

# OFFICES AT KENSINGTON

1600 & 1650 HIGHWAY 6



## PROPERTY FEATURES

- Two 4 story, Class A office buildings totaling 177,000 square feet
- Lobby finishes consist of polished marble floors, highlighted by oak paneled walls and marble tile inlays
- Efficient rectangular floor plan
- 15-acre lake with decorative fountains, two and a half mile walking path and outside seating
- Beautiful lake view suites in the heart of Sugar Land
- Abundance of both covered and uncovered parking
- On-site property management
- Located in prestigious First Colony
- Walking distance to over 20 restaurants and the Sugar Land Town Center
- Direct access to Town Center Lakeside via pedestrian bridges crossing the lake
- Close proximity to Sugar Land's finest shopping, dining, hotel and entertainment amenities

LEASING INFORMATION:

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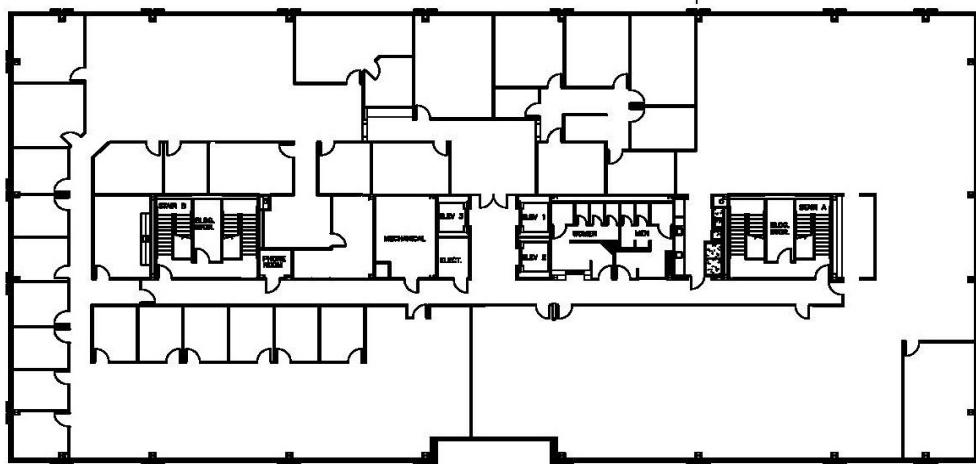
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Located in the heart of Sugar Land, the building is just north of U.S. Highway 59 and Highway 6 intersection. Convenient access to several other major Houston traffic arteries including U.S. Highway 90, Fort Bend Tollway, Beltway 8 and the Westpark Tollway.

## TYPICAL FLOOR PLAN



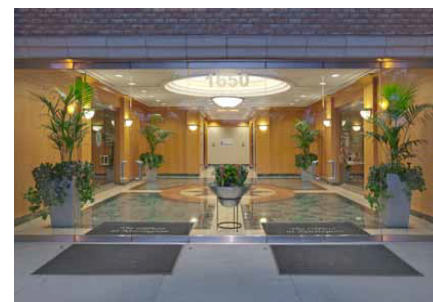
21,300 RSF Floor Plate



1st Level Lobby



1st Level Lobby



1st Level Lobby



Lake View

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