

27,248 SF | SUBLEASE

Office / Training Conference Center

savills

FOR SUBLEASE 12550 Reed Rd. Sugar Land, TX 77478



SPACE OVERVIEW

27,248 SF

Space available

10/1/25

Available

21' to 23'

Clear height

12/31/29

Expiration

Call for pricing

Rate

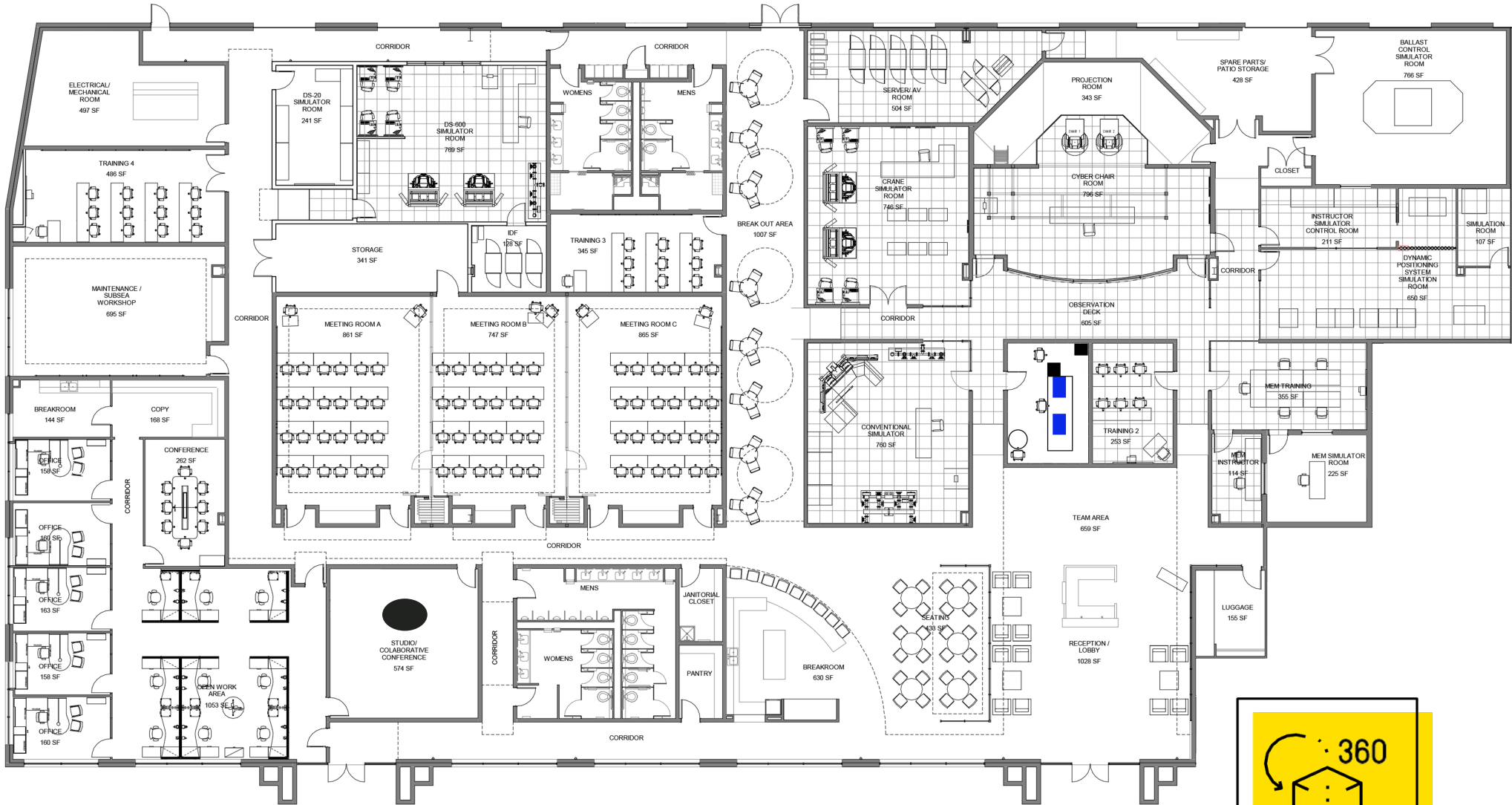


SPACE PROPERTY HIGHLIGHTS

- Clear height:
 - Training space: 23'
 - Office space: 10'
- Raised floor in some areas
- Furnished office area available
- Ability to add five grade-level overhead doors (exterior wall punch-through capability)
- 98% of interior walls extend to the deck
- Three meeting rooms with demountable walls

12550 Reed Rd. delivers a highly efficient and independent workspace, **perfectly situated in the heart of Sugar Land, TX**

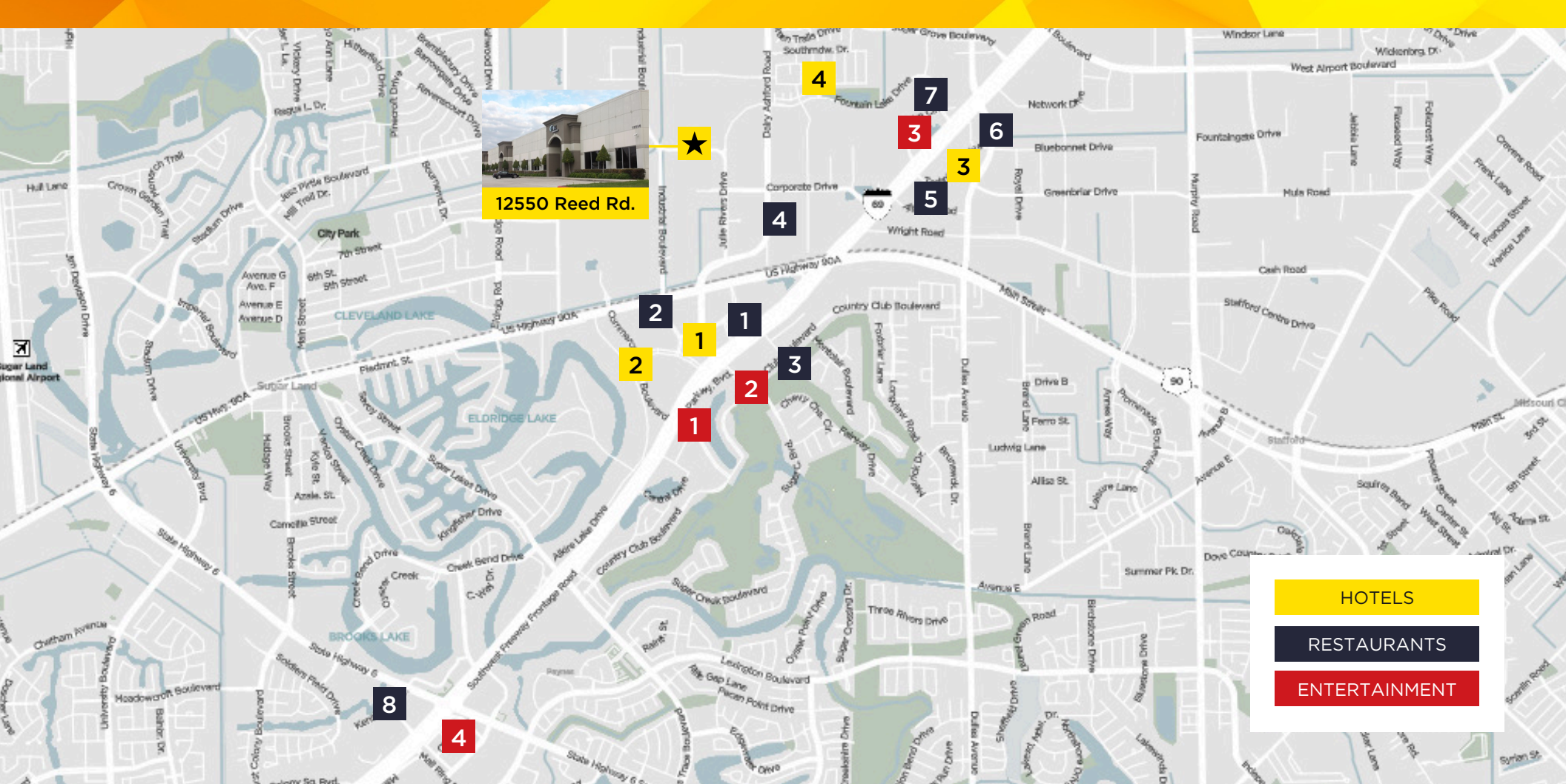




FLOORPLAN

24,278 SF





- 1** Pappasito's Cantina
- 2** Red Oak Grill
Texan Grill
The Eggs & I Restaurant
Vasos Bar-B-Q
- 3** Berryhill
- 4** Live Oak Grill
- 5** Las Haciendas
- 6** Pappadeaux
IHop
Hooters

- 7** Applebee's
Avalon Diner
BreWingz
Fuddruckers
Kim Son
Otto's Barbeque
Razzoo's Cajun Cake
Sweet Tomatoes
The Pub Fountains

- 8** Lake Pointe Village
Becks Prime
Five Guys
Panera
Blaze Pizza
Gigi's Cupcakes
Potbelly
Torchy's Tacos
Whole Foods Market
Veritas Steak & Seafood
Azuma on the Lake
Churrasco's Restaurant

- 1** Drury Inn & Suites
- 2** Holiday Inn
- 3** Comfort Suites
Hampton Inn
LaQuinta Inn
Homewood Suites
Courtyard by Marriott
- 4** Staybridge Suites

- 1** 24 Hour Fitness
- 2** Sugar Creek Country Club
- 3** AMC Fountains 18
Bed Bath & Beyond
Five Below
Hobby Lobby
Old Navy
Stein Mart
- 4** Sugar Land Town Square
First Colony Mall
Ann Taylor Loft
Jos A. Bank

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