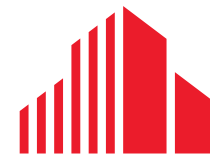




**FOR SUBLEASE - 6TH FLOOR - 4,581 RSF**

**3 SUGAR CREEK CENTER BLVD  
SUGAR LAND, TX 77478**



**CUSHMAN &  
WAKEFIELD**



# 3 SUGAR CREEK CENTER BLVD SUGAR LAND, TX 77478

## Property Features

Imperial Plaza delivers a high-end Class A office experience in the heart of Sugar Land, welcoming tenants with common areas that lead to a shaded outdoor courtyard and a new putting green. The building offers multiple access points and a convenient five-level parking garage. Surrounded by restaurants, fitness options, and hotels, and just minutes from First Colony Mall and Sugar Land Town Square. With expansive floor-to-ceiling windows, controlled access, and on-site management, Imperial Plaza provides a refined workplace in one of Sugar Land's most connected areas.

### Space Details

Size:	4,581 SF
Floor:	6th
Year Built/Renovated:	2008
Building Class:	A
Term:	Through July 31, 2029
Rate:	Negotiable
Operating Expenses:	\$14.56
FF&E:	Available
Parking:	4/1,000 ratio \$45: Unreserved \$75: Reserved
Security:	Controlled access









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**FOR MORE INFORMATION, CONTACT:**



**COOPER BAGHERI**

Director

Direct: +1 713 331 1805

Mobile: +1 713 566 0526

[Cooper.Bagheri@cushwake.com](mailto:Cooper.Bagheri@cushwake.com)

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