

Class A | Office
For Lease



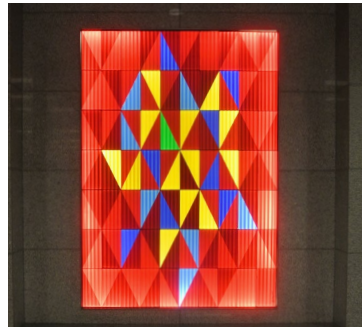
THREE SUGAR CREEK

3 Sugar Creek Center Blvd.

Sugar Land, Texas



THREE SUGAR CREEK | SUGAR LAND, TX | FOR LEASE



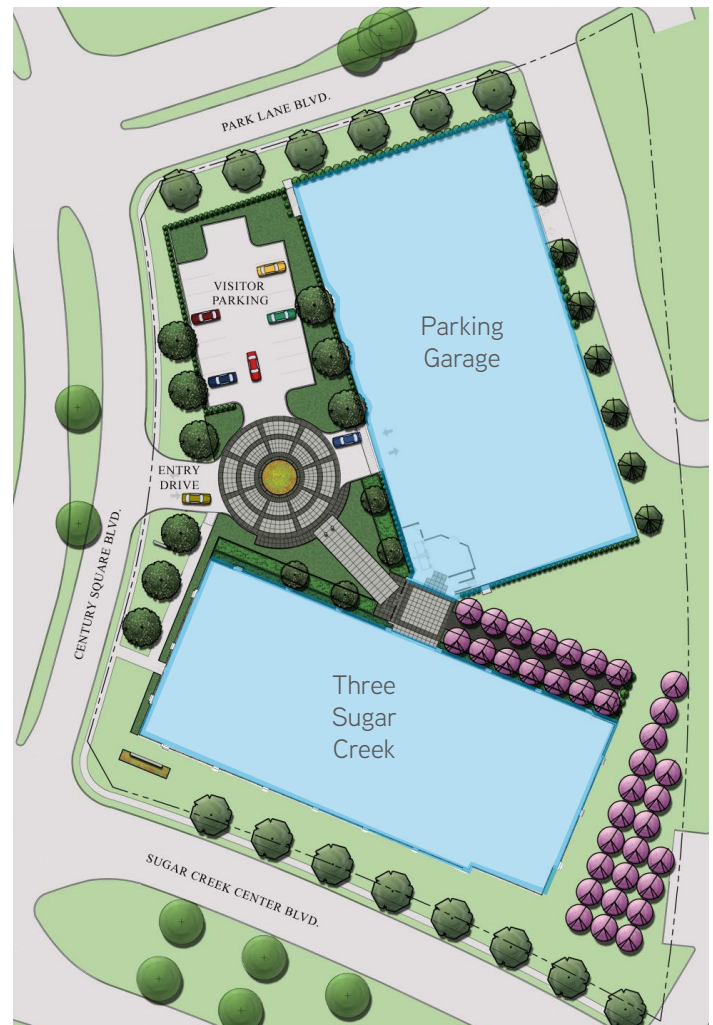
Three Sugar Creek represents the highest standards of Class "A" office space available in Sugar Land and the Houston area.

Quality finishes are detailed throughout the building with inlaid granite, exotic wood paneling, state-of-the-art building systems and elegant lighting in the main lobby. Polished granite walls are throughout the elevator lobbies and restrooms on each typical floor.

Located in Sugar Creek Center off of Highway 59 in Sugar Land, Three Sugar Creek has a signature presence within the Sugar Land skyline, and is the preferred address for outstanding companies.

PROPERTY HIGHLIGHTS

- Six-story, 152,734 SF, multi-tenant, Class "A" office building on 3 acres
- Availability:
 - 6th floor - 8,949 SF (Top floor, divisible to 2,586 SF, shell space)
- 5-level parking garage (9' clear height) with 4/1,000 parking ratio and enclosed air-conditioned walkway to building with full lobby finishes. Reserved spaces available.
- Convenient ingress / egress access via US Hwy 59 and Hwy 90 with abundant area amenities: restaurants, retail, hotels and conference center.
- Building occupied with high quality/credit tenants, including Aetna, Imperial Sugar, and Yang Ming



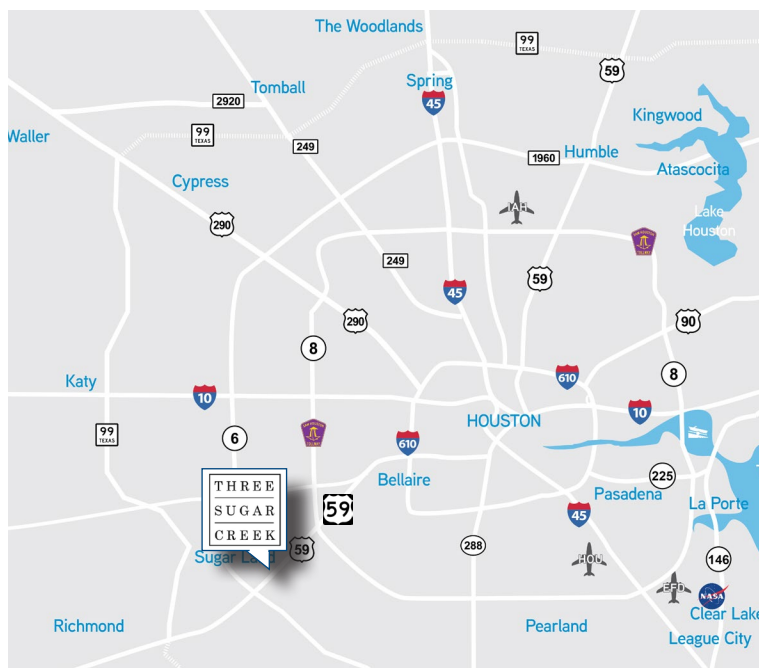


PROPERTY FEATURES

Building Address:	3 Sugar Creek Center Blvd. Sugar Land, TX 77478
Total Net Rentable Area:	152,734 SF
Typical Floor Area:	25,874 SF
Security:	Guard Service from 5:00 pm - 12:00 am, 24/7 Card Access and Security Cameras
Repair & Maintenance:	On-site Building Engineer
Exterior Window Treatment:	Mecho Shades
Ceiling System:	2' x 2' Acoustical Grid
Main Lobby Finish:	Polished Granite Floors and Walls with Exotic Wood Paneling and Illuminated Artwork in Elevator Lobby
Year Built:	2007
<ul style="list-style-type: none"> > 12' Ceiling Height on Main Lobby, 10-1/2' Floor to Grid on 1st Floor Tenant Space > 9-1/2' Floor to Grid Ceiling Height on Typical Floor > Cast in Place Concrete Structure, Column-Free Corners for Flexible Office Design > Otis High Speed Elevators in the Main Building, Dedicated Freight Elevator with Service Vestibule on All Floors and Garage Service Elevator > Floor to Ceiling Glass Exterior 	

DEVELOPMENT TEAM

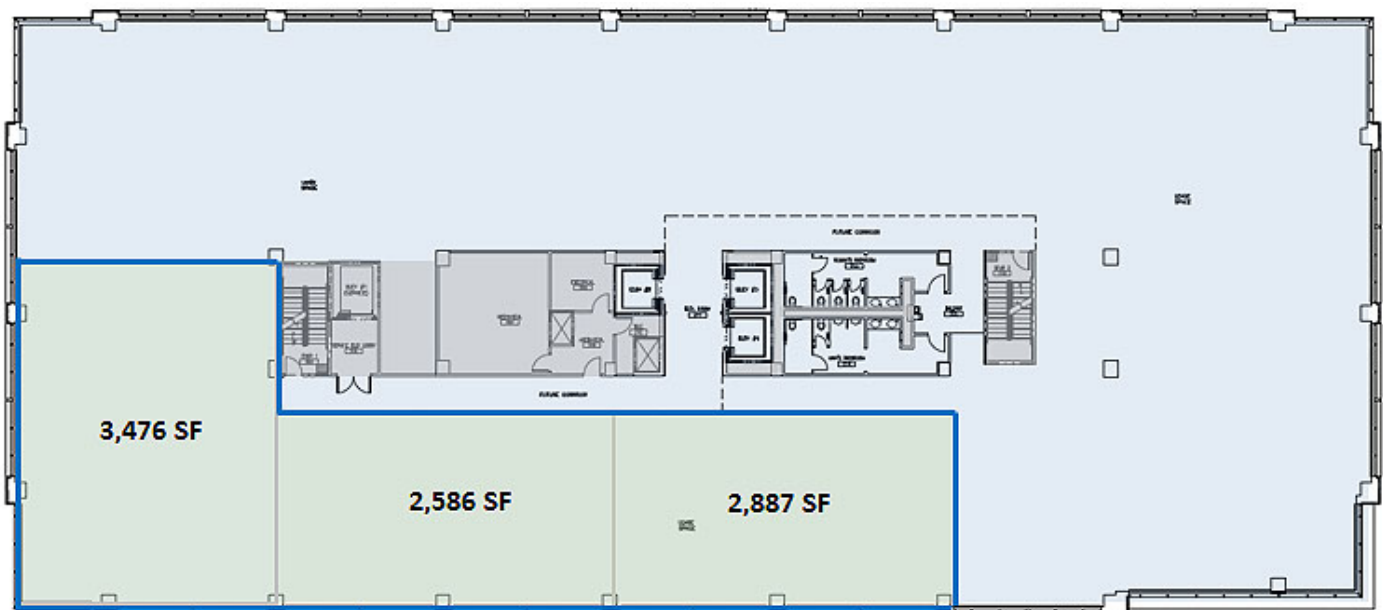
Owner:	WEDGE Group Incorporated
Building Architect:	HKS, Inc. (Interior Architect - Gensler)
Contractor:	Gilbane Company
Mechanical, Electrical and Plumbing Engineer:	Wylie & Associates
Structural Engineer:	Haynes Whaley Associates
Civil Engineer:	Brown and Gay
Landscape Architect:	Clark Condon and Associates



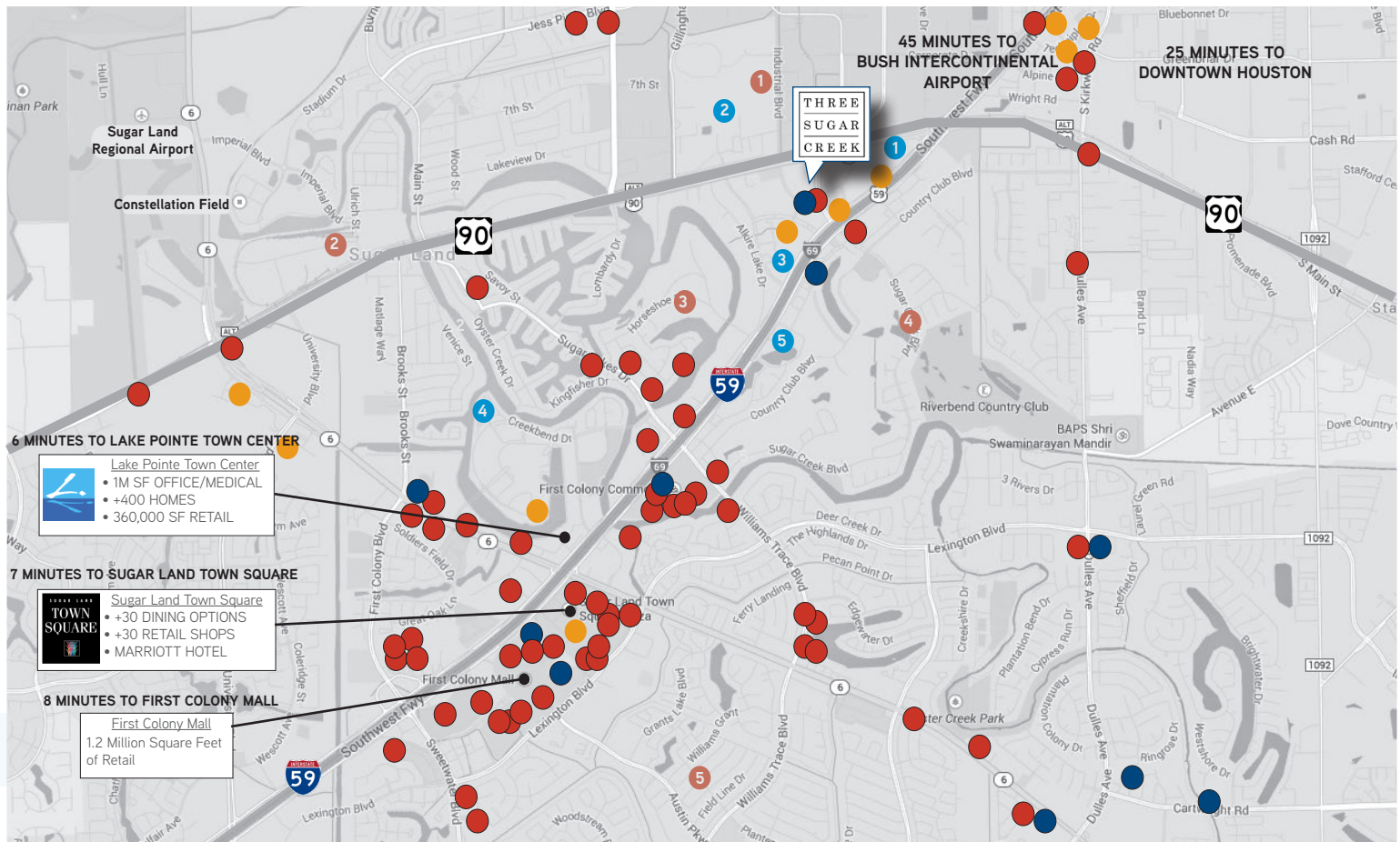
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6TH FLOOR - 8,949 SF Divisible



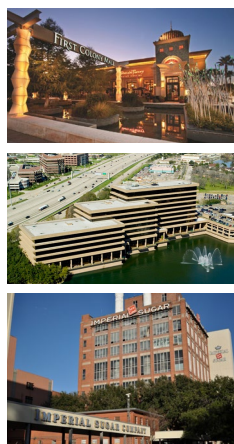
Suite 650 - 8,949 SF divisible space available in building shell condition with ceiling grid and Mecho shades. Floor to ceiling windows in corner offices.



NEIGHBORING COMPANIES	
1	Noble Drilling
2	Schlumberger
3	Stewart Title Corporate Headquarters
4	Fluor Daniel
5	United Healthcare

AREA DEVELOPMENTS	
1	Sugar Land Business Park
2	Imperial
3	Alkire Lake
4	Sugar Creek
5	First Colony

NEARBY AMENITIES	
10+ Hotels	
70+ Restaurants	
10+ Fitness Centers	





FOR MORE INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date