

# 12550 REED RD

SUGAR LAND, TEXAS 77478



TRANSWESTERN





# Flex Office Workspace in Sugar Land

12550 Reed Rd offers an efficient and truly autonomous work environment ideally located in Sugar Land, TX

## PROPERTY HIGHLIGHTS

- 29,146 RSF available Summer 2025
- Tenant autonomy with full control of HVAC and electrical hours
- 24' clear height
- Four (4) dock-high OH doors, with additional punch-outs available
- Outdoor green space and break area for employees or guests
- Quickly accessible via Southwest Freeway and U.S. 90
- Proximity to Sugar Land's finest amenities

## IDEAL FOR

- Flex Users
- Office - Back Office
- Call Centers
- Healthcare
- Life Sciences





# IDEALLY LOCATED

Mere minutes from the intersection of the Southwest Freeway and U.S. 90, allowing tenants and visitors ease of access throughout Sugar Land and the greater Houston area.

## ESTIMATED DRIVE TIMES:

### 5 MINUTES

- Southwest Freeway
- Highway 6

### 10 MINUTES

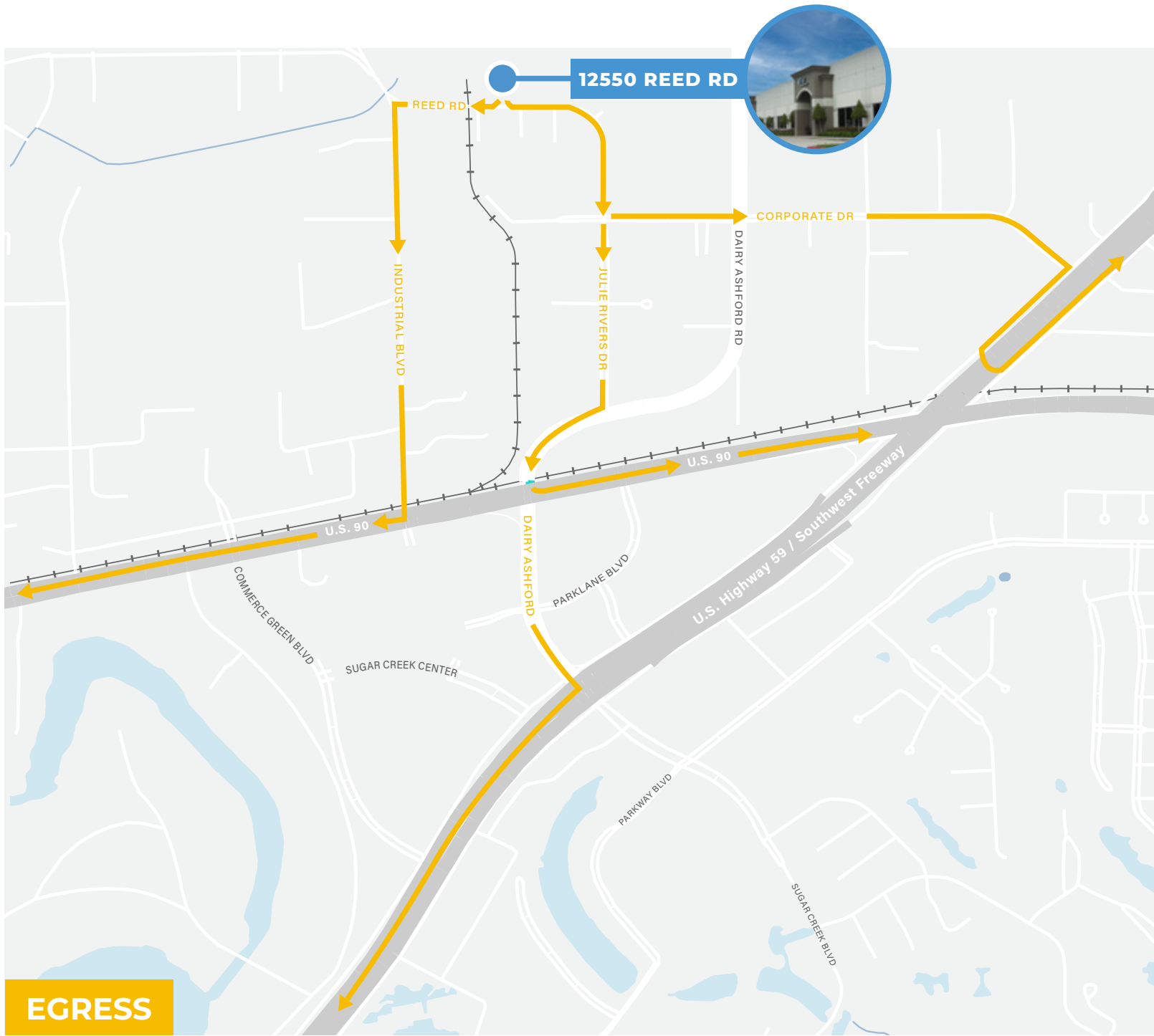
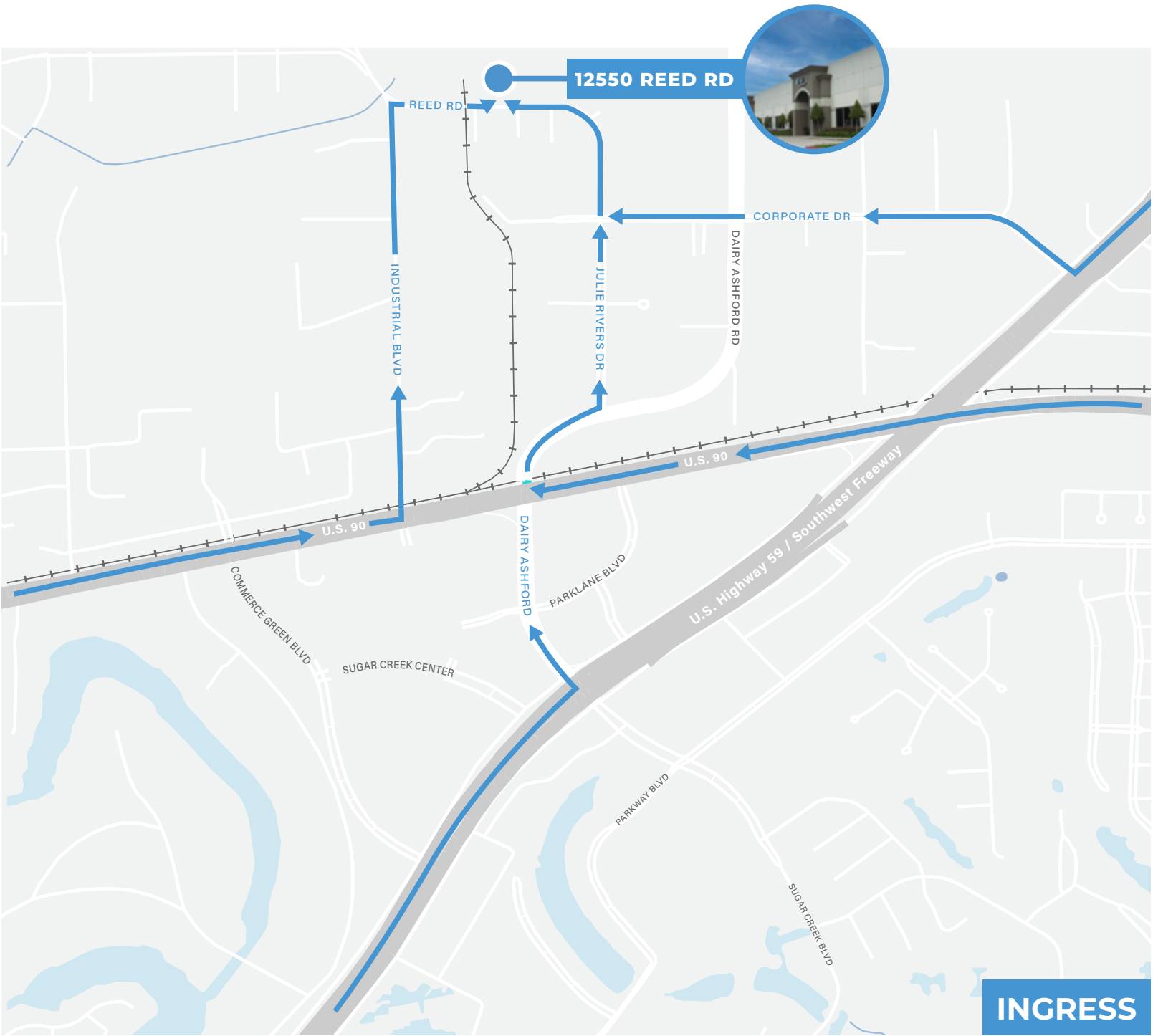
- Westpark Tollway
- Beltway 8
- Grand Parkway

### 15 MINUTES

- 610 (South Loop)

### 20+ MINUTES

- Downtown
- Galleria
- Texas Medical Center



# NEARBY AMENITIES

Conveniently located within 10 minutes of many of Sugar Land’s top dining, retail and hospitality destinations

## RESTAURANTS

- 1

Pappasito's Cantina
- 2

Red Oak Grill  
Texan Grill  
The Egg & I Restaurant  
Vasos Bar-B-Q
- 3

Berryhill
- 4

Live Oak Grill
- 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
- 8

Fernando's
- 9

First Colony Commons  
Chili's Grill & Bar  
Freebirds  
Jason's Deli  
Marble Slab Creamery  
Outback Steakhouse
- 10

Town Center  
BJ's Restaurant  
Cafe Adobe  
Carrabba's Italian Grill  
Lupe Tortilla  
Red Lobster
- 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
- 12

Torchy's Tacos  
Veritas Steak & Seafood  
Whole Foods Market  
  
Sugar Land Town Square  
Agu - A Ramen Bistro  
Baker St. Pub & Grill  
Bar Louie  
BellaGreen  
Chipotle Mexican Grill  
Escalante's  
Fish City Grill  
Flying Saucer  
GURU Burgers + Crepes  
Japaneiro's Sushi Bistro  
Jimmy John's  
Jupiter Pizza & Waffle Co.  
Original Poketo  
Perry's Steakhouse  
P.F. Chang's  
Starbucks  
The Burning Pear  
The Rouxpour Restaurant  
The Toasted Yolk Cafe  
Turquoise Grill & Bar  
Zoes Kitchen

## HOTELS

- 1

Drury Inn & Suites
- 2

Holiday Inn
- 3

Comfort Suites  
Hampton Inn  
LaQuinta Inn  
Homewood Suites
- 4

Courtyard by Marriott
- 5

Staybridge Suites
- 6

Hyatt Sugar Land at Lake Pointe
- 6

Marriott at Sugar Land Town Square

## ENTERTAINMENT / SHOPPING / FITNESS

- 1

24 Hour Fitness
- 2

Sugar Creek Country Club
- 3

AMC Fountains 18  
Bed Bath & Beyond  
Five Below  
Hobby Lobby  
Main Event Entertainment  
Old Navy  
Stein Mart
- 4

First Colony Commons
- 5

Lake Pointe Village  
Orange Theory Fitness
- 6

Sugar Land Town Square  
First Colony Mall  
Ann Taylor Loft  
Boardroom Salon for Men  
Eye Trends
- 7

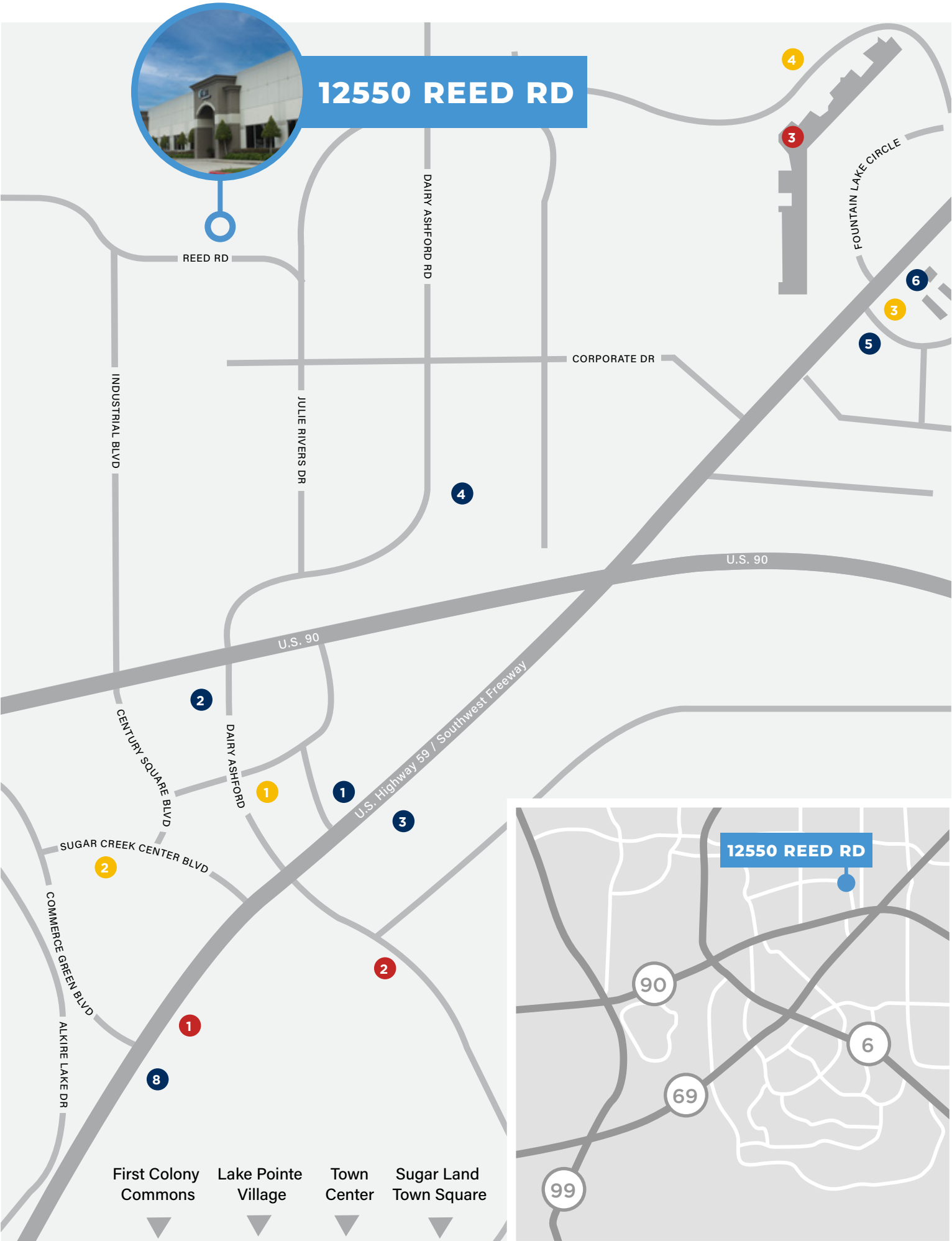
Constellation Field
- 8

Smart Financial Centre
- 9

HMNS of Sugar Land
- 1

Office Depot  
The Home Depot  
Michaels
- 2

Floss Dental  
Jos. A. Bank  
Pinot's Palette  
Revolution Studio  
Sur la Table  
Yes Yoga  
Z Gallerie



# FLOOR PLAN



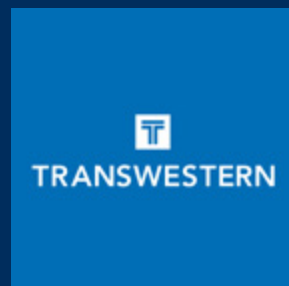
**AVAILABLE SUMMER 2025**

SUITE 200  
29,146 RSF

# **12550 REED RD**

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[www.12550reedrd.com](http://www.12550reedrd.com)



## **FOR LEASING INFORMATION:**

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