



ZARA SPACES

SUGAR GROVE BUSINESS PARK

4939 Sugar Grove Blvd, Stafford, Sugar Land, TX 77477

PRIME LEASE OPPORTUNITY

Sugar Grove Business Park is a newly developed modern flex commercial project offering a range of office, warehouse, showroom, and retail condominium units for lease. Strategically located in the heart of Stafford with convenient access to Hwy 90, I-59, and Beltway 8, the property is designed to support a wide variety of business operations. Built with contemporary architecture, high clear heights, and flexible layouts, these units are ideal for business owners, and entrepreneurs seeking long-term commercial space in a growing commercial corridor. With excellent accessibility, strong surrounding development, and the ability to customize space to fit operational needs, Sugar Grove Business Park presents a rare opportunity to lease high-quality commercial space in a highly desirable location.



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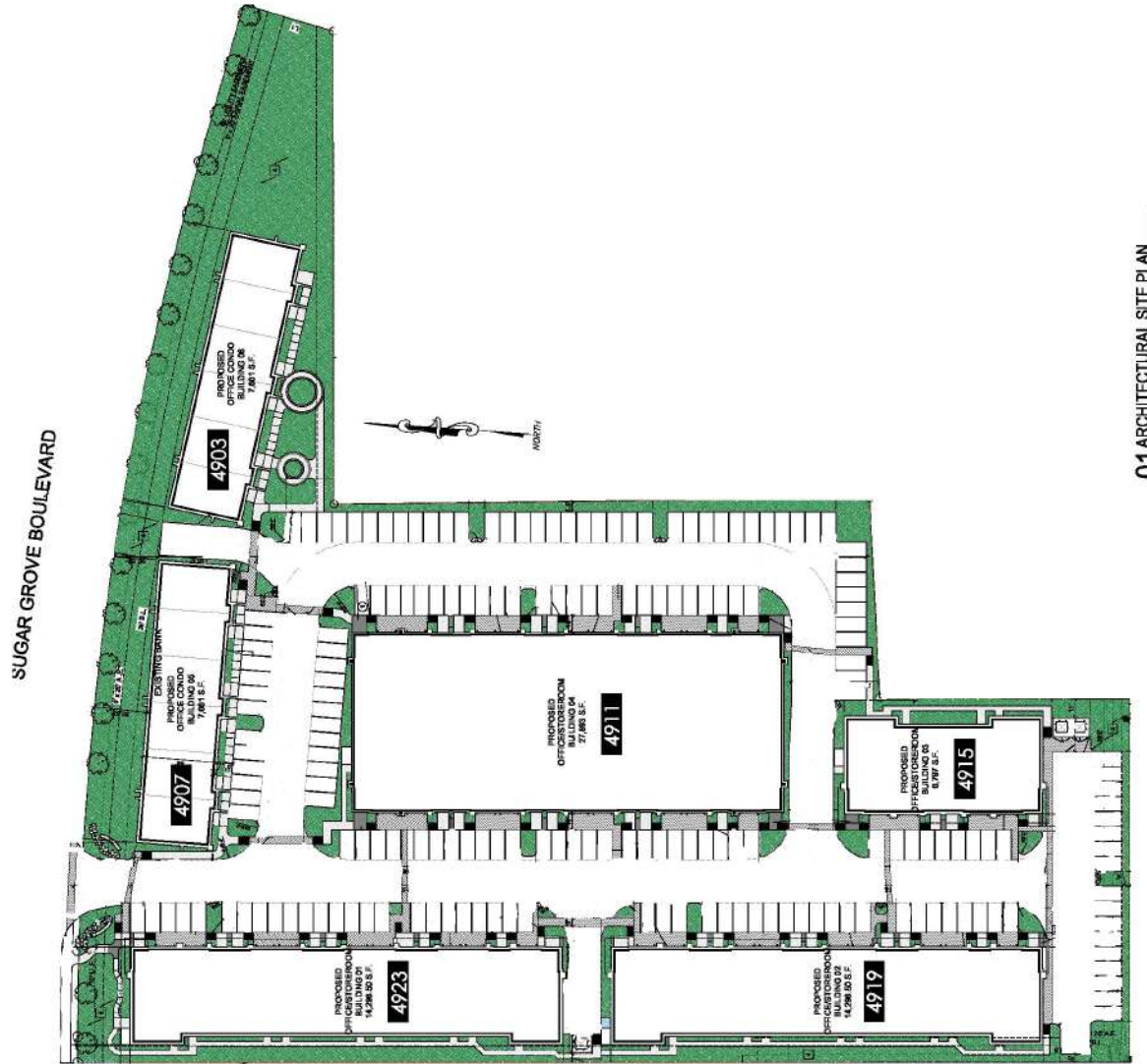
PROPERTY FEATURES:

AVAILABLE SPACES:

- Unit Sizes: 1,262 – 27,000 SF
 - Flexible Configurations: Office | Retail | Showroom | Warehouse
- ☑ Prime Connectivity: Easy access to Hwy 90, I-59 & Beltway 8.
- ☑ Truck Friendly Site: Fully accessible for 18-wheelers.
- ☑ Strategic Location: Situated near the UPS Hub – Stafford.
- ☑ High-Value Development Nearby: Close to The Grid – \$500M mixed-use development.
- ☑ Strong Visibility: Excellent exposure for business branding and foot traffic.



PROPERTY SITE: FLOOR PLAN



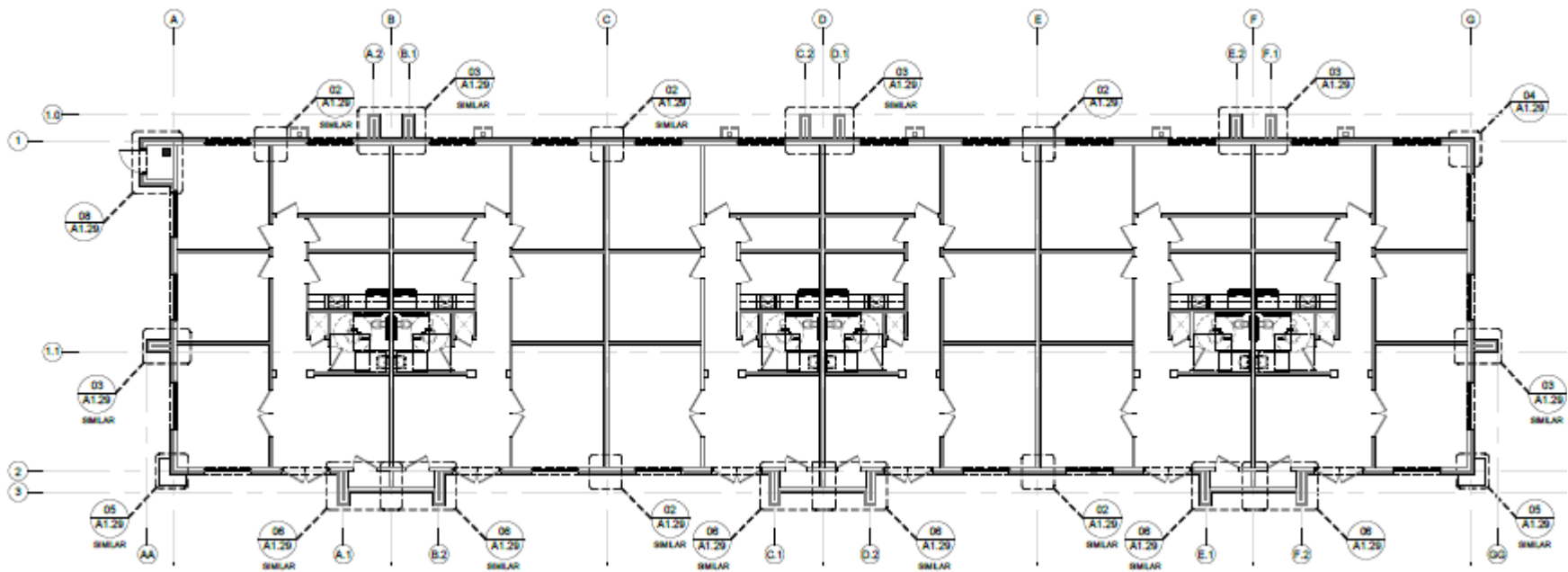
01 ARCHITECTURAL SITE PLAN



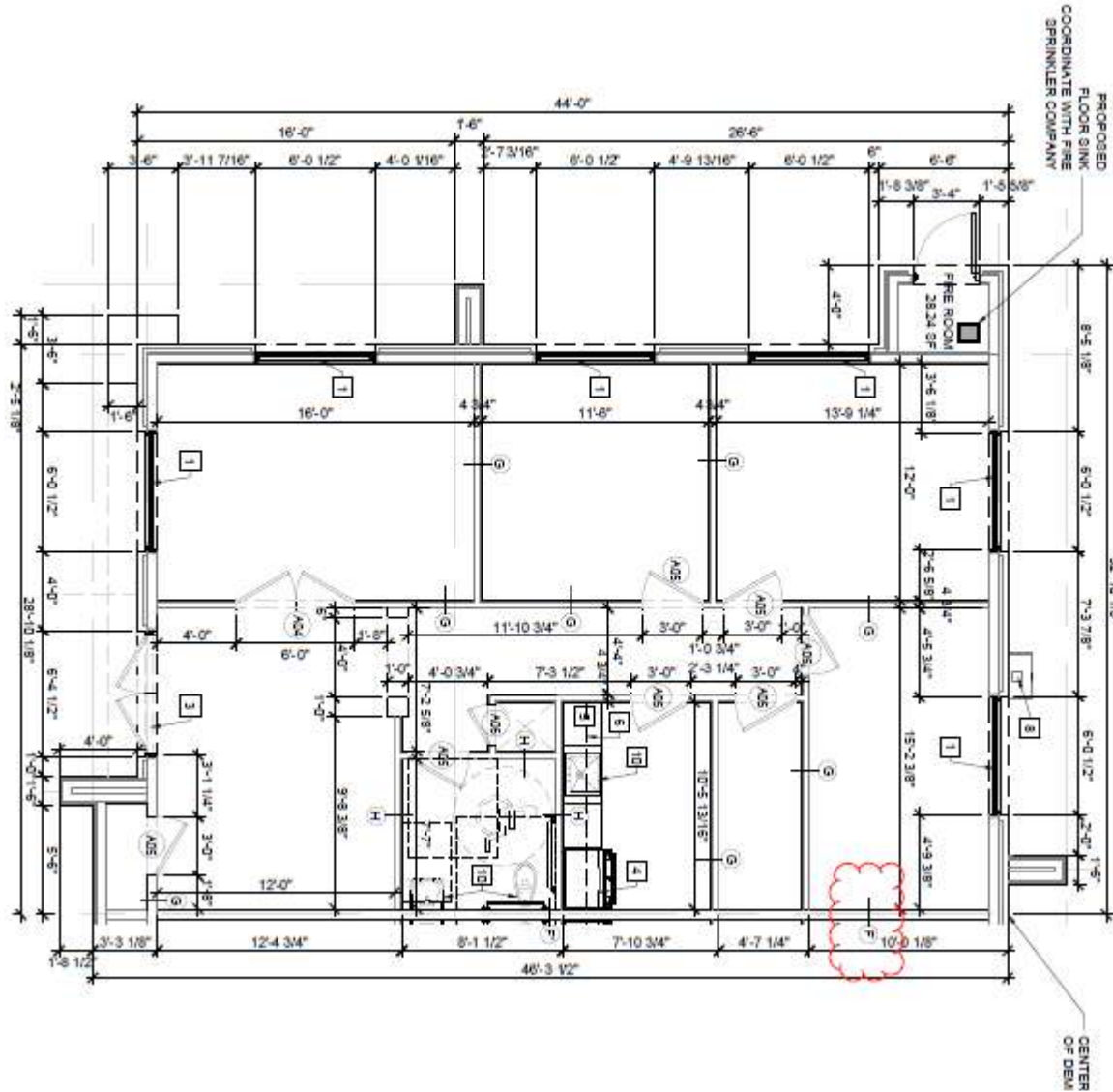
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CALL BROKER FOR PRICING AND MORE DETAILS!

For inquiries or to schedule a site visit, contact us today:

- 📍 **Property Location:** *Sugar Grove Business Park
4939 Sugar Grove Blvd, Stafford, Sugar Land, TX 77477*
- 📞 **Phone:** *281.903.4784*
- ✉️ **Email:** *realestate@zaraspaces.com*
- 🌐 **Website:** *www.zaraspaces.com*

Our team is ready to assist you with leasing, purchasing, or ground lease options.

Don't miss out on this prime commercial opportunity!



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