

OFFICE

For Lease



Farid Chatur
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[Contact us for more information](#)

16701 Creek Bend Dr,
Sugar Land, TX 77478



PROPERTY HIGHLIGHTS

Perfect for any medical or professional office use.

Located in the Heart of Sugar Land.

SPACES AVAILABLE

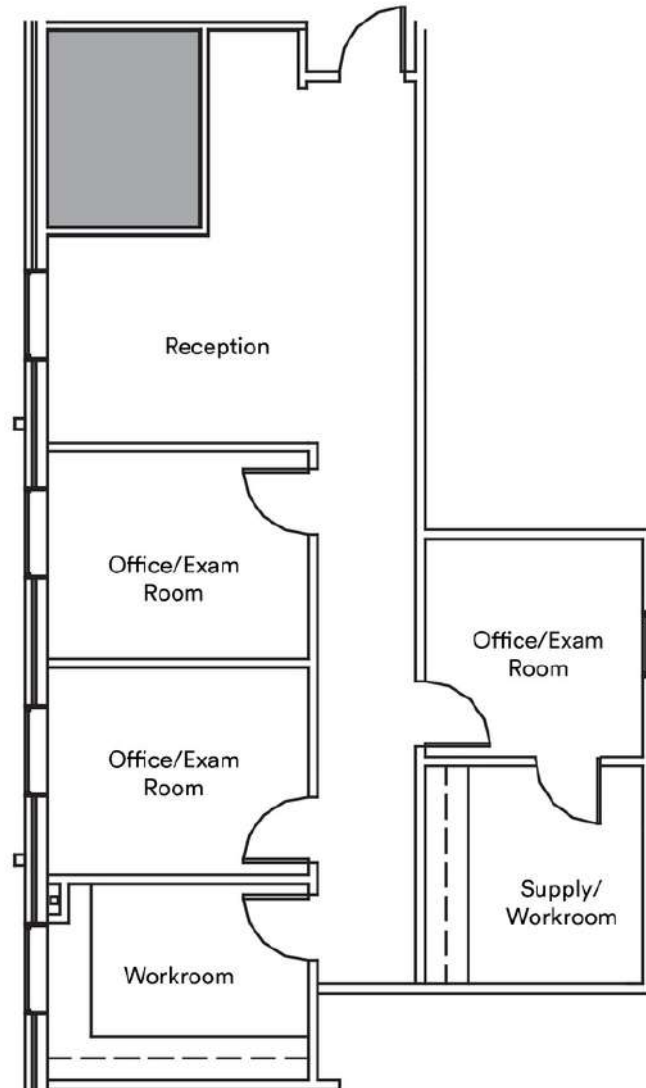
Suite 200 - 2200 sf

Asking \$22 psf/yr - Triple net lease

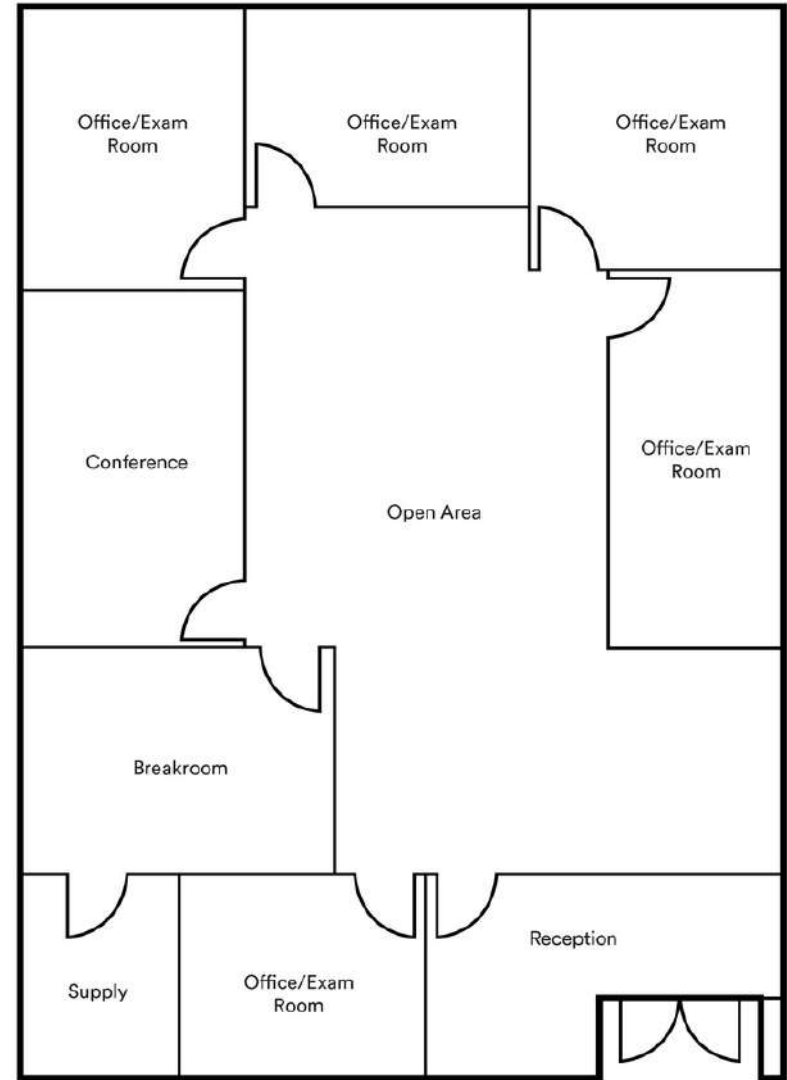
Suite 550 - 1100 sf

Asking \$22 psf/yr - triple net lease

Suite 550



Suite 200



DEMOGRAPHICS

3 MILE

1 MILE

97,767

11,349

Population

34,314

4,631

Households

42.2

43.6

Median Age

\$107,973

\$91,486

Median HH Income

62,018

20,834

Daytime Employees

↑ 7.35%

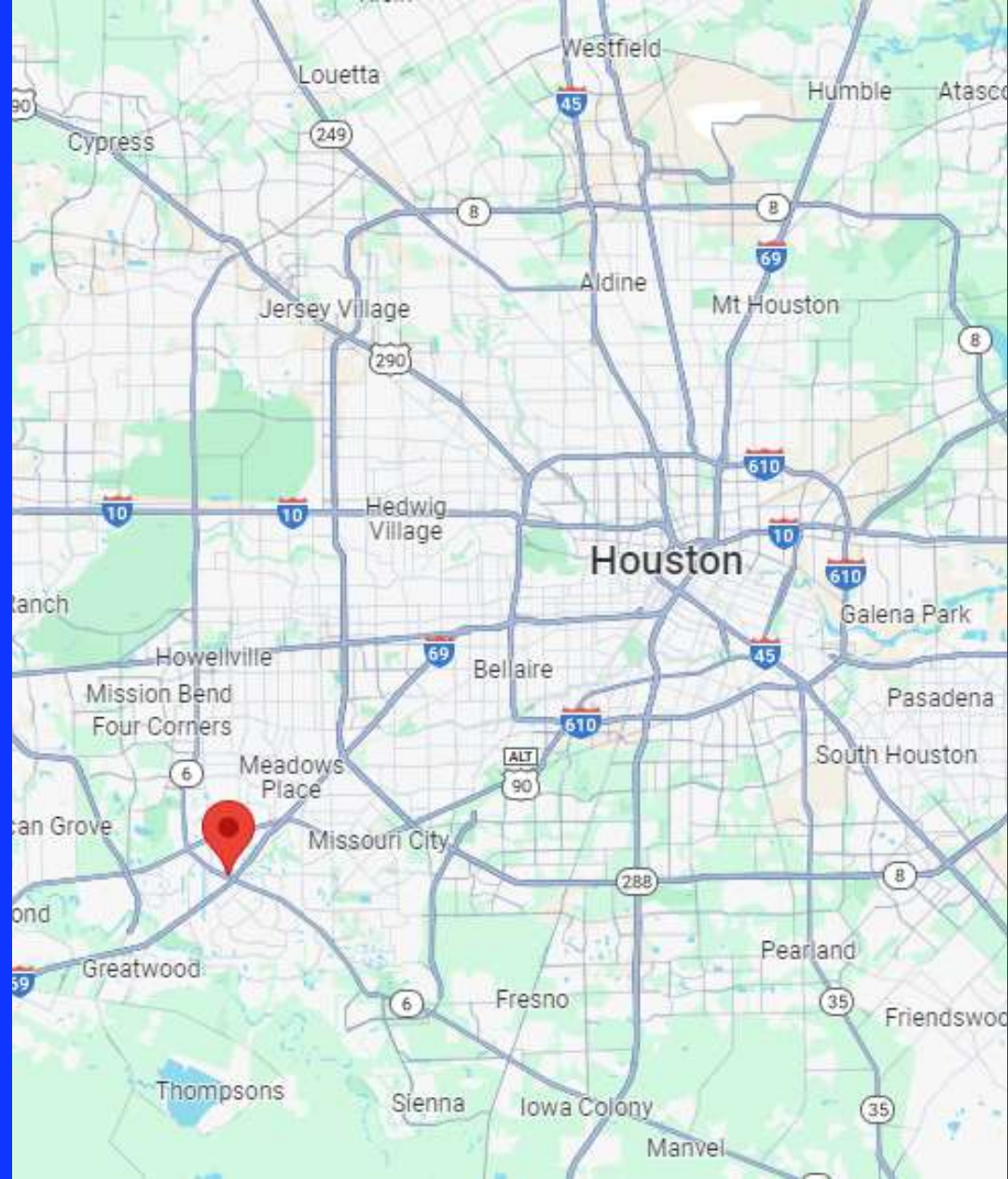
↑ 8.25%

Population Growth ' 23-"28

↑ 7.37%

↑ 8.05%

Household Growth ' 23-"28





TRAFFIC

Collection Street	Cross Street	Traffic Vol	Count Year	Distance from Property
State Hwy 6	Prudential Cir SE	50,836	2022	0.18 mi
TX 45;RM 620	Prudential Cir NE	48,424	2020	0.24 mi
State Hwy 6	Prudential Cir NE	54,780	2022	0.24 mi
Whimbrel	Fluor Dr SE	4,963	2022	0.26 mi
Fluor Dr	Whimbrel NE	6,107	2022	0.30 mi
Fluor Daniel Dr	Hwy 6 NE	1,980	2022	0.39 mi
State Hwy 6	Fluor Daniel Dr SE	49,090	2018	0.40 mi
TX 45;RM 620	Hwy 6 NE	54,061	2020	0.43 mi
City Walk	Hwy 6 NE	4,501	2022	0.46 mi
State Hwy 6	City Walk W	55,014	2022	0.48 mi



Pure Holistic Dental

LAKEBEND AT SUGAR CREEK

AERIAL VIEW

The Settegast-Kopf Company @ Sugar Creek

St. Luke's Health

Sushi Masa

SUGAR LAND VETERINARY SPECIALISTS

BUFFALO WILD WINGS

Canes

HYATT PLACE

THE HOME DEPOT

The Home Depot

Fairmont First Colony

WHOLE FOODS MARKET

CHUCK E. CHEESE

kw SOUTHWEST
KELLER WILLIAMS REALTY

the.ismaili

TARGET

SUGAR LAND TOWN SQUARE

Red Bull

Highlands Park Beach Volleyball Court

Highlands Elementary School

THE HIGHLANDS

Lowe's Home

PROPERTY OVERVIEW



PROPERTY OVERVIEW



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