



1 SUGAR CREEK CENTER

COMERICA BANK BUILDING

Comerica Bank

LEASED AND MANAGED BY:

 **TRANSWESTERN**[®]

BUILDING AMENITIES

Sugar Land's most recognizable
and prominently located
Class A office building

Efficient 18,500 RSF floor plates

State of the art conference center

Professional onsite property
management

Convenient onsite full-service bank
and delicatessen

Landscaped green area for tenants

Close proximity to Sugar Land's
finest amenities

Monument signage available



CONVENIENCE

Nestled in Sugar Land's most attractive area, within 5 minutes from numerous restaurants, shops and luxurious hotels

RESTAURANTS

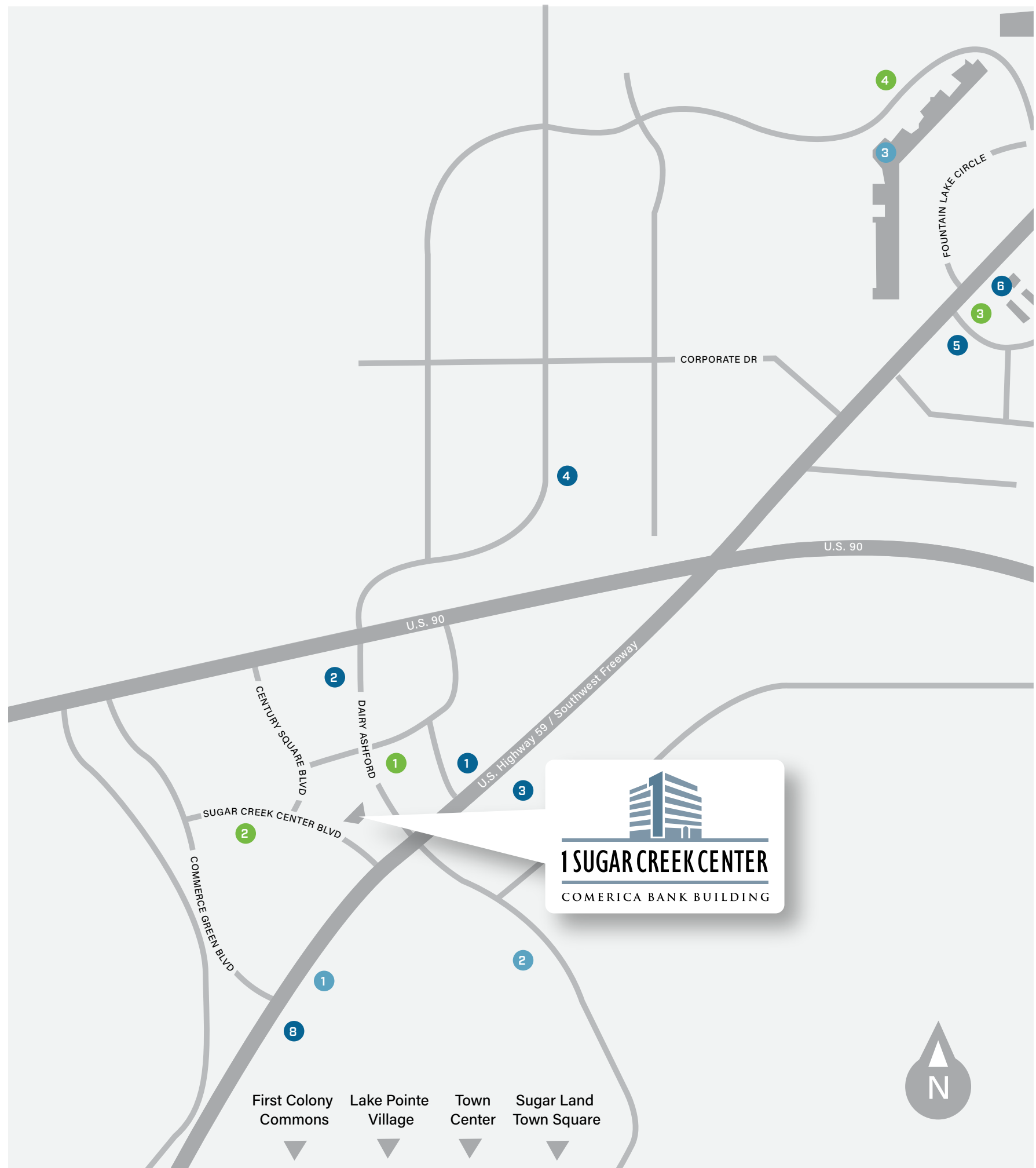
- | | | |
|--|---|---|
| 1 Pappasito's Cantina | 8 Fernando's | Veritas Steak & Seafood
Whole Foods Market |
| 2 Red Oak Grill
Texan Grill
The Egg & I Restaurant
Vasos Bar-B-Q | 9 First Colony Commons
Chili's Grill & Bar
Freebirds
Jason's Deli
Marble Slab Creamery
Outback Steakhouse | 12 Sugar Land Town Square
Bacon Bros. Public House
Baker St. Pub & Grill
Bar Louie
Cafe Express
Chipotle Mexican Grill
Escalante's
Fish City Grill
Flying Saucer
GURU Burgers + Crepes
Japaneiro's Sushi Bistro
Jimmy John's
Jupiter Pizza & Waffle Co.
Perry's Steakhouse
P.F. Chang's
Ruggles Green
Songkran Thai Grill
Starbucks
The Burning Pear
The Rouxpour Restaurant
Tierra del Fuego
Turquoise Grill & Bar
Zoes Kitchen |
| 3 Berryhill | 10 Town Center
BJ's Restaurant
Cafe Adobe
Carrabba's Italian Grill
Lupe Tortilla
Red Lobster | |
| 4 Live Oak Grill | 11 Lake Pointe Village
Azuma on the Lake
Becks Prime
Blaze Pizza
Churrascos Restaurant
Five Guys
Gigi's Cupcakes
Kublai Khan Stir-Fry
Panera Bread
Potbelly
Torchy's Tacos | |
| 5 Las Haciendas | | |
| 6 Pappadeaux
IHop
Hooters | | |
| 7 The Fountains on the Lake
Applebee's
Avalon Diner
BreWingZ
Fuddruckers
Kim Son
Otto's Barbecue
Razzoo's Cajun Cafe
Sweet Tomatoes
Texas Land & Cattle Steak House
The Pub Fountains | | |

HOTELS

- | | | |
|---|--|--------------------------------------|
| 1 Drury Inn & Suites | Homewood Suites
Courtyard by Marriott | 6 Marriott at Sugar Land Town Square |
| 2 Holiday Inn | 4 Staybridge Suites | |
| 3 Comfort Suites
Hampton Inn
LaQuinta Inn | 5 Hyatt Sugar Land at Lake Pointe | |

ENTERTAINMENT/SHOPPING/FITNESS

- | | | |
|--|---|--|
| 1 24 Hour Fitness | Office Depot
The Home Depot
Michaels | Floss Dental
Jos. A. Bank
Pinot's Palette
Revolution Studio
Sur la Table
Z Gallerie |
| 2 Sugar Creek Country Club | 5 Lake Pointe Village
Orange Theory Fitness | 7 Constellation Field |
| 3 AMC Fountains 18
Bed Bath & Beyond
Five Below
Hobby Lobby
Main Event Entertainment
Old Navy
Stein Mart | 6 Sugar Land Town Square
First Colony Mall
Ann Taylor Loft
Boardroom Salon for Men
Charmin Charlie
Eye Trends | 8 Smart Financial Centre |
| 4 First Colony Commons | | 9 HMNS of Sugar Land |

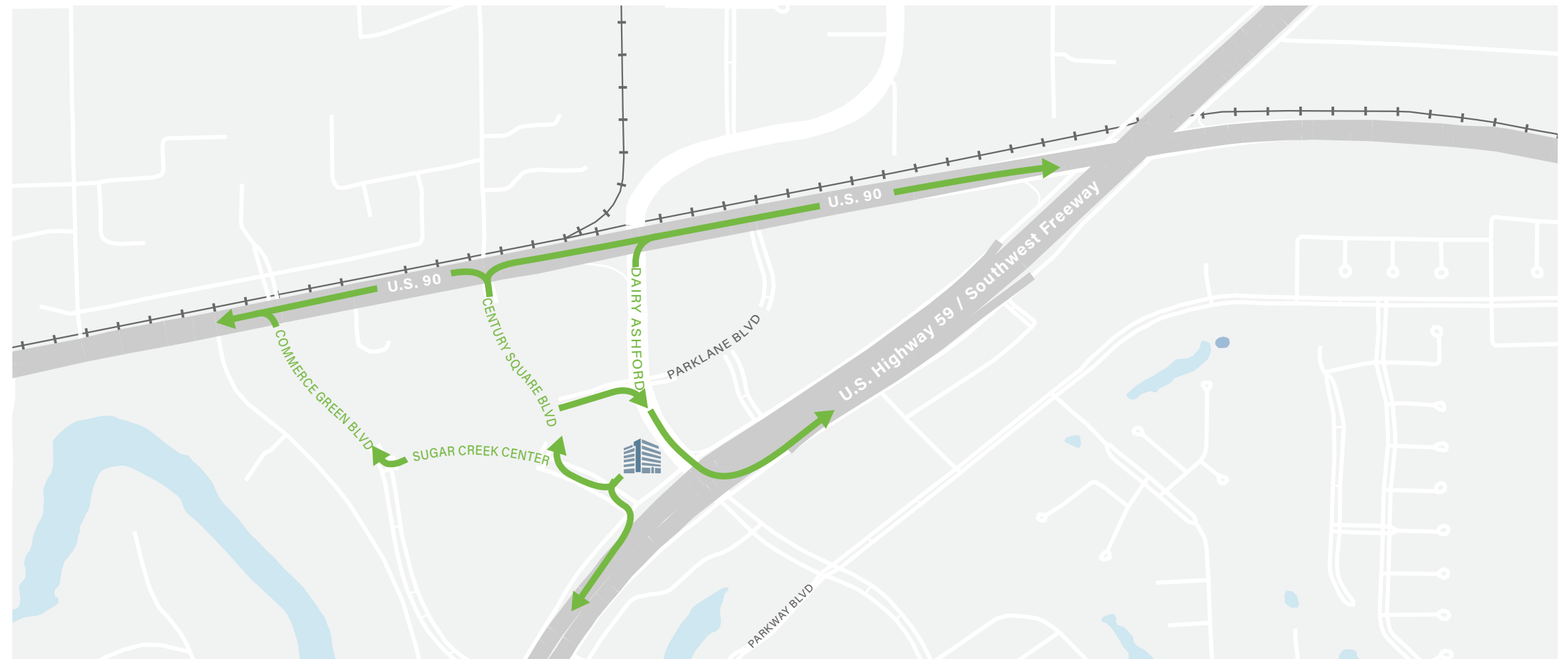
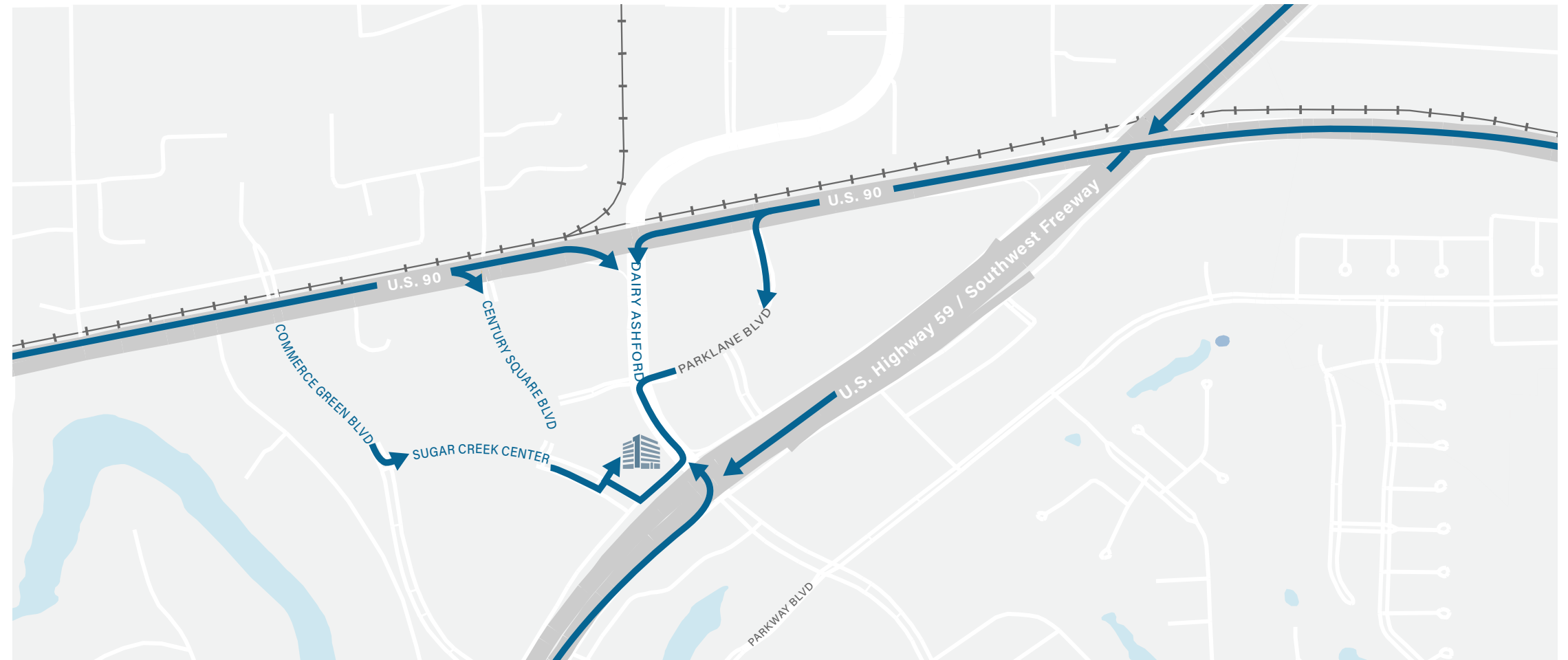


LOCATION

Located on the corner of Dairy Ashford Road and U.S. Highway 59, One Sugar Creek's location provides tenants and visitors convenient access to U.S. 90, Beltway 8, Westpark Tollway and Grand Parkway.

Estimated Drive Times:

HIGHWAY 6	6 min
WEST PARK TOLLWAY	9 min
SAM HOUSTON PKWY/BELTWAY 8	8-10 min
GRAND PARKWAY	10 min
I-610	14 min
GALLERIA	20 min
DOWNTOWN	34 min



1
1 SUGAR CREEK CENTER
COMERICA BANK BUILDING
www.1sugarcreek.com



FOR LEASING INFORMATION, CONTACT:

LOUANN PEREIRA
713.272.1267
Louann.Pereira@transwestern.com

JACK SCHARNBERG
713.407.8717
Jack.Scharnberg@transwestern.com

DOUG LITTLE
713.272.1284
Doug.Little@transwestern.com

LEASED AND MANAGED BY:

 **TRANSWESTERN**
transwestern.com

