Transwestern

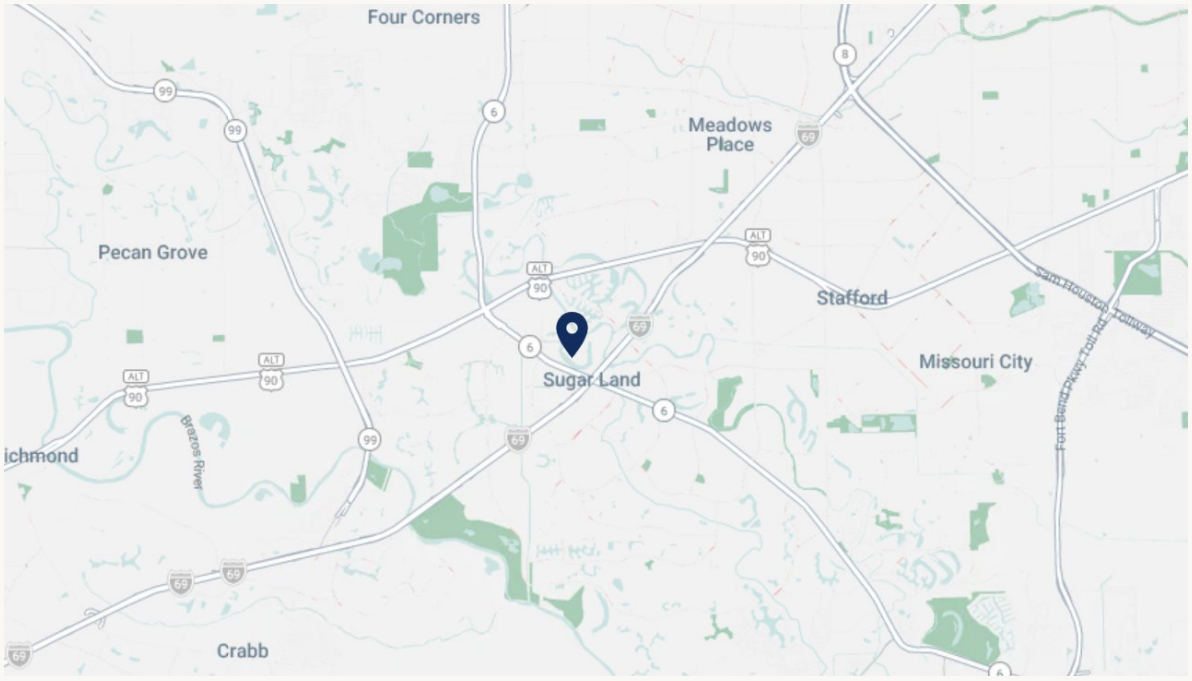
Pearl Lake Pointe

SUGAR LAND
16435 CREEKBEND DRIVE | SUGAR LAND, TX 77478



Flexible Commercial Space

16435 Creekbend Drive offers up to 9,705 SF of available space with flexibility to accommodate smaller users in Sugar Land's established Lake Pointe area. Well suited for medical office while welcoming a variety of professional and commercial uses, the property provides convenient access to nearby residential communities, retail, and everyday amenities. Its location offers strong visibility and accessibility within one of Sugar Land's established mixed-use districts.



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PROPERTY HIGHLIGHTS

- Six-story covered parking garage incorporated into the development, with dedicated parking for both employees and guests
- Convenient setting for tenants looking to serve both nearby residents and the broader Sugar Land community
- New-construction environment with modern design and easy access for staff and visitors
- Built-in population base with 376 new multifamily residences planned within the development
- Part of the continued redevelopment and activation of the Lake Pointe peninsula, supporting long-term visibility and growth potential



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Area D

Up to 9,705 SF Available

Now Leasing | Target Occupancy Late 2027

