

# For Lease



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

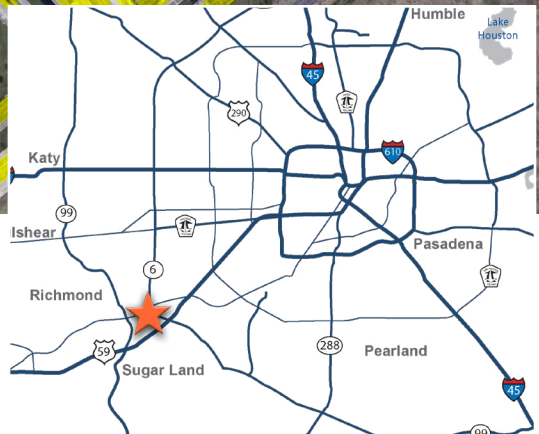
[hproperties.com](http://hproperties.com)

## Crossing at Telfair Medical and Professional Building

Hwys 6 & 90, Sugar Land, TX 77478



# For Lease



## CROSSING AT TELFAIR MEDICAL AND PROFESSIONAL BLDG

Hwys 6 & 90, Sugar Land, TX 77478

### Property Information

Space For Lease	7,156 SF
Rental Rate	\$30.00 PSF
NNN	\$8.00 PSF
Total Sq. Ft.	10,156 SF

### Property Highlights

- Central to the well-established communities of Telfair and First Colony and surrounded by retail and restaurants.
- Visibility and access from Hwy 90
- Major corporate employment hub
- Located across the Sugar Land Airport with on-site U. S. Customs service 250 aircraft operations per day . Used by over 100 of Fortune 500 companies

### Demographics

Population (2019)	3 mi. - 82,598 5 mi. - 231,993
Average Household Income	3 mi. - \$149,223 5 mi. - \$130,683

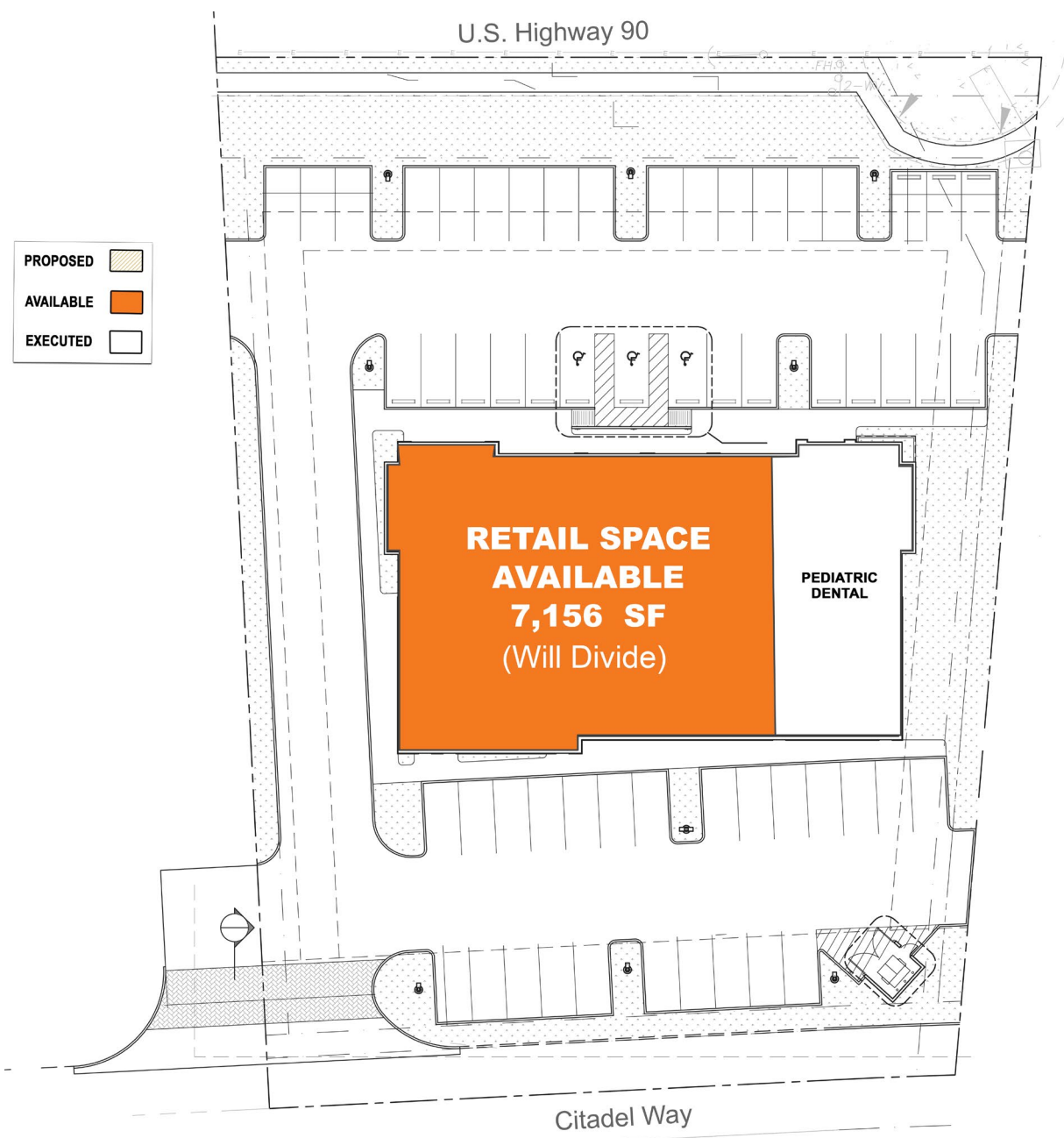
Traffic Count	Hwy 6: 28,703 vpd Hwy 90: 50,916 vpd
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### For More Information

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# For Lease



**FBISD**  
INSPIRE • EQUIP • IMAGINE  
Career and Technical  
Education Center  
2,000 Students

**SITE**

**Sugar Land  
Regional Airport**  
Avg 250 Flights/day  
Adding another  
Runway

**GameStop**  
**Sam's Club**  
**Walmart**

**Jordan Michaels**  
**MATTRESS FIRM**  
**VISION SOURCE**  
**SportClips**

**Rush Cycle**  
**Decadent**  
**WINGS STOP**  
**YUMMY PHO & BO NE**  
**BEYOND 20/20**

**Under Construction  
Story Building**  
**Hampton Inn**  
**Chuy's**  
**Mercantile**  
**PURE POINT FINANCIAL**  
**AT&T**

**SOZO**

*(Proposed)  
Event Center  
Under Contract*



# For Lease



**SITE**

Constellation Baseball Field  
7,500 Seats

University Blvd Extension

NALCO Champion  
860 Employees

Sugar Land Regional Airport

Sugar Land Business Park Development Phase II  
120 Acres & State Training  
21 Acres

**GameStop**  
**Walmart**  
**Sams Club**

**SPEC'S**  
WINES-SPIRITS-FINER FOODS  
**PLATO'S CLOSET**  
BAJA GRILL CANTINA  
**BERRYHILL**

goodwill  
NTB  
DQ  
DUNKIN' DONUTS  
BLUE FIN CARWASH

Ashley HOMESTORE  
DOLLAR TREE  
PETSMART  
PartyCity  
ToysRUs  
JO-ANN fabric and craft stores  
Banfield PET HOSPITAL  
at home  
LOWE'S  
BEST BUY

**COSTCO WHOLESALE**  
**SUBWAY**  
**TACO BELL**  
**ZAXBY'S**  
**McALISTER'S DELI**  
**Burlington**  
**AmegyBank**  
**TACO BELL**  
**SUPERCUTS**

FLUOR  
2,100 Employees  
CHI St Luke's Health  
500 Employees  
LAIFITNESS  
Cane's  
WILLY'S

Target  
WHOLE FOODS  
CHUCK & CHEESE'S  
Tuesday Morning

Methodist  
LEADING MEDICINE  
1,400 Employees

**BARNES & NOBLE**  
**The Cheesecake Factory**  
**Dillard's**  
**DAVID'S BRIDAL**  
**jcpenney**  
**macy's**  
**Bath & Body Works**  
**DSW**  
DESIGNER SHOE WAREHOUSE



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