

3 SUGAR CREEK

Imperial Plaza

3 SUGAR CREEK CENTER BLVD, SUGAR LAND, TX 77478





A PREMIER
OPPORTUNITY TO
OFFICE WITHIN
THE DYNAMIC
SUGAR LAND
MARKET



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IMPERIAL PLAZA OFFERS TENANTS THE OPPORTUNITY TO OFFICE IN AN EXCLUSIVE SETTING WITH WELL-APPOINTED FINISHES WITHIN THE DYNAMIC SUGAR LAND MARKET. LOCATED WITH OUTSTANDING ACCESS TO I-69 AND HIGHWAY 90, THE BUILDING IS IDEALLY SITUATED IN PROXIMITY TO HOUSTON'S MAJOR BUSINESS CENTERS AND COMMUNITIES.





HIGH-END OFFICE DESIGN IN A SERENE SETTING

Class A, six-story, 153,000-square
foot office building

Outdoor signage opportunity

High-end finishes throughout,
including a formal lobby with
granite and cherry wood

Move-in ready, spec suites with
furniture available

10'5" and 9'5" finished ceilings

Floor-to-ceiling glass throughout

4.0/1,000 RSF parking ratio in
structured parking garage attached to
the building with a dedicated elevator

Planned courtyard with outdoor
meeting space and shaded seating

Easy access to I-69 and Hwy 90

PRIME LOCATION, EXCLUSIVE ENVIRONMENT

Quality finishes are detailed throughout the building with inlaid granite and elegant lighting in the main lobby. Polished granite walls are throughout the elevator lobbies and restrooms on each floor. A five-level parking garage, containing a 4/1,000 parking ratio, features an enclosed air-conditioned walkway to the building. Reserved spaces are available.

Conveniently located near the intersection of Hwy 59 and Dairy Ashford/Sugar Creek Blvd., the property is minutes away from Sugar Land Town Square, First Colony Mall and numerous shops, restaurants and other amenities. Imperial Plaza has a signature presence within the Sugar Land market, and is the preferred address for outstanding companies.

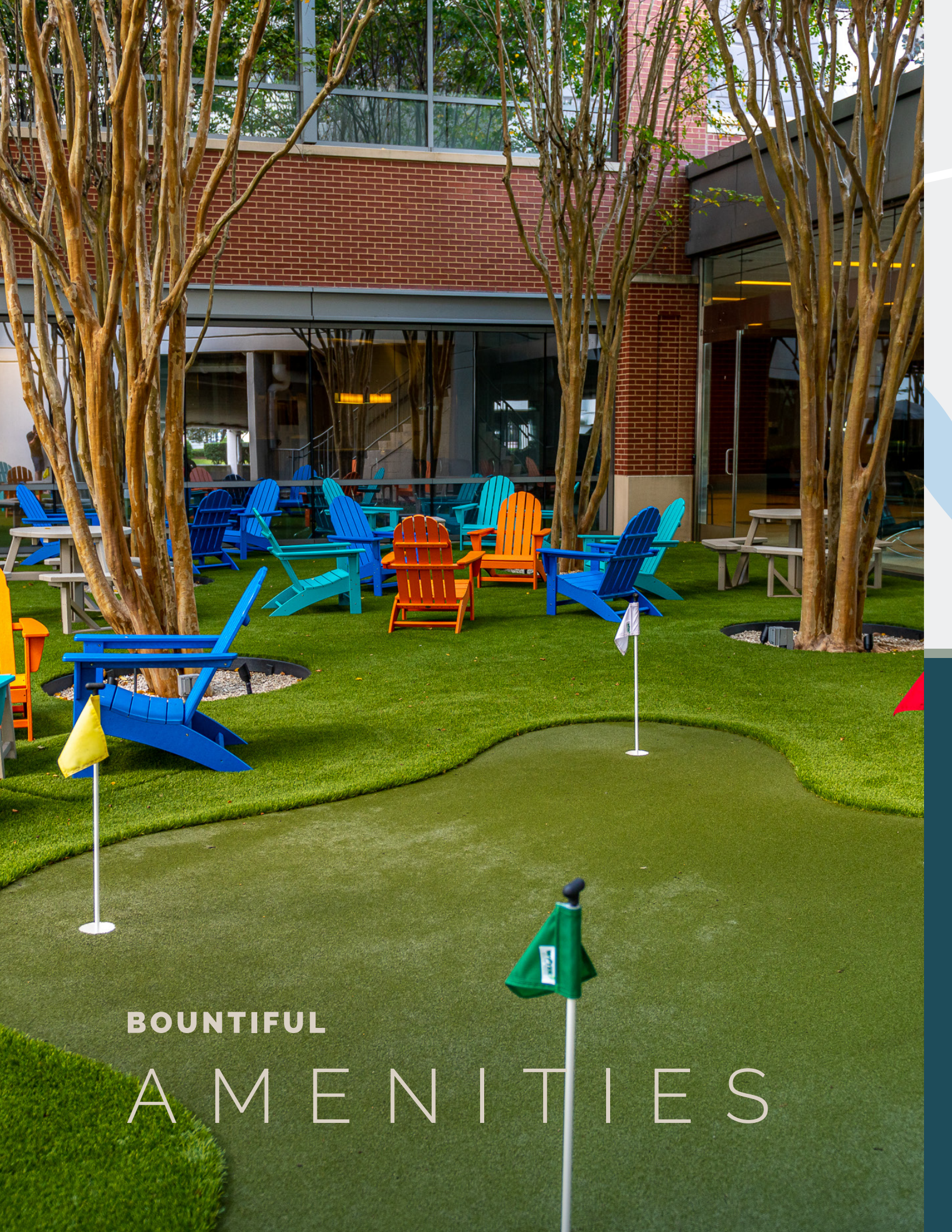


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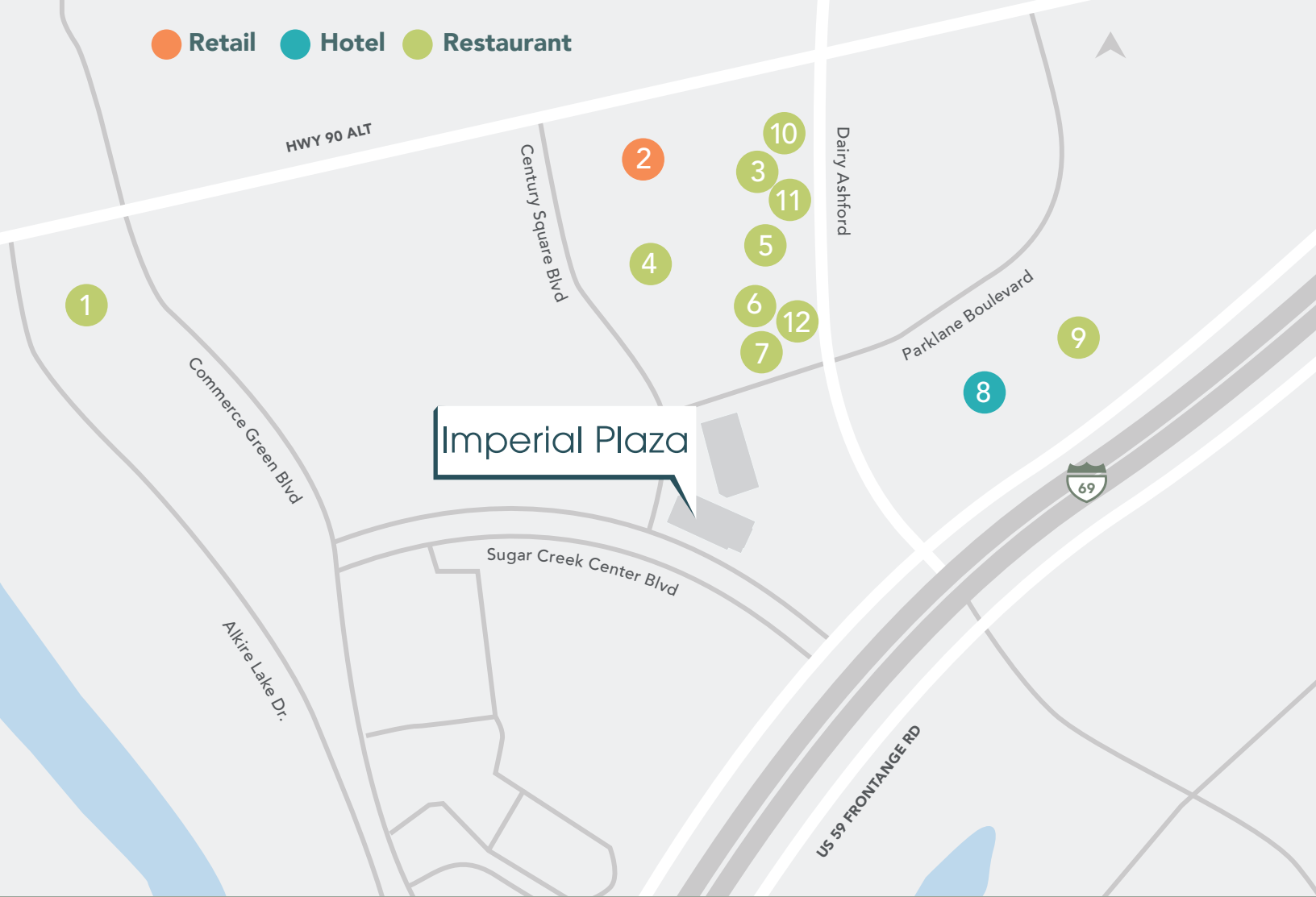






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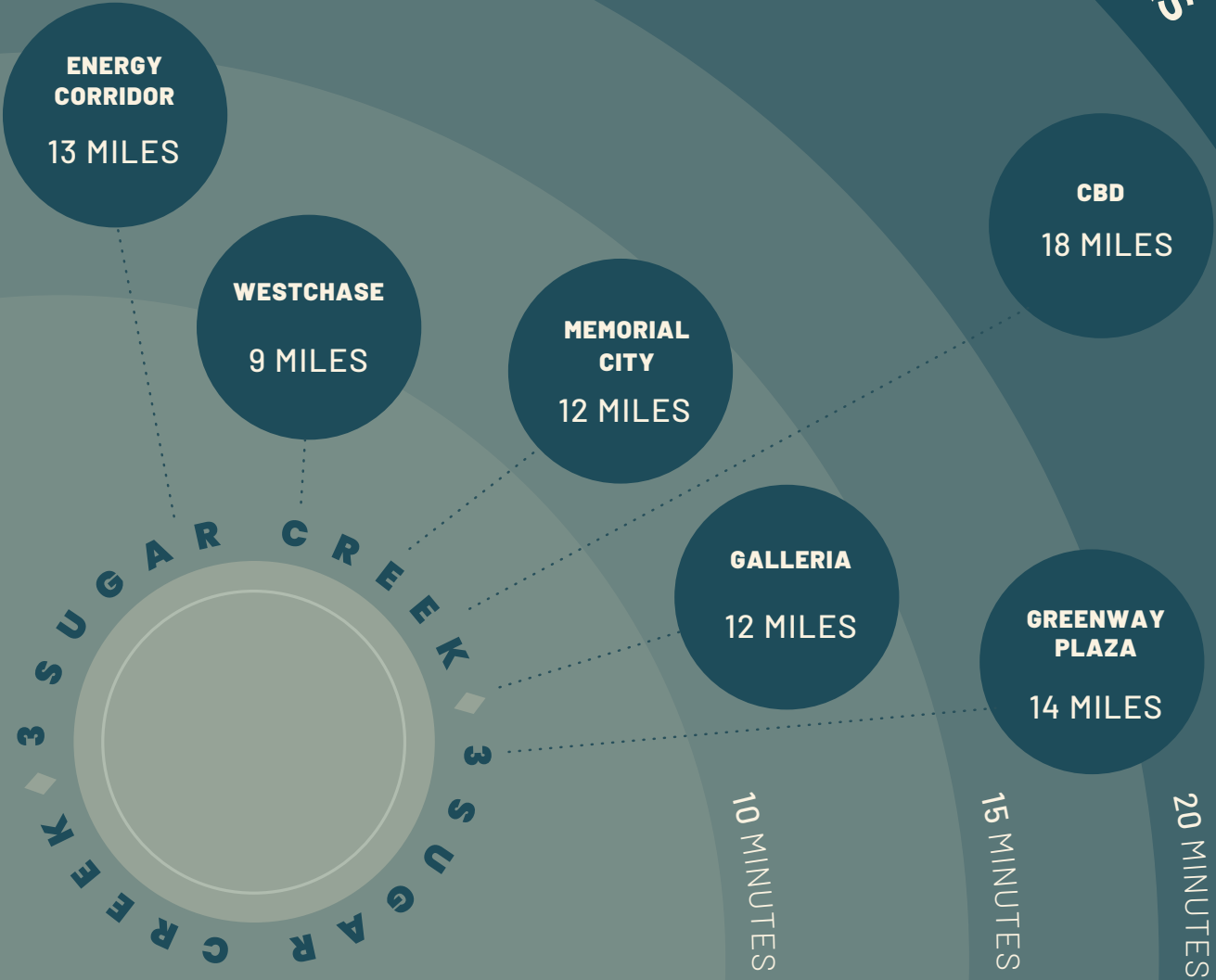
AMENITIES

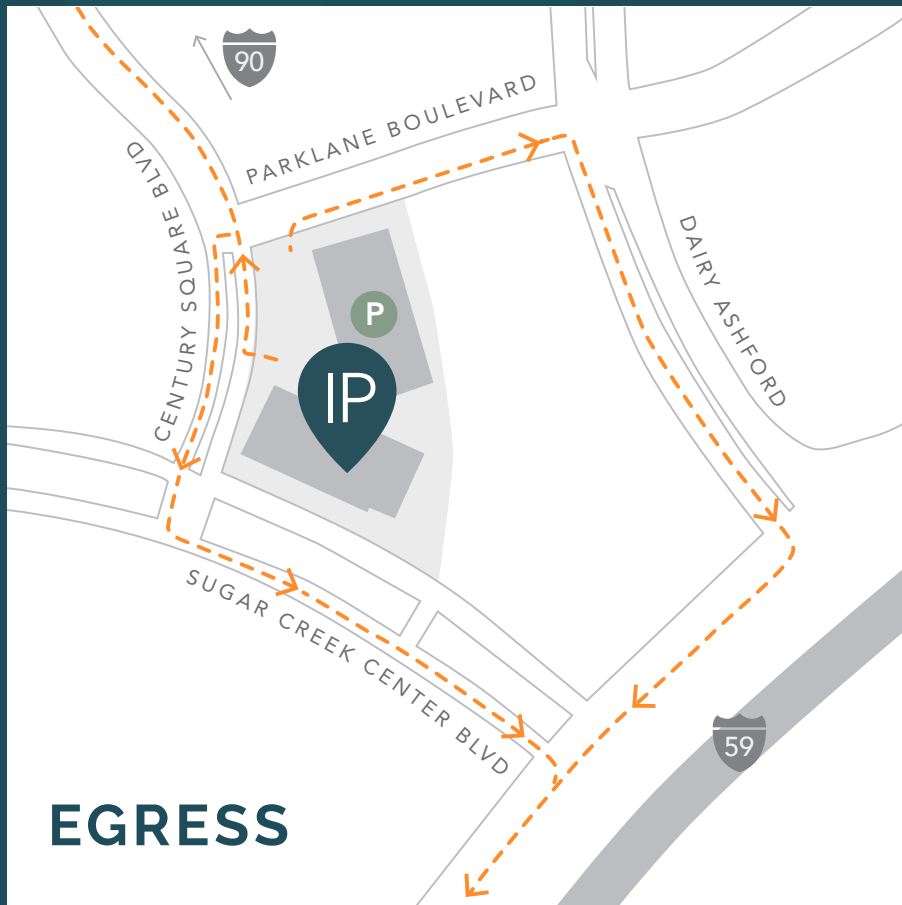


RESTAURANTS & AMENITIES

- | | |
|-------------------------------|-----------------|
| 1 Subway | 7 Murphy's Deli |
| 2 Dynamic Fitness | 8 Drury Inn |
| 3 The Egg and I | 9 Pappasito's |
| 4 Red Oak Grill | 10 First Watch |
| 5 Jack in the Box | 11 King's BBQ |
| 6 La Fonda Mexican Restaurant | 12 D's Cajun |

PROXIMITY TO OTHER HOUSTON BUSINESS CENTERS









SUGAR CREEK
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