

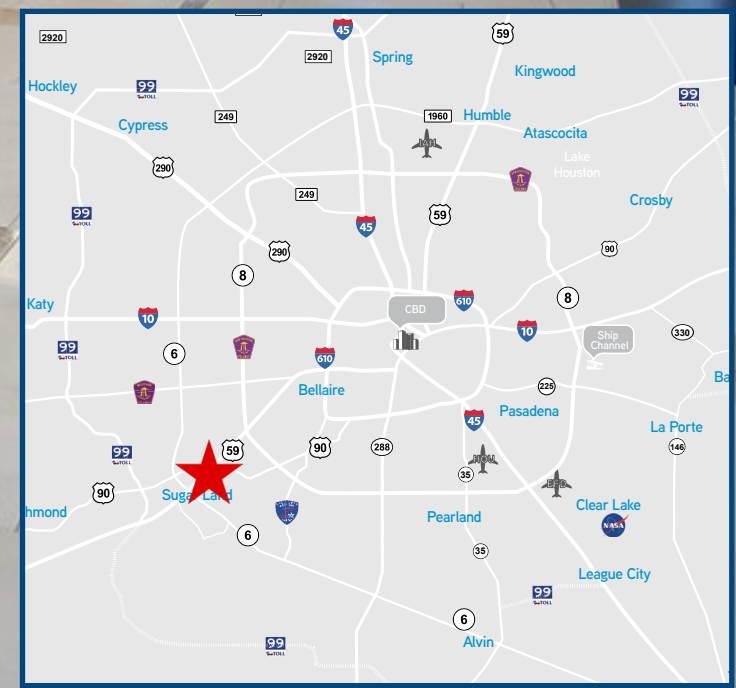
FOR SUBLEASE | Up to 38,000 SF



14141

SOUTHWEST FREEWAY
SUGAR LAND, TEXAS 77478







SUBLEASE INFORMATION

- > Premises: 5,736 RSF - approximately 38,000 RSF
 - > Occupancy: Portions available immediately (see last pages)
 - > Term Expiration: June 30, 2021
 - > Net Rental Rate: \$10.00/RSF + \$0.50/RSF/Yr
 - > 2017 OpEx: \$11.35/RSF/year (est.)
 - > Parking: 6.00/1,000 Parking Ratio
- > Will divide
 - > Corporate campus setting
 - > Furniture, fixtures and equipment is negotiable
 - > Built in 1982; Renovated in 2013

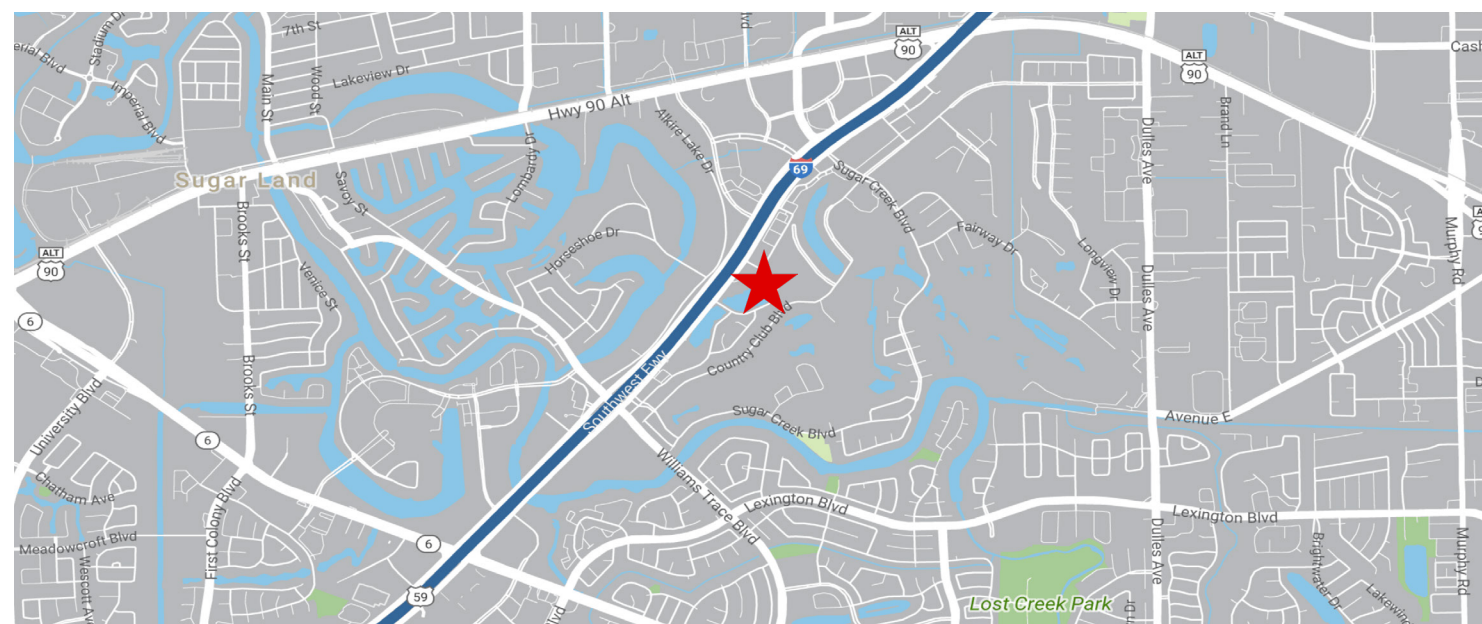
FORT BEND / SUGAR LAND SUBMARKET

East Fort Bend County/Sugar Land has quickly become a prominent Houston submarket and a leader in job growth. Consistent demand this cycle helped spur more than 640,000 SF of office deliveries since 2014, and fundamentals here have gone in the opposite direction from the metro as a whole, and for the better.

Although the submarket was unable to escape the rent losses experienced across most of the metro over the past few years, the long-term demand drivers in the submarket remain healthy. The population growth in Sugar Land and Missouri City was the second-fastest this cycle and brought a large, well-educated workforce to the submarket. And as healthcare continues its growth south from the Texas Medical Center, this submarket is poised to benefit.

14141 SOUTHWEST FREEWAY

Building is divided into three towers with heights of 6, 8 and 10 stories. A dual heliport is located atop the parking garage. 1000-car parking garage is located adjacent to the building and is served by two elevators. Automated system provides full security, fire detection, and optimum energy control throughout the building. Efficient dining facility located on the first floor. Most interior walls are de-mountable partitions, making space changes easier. 6-acre lake on south side of the building. Building is energy efficient and is served by a chilled water cooling system. Located five minutes from the Houston city limits. The property features a newly equipped fitness center, high end delicatessen and park like setting with lake and walking trails.

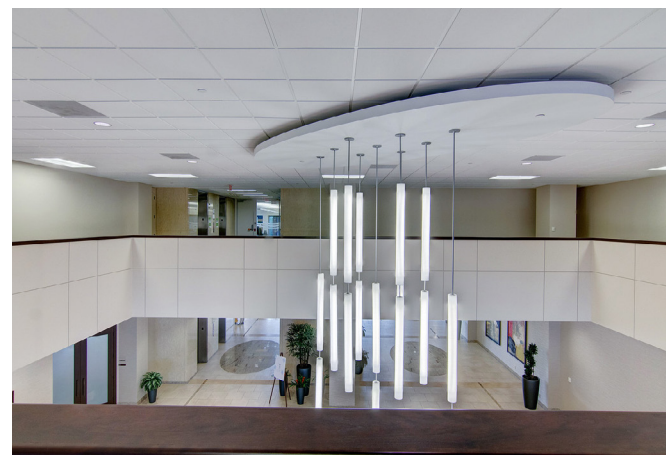




FIRST TENANT = INFINITE POSSIBILITIES

Whether your company needs space for 10 employees or 200, the 2nd floor at Sugar Creek on the Lake can be configured to match your requirement. Finishes include above-standard carpet, updated ceiling tiles with direct/indirect lighting and an open floor plan to accommodate various furniture designs. The premises can also be divided into different combinations, offering up to 38,000 SF of possibilities. See floorplan options on pages 10 & 11 for more detail.

SPACE PHOTOGRAPHS | LOBBY



SPACE PHOTOGRAPHS | CORRIDORS



SPACE PHOTOGRAPHS | KITCHEN



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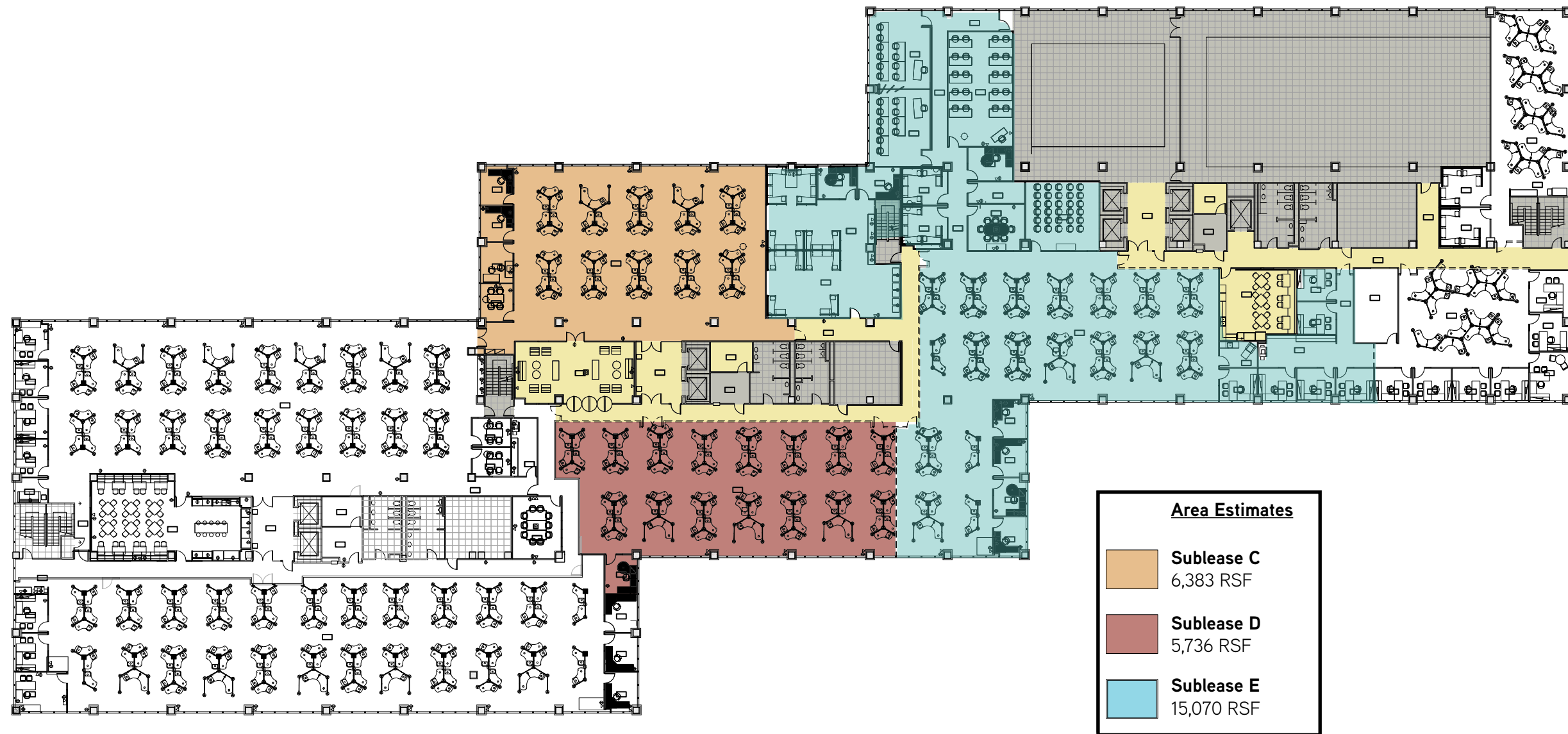
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SPACE PHOTOGRAPHS



AS Built Floor Plans

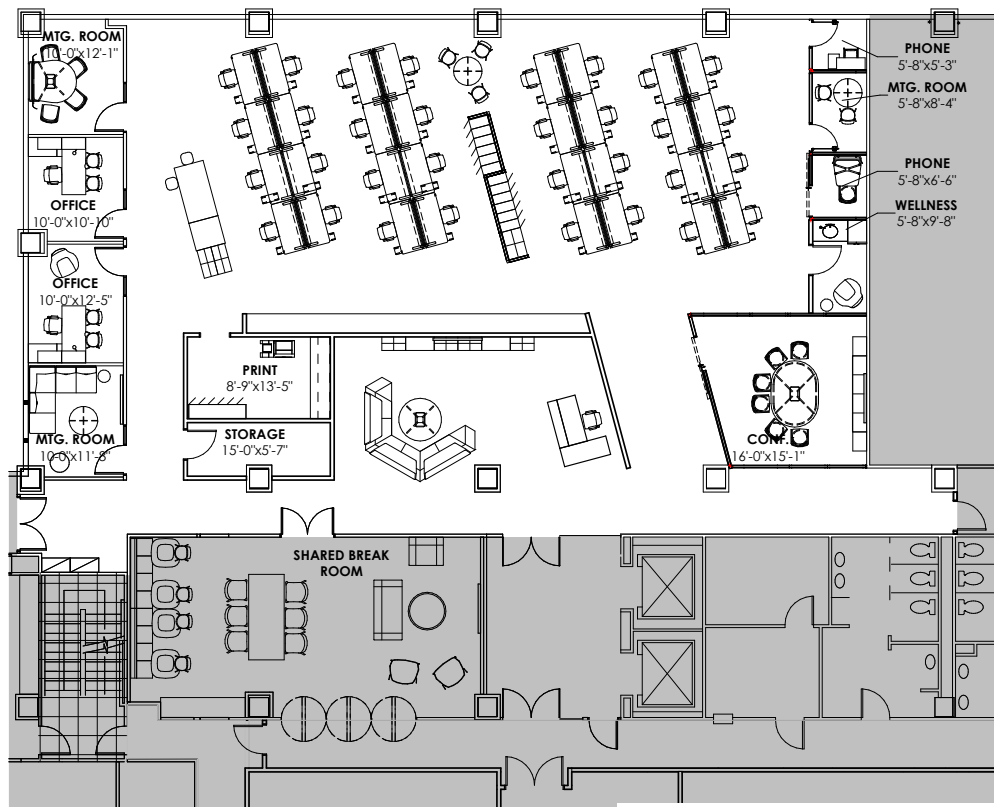


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Potential Reconfiguration / Test Fits



TEST FIT SUBLEASE SUITE C

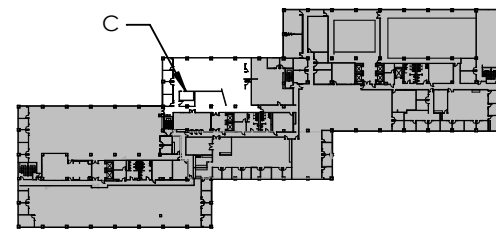


PROGRAM:

- 32 OPEN WORKSTATIONS (5'-6"x5'-6")
- 2 PRIVATE OFFICES
- 2 PHONE ROOMS
- 1 WELLNESS ROOM
- 2 PERSON MEETING ROOM
- 4 PERSON MEETING ROOM
- 5 PERSON LOUNGE MEETING
- 6 PERSON CONFERENCE ROOM
- PRINT
- OPEN LOUNGE/MEETING
- RECEPTION

HEADCOUNT: 34

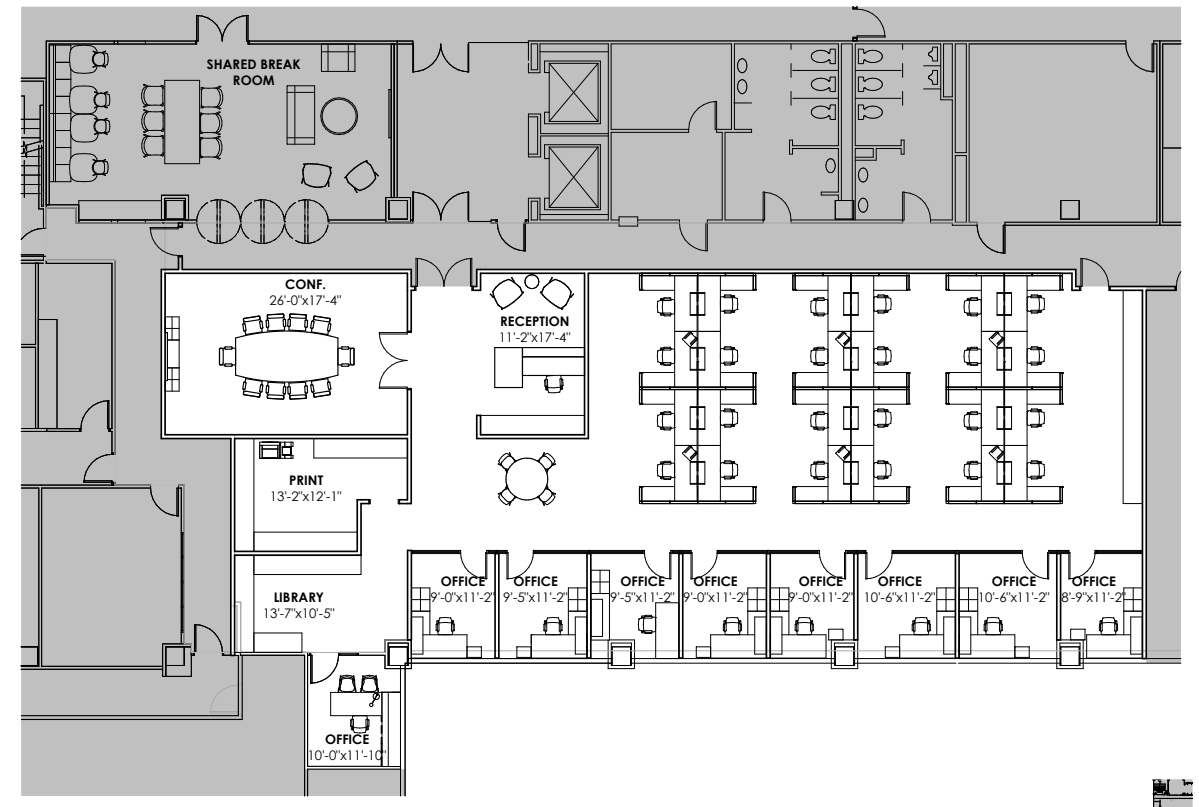
RSF: 6,383 SF



KEY PLAN - LEVEL 2

0 | 5'4" | 16'

TEST FIT SUBLEASE SUITE D

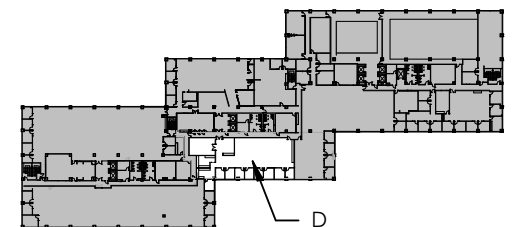


PROGRAM:

- 9 PRIVATE OFFICES
- 24 OPEN WORKSTATION (6'-0"x6'-0")
- RECEPTION
- 10 PERSON CONFERENCE ROOM
- OPEN MEETING
- PRINT ROOM
- LIBRARY/STORAGE

HEADCOUNT: 33

RSF: 5,736 SF



KEY PLAN - LEVEL 2

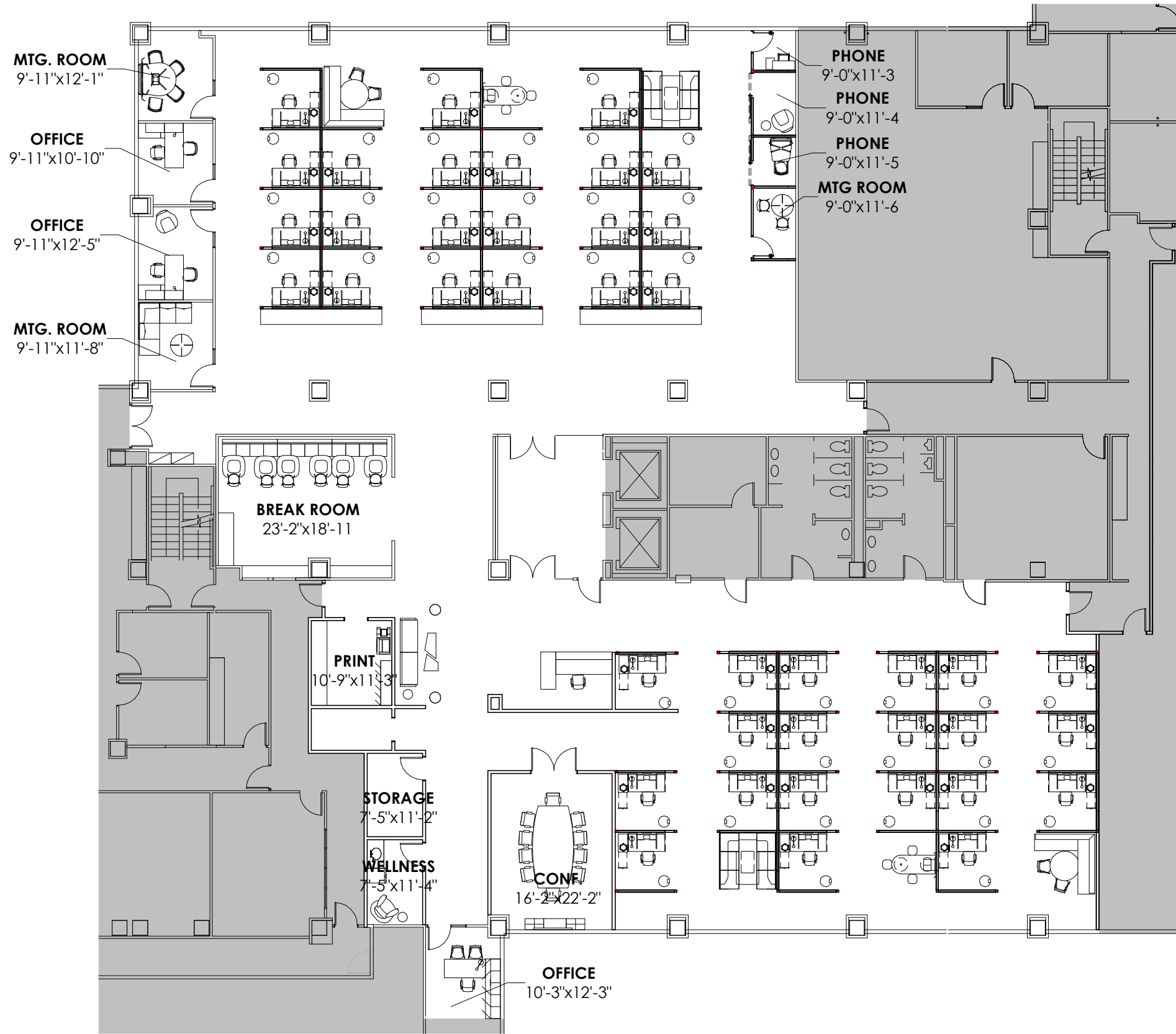
0 | 5'4" | 16'



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TEST FIT SUBLEASE SUITE C & D

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Sugar Land, TX 77478



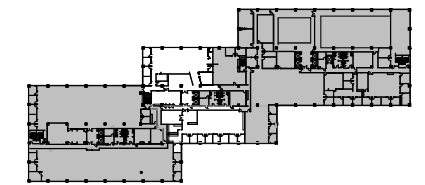
PROGRAM:

- 38 OPEN OFFICES (7'-7"x8'-0")
- 3 PRIVATE OFFICES
- 3 PHONE ROOMS
- 1 WELLNESS ROOMS
- 2 PERSON MEETING ROOM
- 4 PERSON MEETING ROOM
- 5 PERSON LOUNGE MEETING
- 10 PERSON CONFERENCE ROOM
- 1 STORAGE
- 1 PANTRY
- 1 BREAK ROOM
- 1 PRINT ROOM
- 1 RECEPTION
- 6 OPEN COLLABORATIVE

HEADCOUNT: 41

RSF: SF

12,119 SF

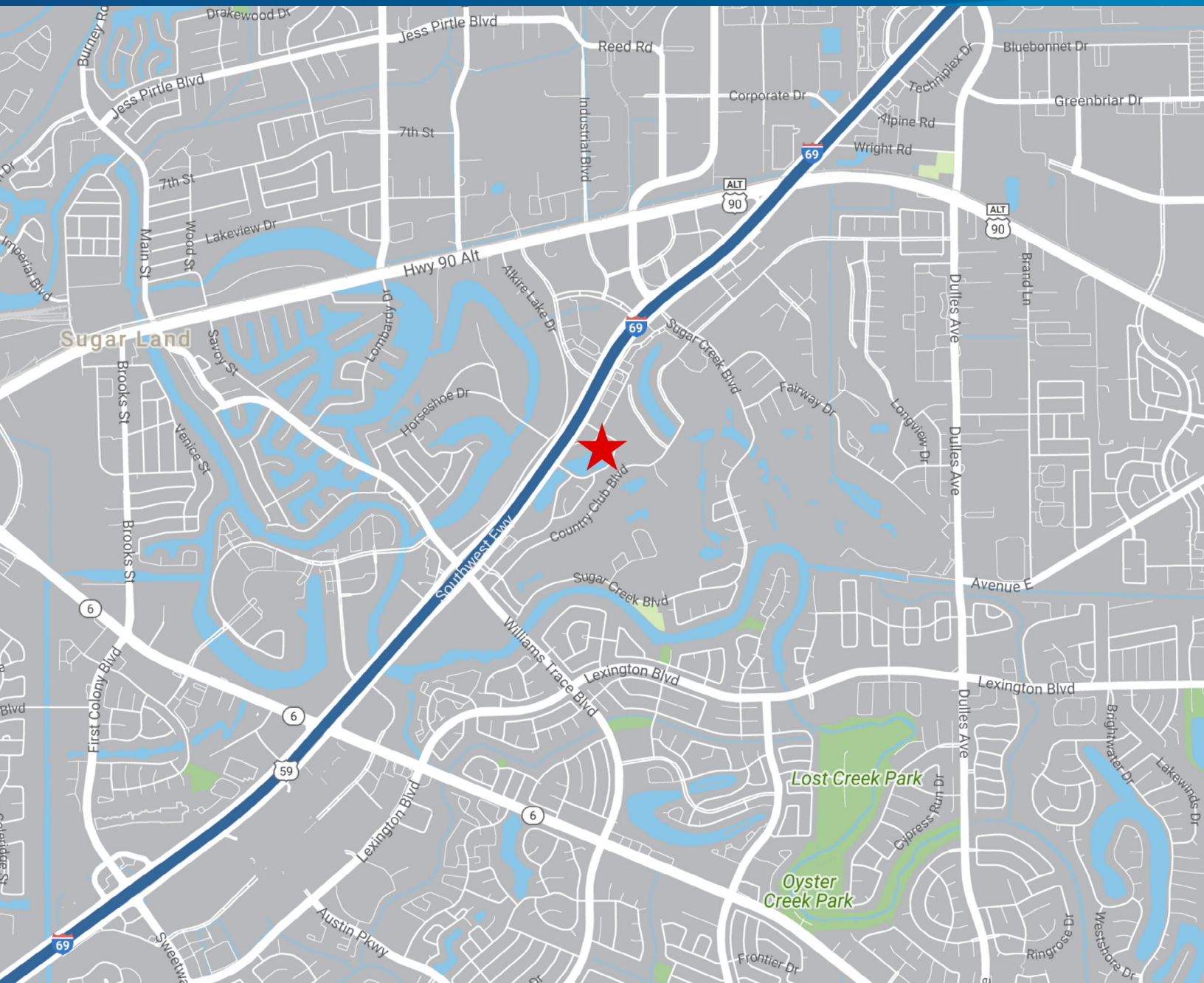


KEY PLAN - LEVEL 2

0 | 8' | 16' | 32'



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