

GLAZER

Properties

Comerica Office Tower

1 Sugar Creek Center Boulevard, Sugar Land, Texas, 77478



PROPERTY FEATURES

- 193,998 SF Class A Office Building
- Most Recognizable Building in Sugar Land
- Best in Market Location and Access
- 593 sq. ft. - 7,130 sq. ft. Available
- On premise Deli and Full Service Bank
- Professional Onsite Property Management
- State of the Art Conference Center
- Located near Restaurants, Retail Outlets, Banks, and Other Amenities
- Attached Covered Parking Structure

GLAZER

Properties

Comerica Office Tower

1 Sugar Creek Center Boulevard, Sugar Land, Texas, 77478

Property Description

Gross Leasing Area:	193,998
Zoning:	B-O Office Building
Traffic Count:	320,047

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,100	94,557	310,126
Households	1,620	34,157	101,737
Average HH Income	\$202,989	\$107,300	\$101,475



LEASING INFORMATION: (585) 359 - 3000 • info@glazer.com

GLAZER

Properties

Vacancies

275. 1,585 sq. ft. Available

280. 2,407 sq. ft. Available

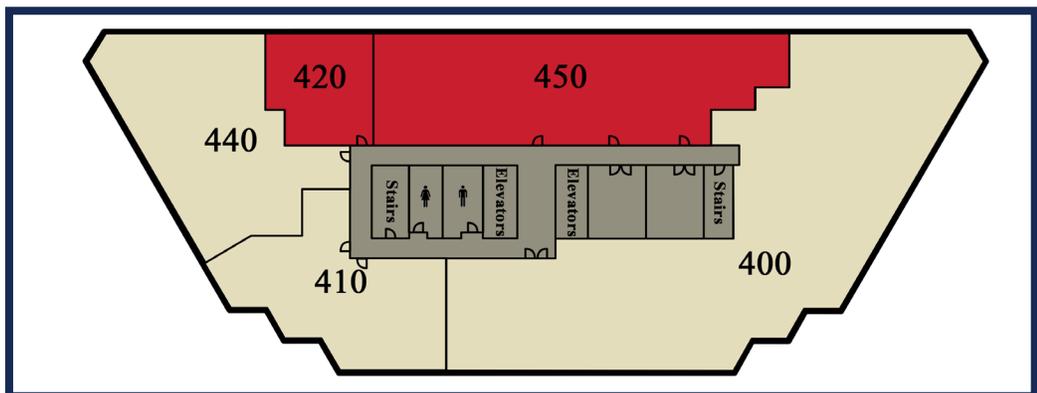
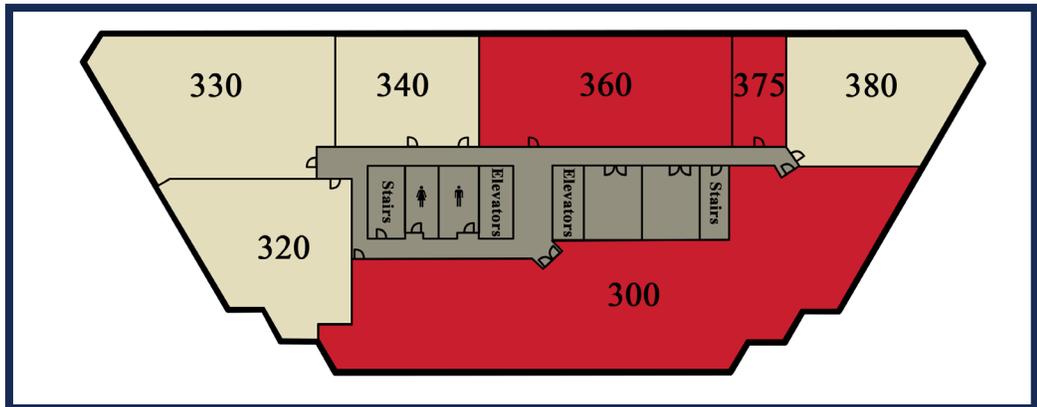
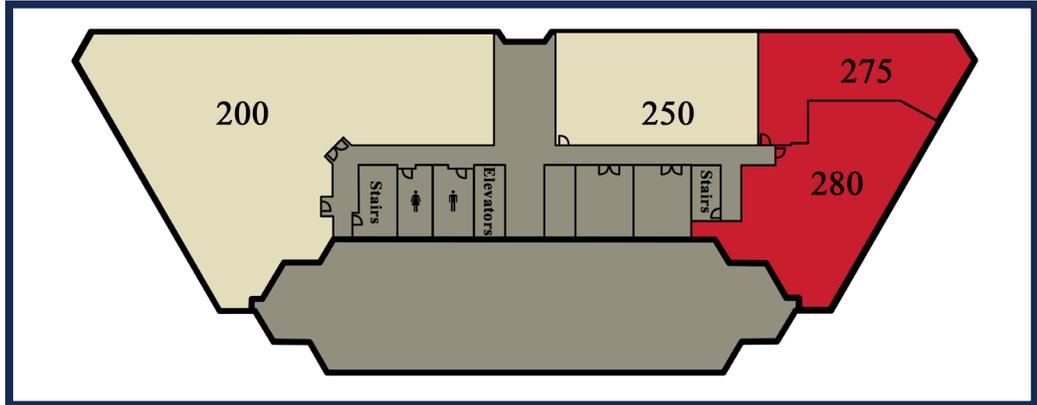
300. 6,500 sq. ft. Available

360. 2,639 sq. ft. Available

375. 593 sq. ft. Available

420. 1,157 sq. ft. Available

450. 4,032 sq. ft. Available



LEASING INFORMATION: (585) 359 - 3000 • info@glazer.com

GLAZER

Properties

Vacancies

550. 4,397 sq. ft. Available

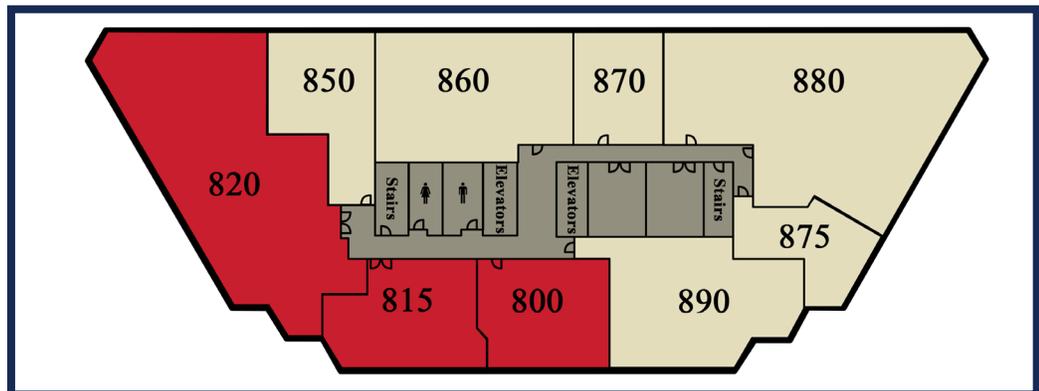
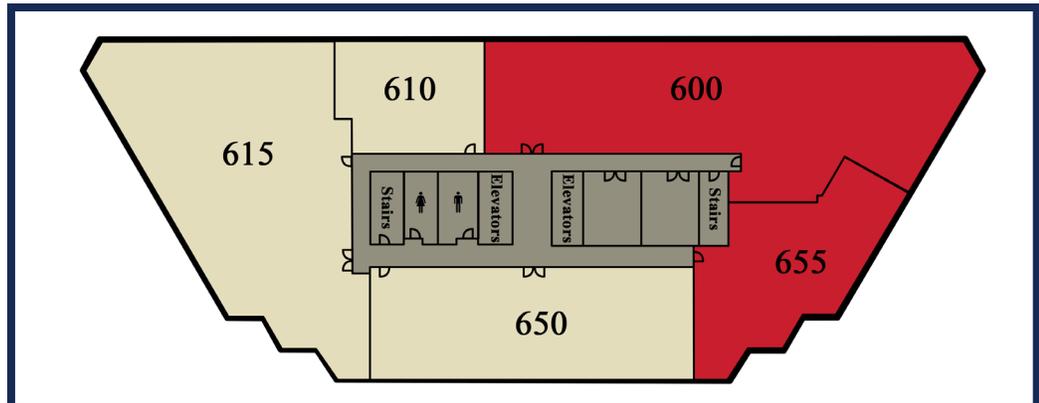
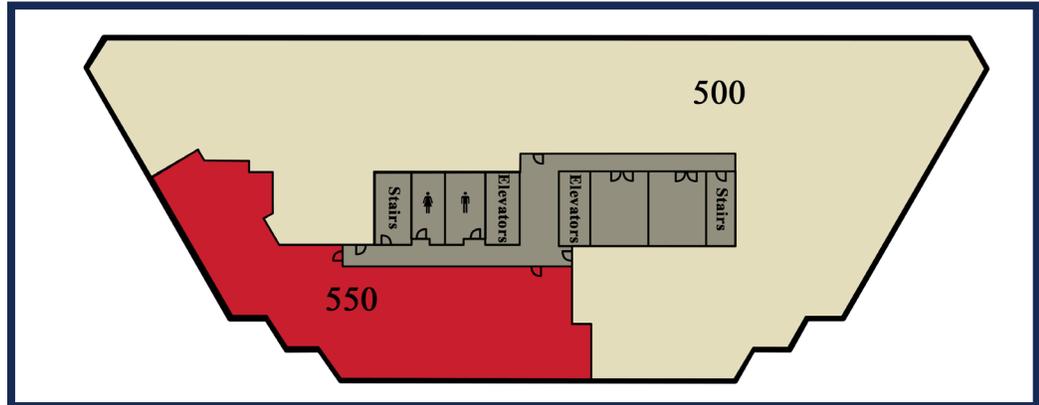
600. 5,681 sq. ft. Available

655. 2,377 sq. ft. Available

800. 1,323 sq. ft. Available

815. 1,457 sq. ft. Available

820. 4,325 sq. ft. Available



LEASING INFORMATION: (585) 359 - 3000 • info@glazer.com

GLAZER

Properties

Vacancies

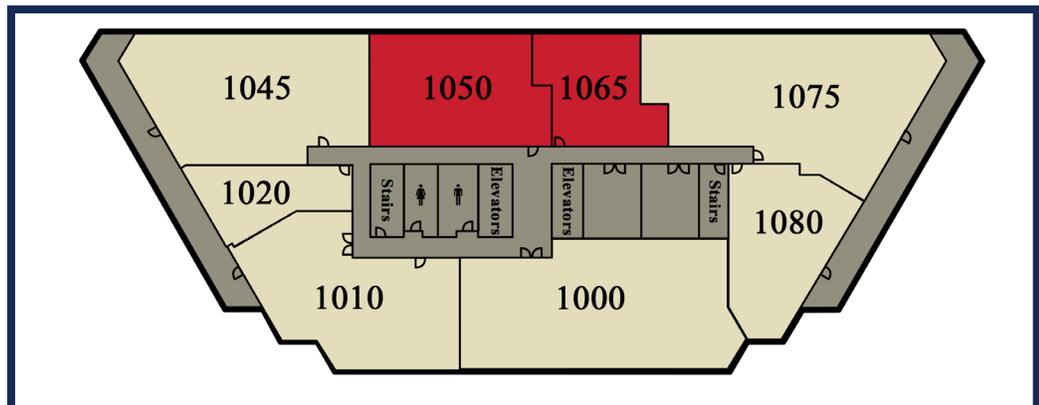
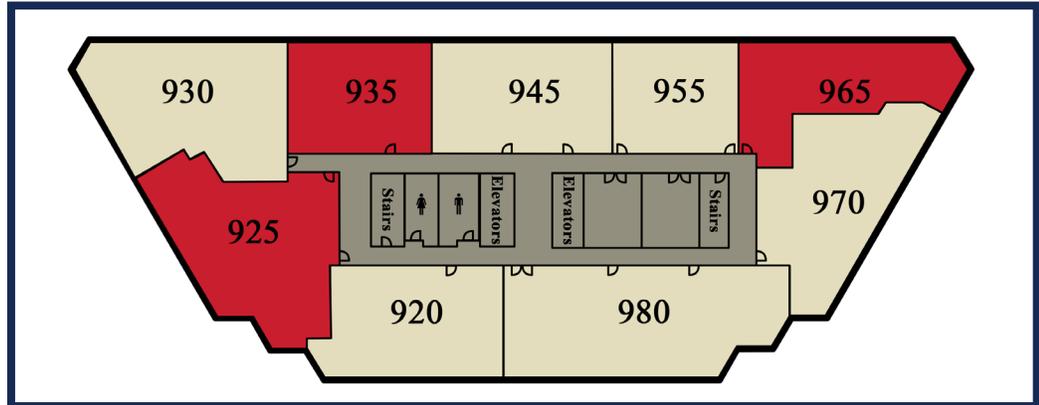
925. 2,470 sq. ft. Available

935. 1,538 sq. ft. Available

965. 1,699 sq. ft. Available

1050. 1,803 sq. ft. Available

1065. 1,131 sq. ft. Available



LEASING INFORMATION: (585) 359 - 3000 • info@glazer.com