

**OFFERING SUMMARY**

Available SF:	203 - 2,360 SF
Lease Rate:	\$19.50 - 28.74 SF/yr (Full Service)
Lot Size:	5.31 Acres
Building Size:	110,412 SF
Zoning:	RCT
Market:	Sugar Land / Stafford

**PROPERTY OVERVIEW**

The Atrium is a three story multi-tenant office building containing approximately 110,412 square feet. On-site amenities include a deli, a conference room, card-key access, impressive entries, on-site management and leasing office.

**PROPERTY HIGHLIGHTS**

- 3 Levels
- Impressive Entries
- Temperature-controlled Atriums
- Extensively landscaped Atriums,
- Grounds & Parking Area
- Immediate Access to US 59 &
- Ten Minutes from Westchase
- Conference Room Facility
- Above Standard Finishes
- Located in Flourishing Sugar Land Area
- On-site Deli

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FOR LEASE | OFFICE | 10701 CORPORATE DRIVE



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**SCAN ME**  
with your phone's  
camera to schedule  
your video tour!

**LOOK & LEASE WITHOUT LEAVING THE COMFORT OF YOUR HOME!**



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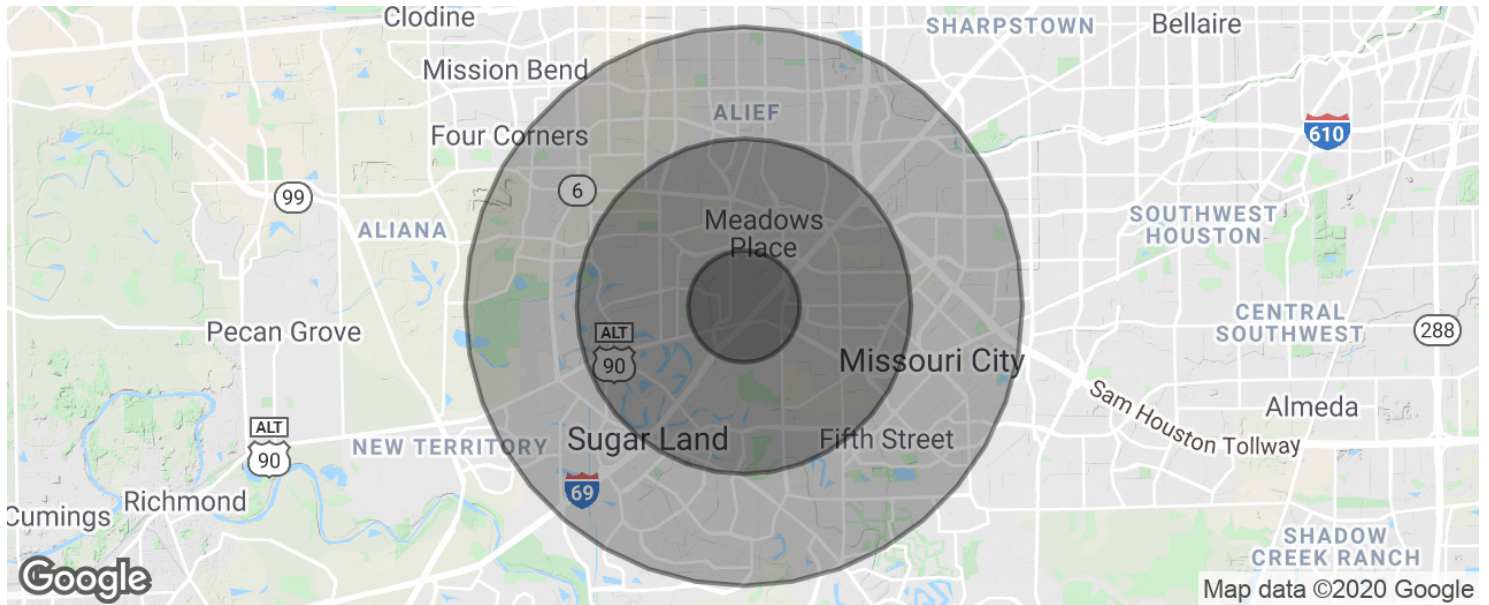


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,618	104,439	326,905
Median age	34.4	35.8	34.1
Median age (Male)	32.4	33.8	32.6
Median age (Female)	36.7	37.2	35.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,676	35,251	105,497
# of persons per HH	2.6	3.0	3.1
Average HH income	\$83,675	\$80,648	\$72,322
Average house value	\$305,367	\$203,433	\$192,292

\* Demographic data derived from 2010 US Census

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