

OFFICE SPACE FOR LEASE @ Telfair Office Park

800 Bonaventure Way near Corner of University and Hwy-6



Sugar Land Market | University and Hwy-6



FOR MORE INFORMATION PLEASE CONTACT:

SUITE 123 - New Construction

Michael Blount Jr

Managing Broker

+1 832 702 8152

michael@panopticrealty.com

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SIZE:

1,225 square feet (approx) office

PRICE:

LEASE - \$26 NNN/year, \$2.16 NNN/month

PROPERTY HIGHLIGHTS:

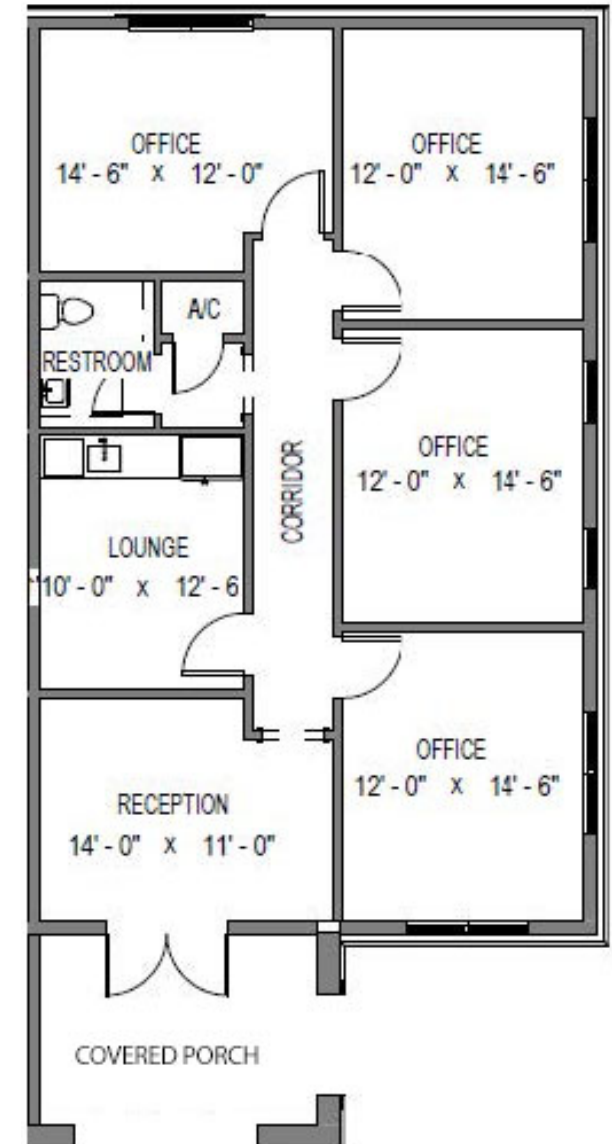
- Covered porch, reception, 4 offices, kitchenette / lounge, restroom
- Clean, modern design with neutral color palette
- Double-door entry with impressive chandelier
- Adjacent to restaurants, fast food, retail
- Easy access to University Blvd, Hwy-6, Hwy-59/69
- Professional landscaping with sprinkler systems
- Pre-wired for telephone and data
- **Corner suite with additional windows and extra parking**

PROPERTY SUMMARY:

New construction - this is easily the nicest suite in the office park. Suite is located on the corner of the building, facing northwest. Suite features an abundance of windows - at least one in every office. Corner location of suite provides parking on two sides. Entry to the suite is through decorative double doors, covered by a generous porch area. Reception features retro-modern chandelier that sets a high-end tone to the office space. All finishes throughout the suite re-affirm the same high-end feel established upon entry to the suite. Additional upgrades include dishwasher in kitchen / lounge and hookups for washer / dryer should you wish to add them.

LOCATION SUMMARY:

Conveniently locate your at the center of Sugar Land on the intersection of University Blvd and Hwy-6. Located just behind the retail center on the Southeast corner of University Blvd and Hwy-6 on Bonaventure Way. Enjoy plentiful restaurants, fast food, banking, and retail - all conveniently located close by. Near Sugar Land Airport - frequented by 1/5 Fortune 500 companies. Easy hotel accommodations are available for visitors next door at the Hilton Garden Inn.



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Aerial View



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