

# Two Sugar Creek

77 Sugar Creek Center Boulevard, Fort Bend/Sugar Land, TX 77478



## AVAILABLE SPACES

Suite	SF Available
120	1,648
215	2,079
375	9,711
490	1,915

## PROPERTY HIGHLIGHTS

- Located within master-planned office park
- Convenient access to Highway 59, Highway 6, Highway 90 and Beltway 8
- Close proximity to a variety of business and food services
- Generator available
- Conference facilities on-site
- Highly efficient rectangular floor plates
- High parking ratio

## BUILDING AND HVAC HOURS

Mon-Fri: 7am-6pm  
Saturday: 7am-12pm

## PROPERTY INFORMATION:

<b>Total Building SF:</b>	143,410
<b>Floors:</b>	6
<b>Class:</b>	A
<b>Submarket:</b>	Fort Bend/Sugar Land
<b>Rental Rate:</b>	\$15.50 NNN
<b>Operating Expenses:</b>	\$10.18/SF
<b>Parking Ratio:</b>	4/1000 SF
<b>Parking Cost:</b>	\$50 reserved

## FOR MORE INFORMATION:

**Griff Jaggard**

[gjaggard@moodyrambinint.com](mailto:gjaggard@moodyrambinint.com)  
713.773.5571

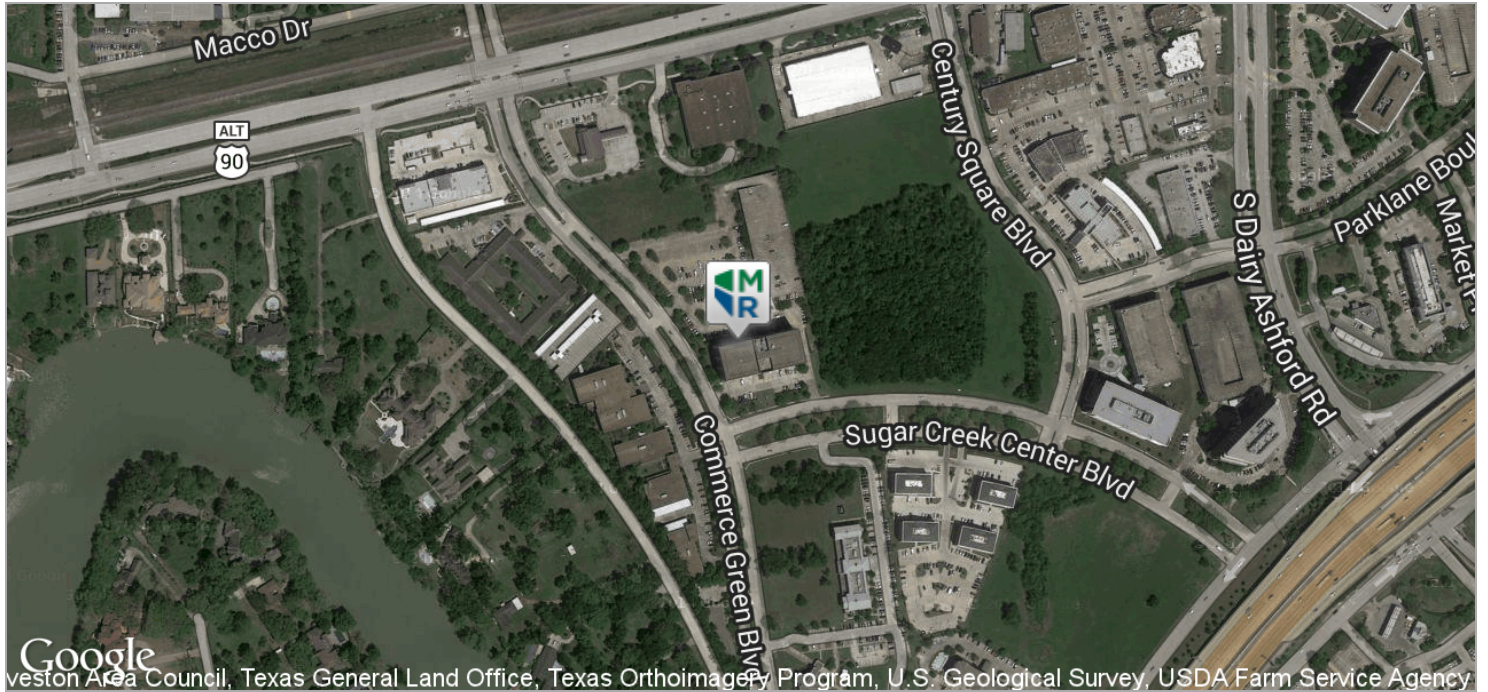
**Terri Torregrossa**

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