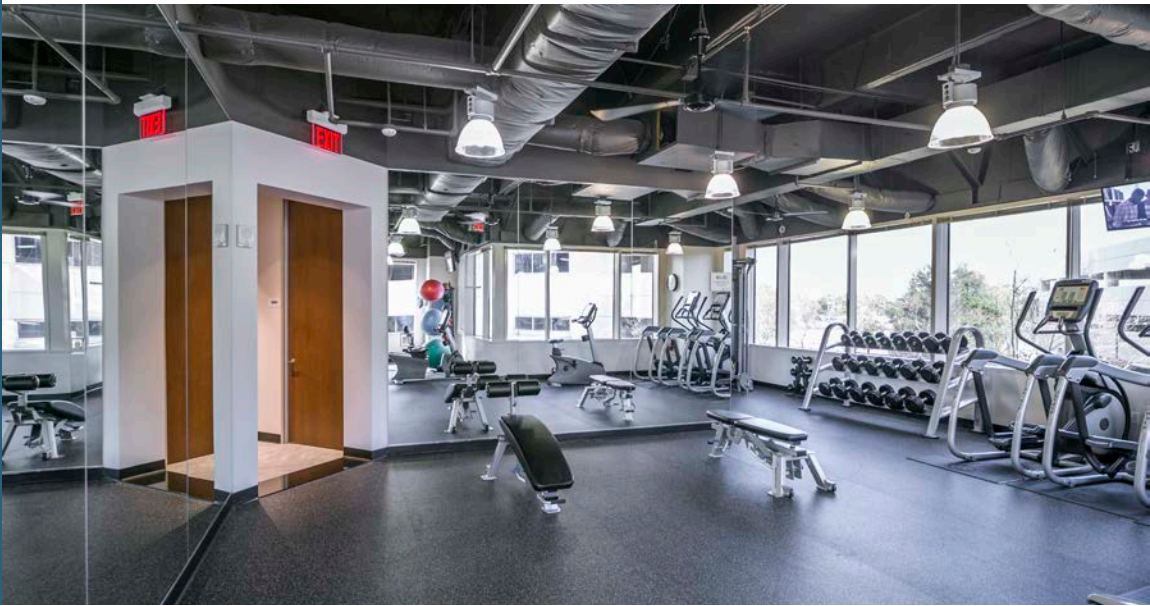


# BUILDING HIGHLIGHTS

413,000 RSF  
TOTAL

42,219 RSF  
MAX CONTIGUOUS

25,633 RSF  
TOP FLOOR AVAILABLE



**A CORPORATE HOME**  
in the center of Sugar Land



**EASY INGRESS & EGRESS**  
to I-59/69 and US 90



**5:1000 PARKING**  
structured garage parking



**CONFERENCE CENTER**  
±40 person training room



**ONSITE FOOD**  
large cafeteria for tenants



**FITNESS CENTER**  
with showers and lockers





# THE SWEET LIFE

Located 20 minutes Southwest of downtown Houston, Sugar Land is conveniently located near the metro and its international port and airports, making it a destination for business. The city houses highly educated, globally diverse workforces, and numerous corporate headquarters.



## A DESTINATION SPOT FOR BUSINESS

- 13** Company Headquarters
- 20** Biotech Companies
- 08** Advanced Manufacturing Companies



White	39.6%
Black/African American	8.5%
American Indian	.2%
Asian	44.9%
Pacific Islander	.1%
Hispanic	12.2%
2 or More Races	3.8%
Other	2.8%

 **27**  
City Parks

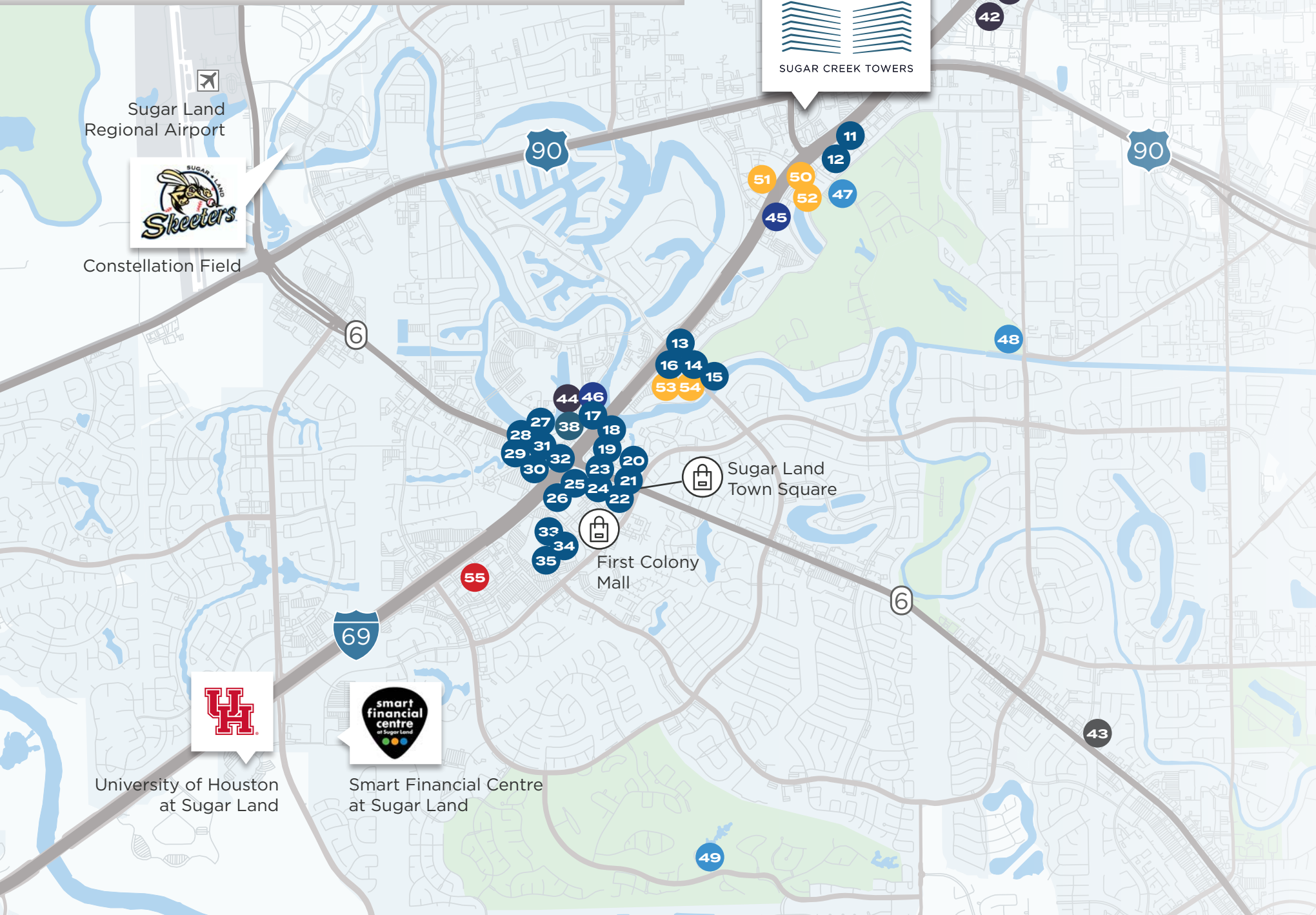
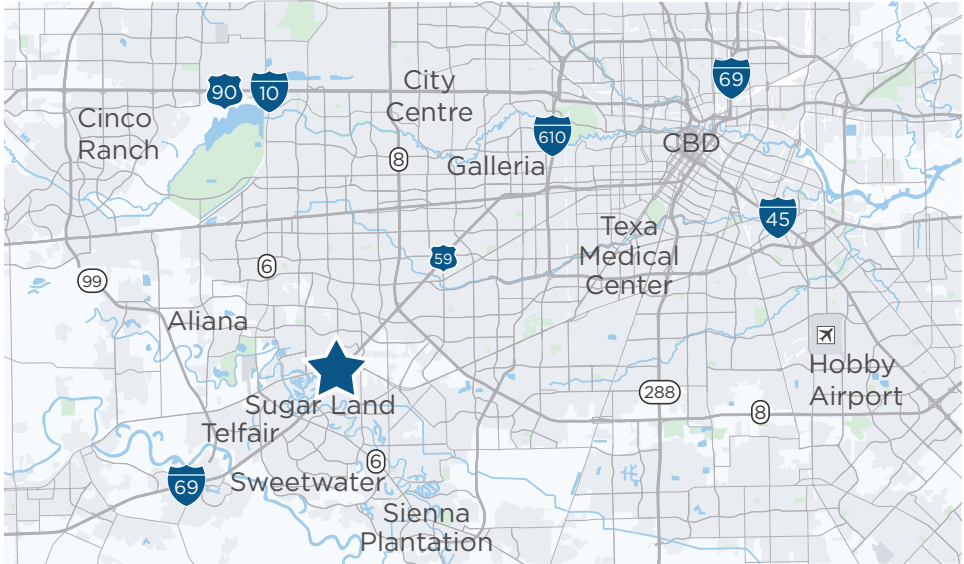
 **NUMEROUS**  
Shopping & Dining Options

 **20+**  
Miles of Hike & Bike Trails

 **ATTRACTIONS**  
For every age group







# AREA AMENITIES

## FOOD & BEVERAGE

- 1 McDonald's
- 2 Waffle House
- 3 Sonic
- 4 Gringo's Mexican Kitchen
- 5 Taco Bell
- 6 Fuddruckers
- 7 The Pub Fountains
- 8 Applebee's Grill & Bar
- 9 Razzoo's Cajun Cafe
- 10 Pappadeaux Seafood Kitchen
- 11 BerryHill Baja Grill
- 12 Spec's
- 13 Schlotzsky's
- 14 Jason's Deli
- 15 Marble Slab Creamery
- 16 Chili's Bar & Grill
- 17 Torchy's Tacos
- 18 Lupe Tortilla
- 19 BJ's Restaurant & Brewhouse
- 20 Red Lobster
- 21 Chick-fil-a
- 22 Benihana
- 23 Flying Saucer Draught Emporium
- 24 Escalante's Fine Tex-Mex
- 25 Salata
- 26 P.F. Chang's
- 27 Potbelly Sandwich Shop
- 28 Beck's Prime
- 29 Blaze Pizza
- 30 Pei Wei
- 31 Panera Bread
- 32 Piada Italian Streetfood
- 33 Grimaldi's Pizzeria
- 34 The Cheesecake Factory
- 35 Black Walnut Cafe

## SHOPPING

- 36 Walmart Supercenter
- 37 Sam's Club
- 38 Whole Foods Market

## HOTELS

- 39 Staybridge Suites
- 40 Courtyard Marriot
- 41 La Quinta Inn & Suites
- 42 Sleep Inn & Suites
- 43 Holiday Inn Express
- 44 Hyatt Place Houston - Sugar Land

## FITNESS

- 45 24-Hour Fitness
- 46 Orange Theory Fitness

## COUNTRY CLUBS

- 47 Sugar Creek Country Club
- 48 Riverbend Country Club
- 49 Sweetwater Country Club

## OTHER

- 50 Gigi's Playhouse
- 51 FedEx Office Print & Ship Center
- 52 The UPS Store
- 53 Office Depot
- 54 Home Depot

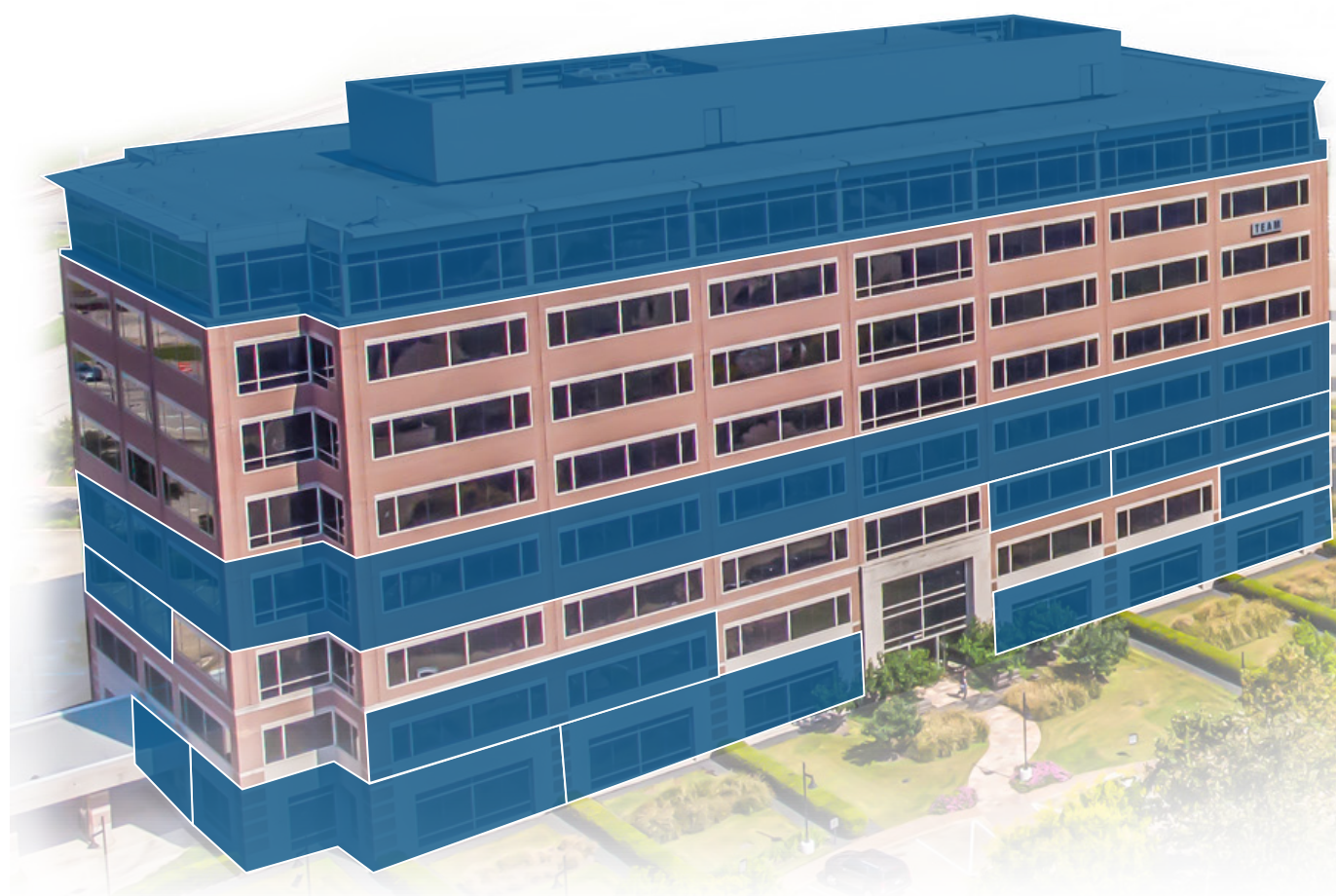
## HOSPITALS

- 55 Houston Methodist —  
Sugar Land Hospital



# TOWER II

## AVAILABILITIES



Floor 8	25,633 RSF
Floor 4	26,850 RSF
Floor 3	Suite 370: 1,595 RSF Suite 350: 8,129 RSF Suite 300: 10,104 RSF
Floor 2	Suite 260: 3,065 RSF Suite 240: 5,480 RSF
Floor 1	Suite 170: 2,601 RSF Suite 110: 902 RSF Suite 105: 2,034 RSF Suite 100: 2,611 RSF



# TOWER I

## AVAILABILITIES



Floor 7	Suite 700: 26,826 RSF
Floor 6	Suite 600: 26,826 RSF
Floor 5	Suite 580: 5,786 RSF Suite 560: 2,984 RSF Suite 545: 1,529 RSF
Floor 4	Suite 425: 8,401 RSF
Floor 3	Suite 300: 26,826 RSF
Floor 1	Suite 185: 1,263 RSF Suite 175: 1,724 RSF







# SUGAR CREEK TOWERS

Owned and managed by:



Leased by:



FOR LEASING INFORMATION:

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