

**FOR  
LEASE**

41,925  
Square Feet

Class B  
Flex Building

Sugar Land



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 12550 REED RD

12550 Reed Rd | Sugar Land, TX 77478



**BROCHURE**



Suite	Available SF	Links & Notes
100	14,677	Up to 41,925 SF contiguous
200	27,248	Available Summer 2025 Up to 41,925 SF contiguous

Website	<a href="http://www.12550reedrd.com">www.12550reedrd.com</a>
Owned By	Hope D&L Ventures, LLC
Total NRA	41,925 RSF
Floors	1
Year Built	2004
% Leased	35%
Smallest Contiguous	14,677 RSF
Largest Contiguous	41,925 RSF
Rental Rate	Contact us
Operating Expenses (CAM/Taxes/Insurance)	Estimated 2024 - \$2.89/SF
T.I. Allowance	Negotiable
Amenities	<ul style="list-style-type: none"><li>▪ Tenant autonomy and full control of HVAC / electrical hours</li><li>▪ 24' clear height</li><li>▪ Four (4) dock-high OH doors, with additional punch-outs available</li><li>▪ Outdoor green space and break area for employees or guests</li><li>▪ Quickly accessible via the Southwest Freeway</li><li>▪ Close proximity to Sugar Land's finest amenities</li></ul>

## Leasing Information

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