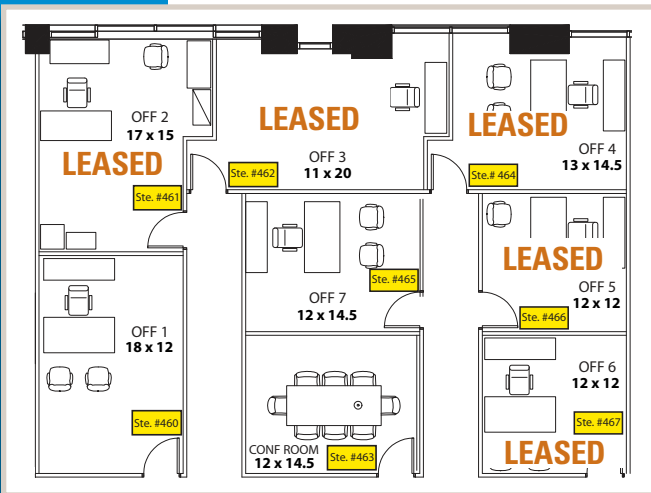


# SMALL PRIVATE OFFICES AT **THE PLAZA BUILDING**

2277 Plaza Drive



# SMALL PRIVATE OFFICES AT THE PLAZA BUILDING



*Planned Community Developers, Ltd.*, the developer for the 9,700 acre community of First Colony, is proud to introduce its mixed use and pedestrian friendly lifestyle center – Sugar Land Town Square in Sugar Land, Texas.

## LOCATION

Southeast corner of US 59 and State Highway 6

## SUGAR LAND TOWN SQUARE AMENITIES

- 32-acre mixed-use “Town Square”
- 300-room full-service Marriott Hotel & Conference Center
- City Hall (82,000 s.f.)
- 167 mid-rise residential units
- 1.4-acre pedestrian plaza
- Pedestrian-friendly walkways to stores and restaurants
- 566,000 s.f. of office space
- 238,000 s.f. of retail space
- 24-hr. traffic counts at US 59 N of SH 6 – approx. 182,000
- 24-hr. traffic counts at SH 6 W of US 59 – approx. 56,000
- Adjacent to First Colony Mall (1,000,000 s.f.)

## 2277 PLAZA DRIVE OFFICE BUILDING

- Six floors
- 135,000 s.f. of Class A office
- Structured parking with covered connection to office building
- Adjacent to Plaza
- Lobby bank
- Phone activated and zoned after-hours HVAC
- Fiber optics available
- 25,000 s.f. floor plate
- Roving patrol 24 hours per day

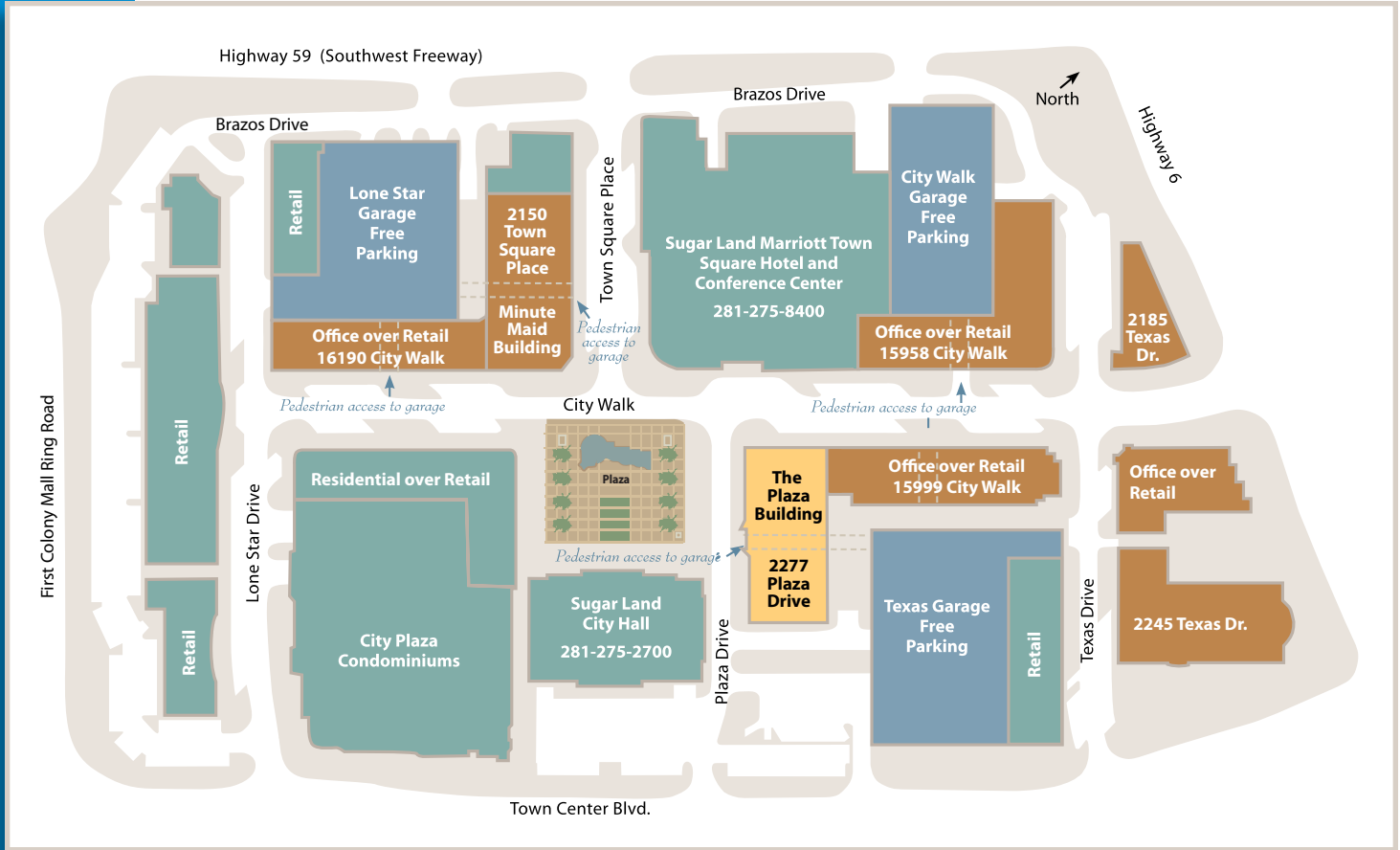
## SMALL PRIVATE OFFICE AMENITIES

- Conveniently located on Level 4
- Easily accessible to elevator lobby
- Ready for immediate occupancy
- Short-term lease commitment
- Fully-furnished, shared conference room with projection screen and data hookups
- Commercial grade carpet throughout
- Upgraded entry doors – 9-foot Honduras Mahogany wood with glass insert
- Individual Tenant Door Plaque at each small private office
- Sugar Land Town Square address

For more information, contact Don Janssen @ 281-242-2000 or visit [www.pcdltd.com](http://www.pcdltd.com).

# THE PLAZA BUILDING

2277 Plaza Drive | Small Private Offices Site Plan



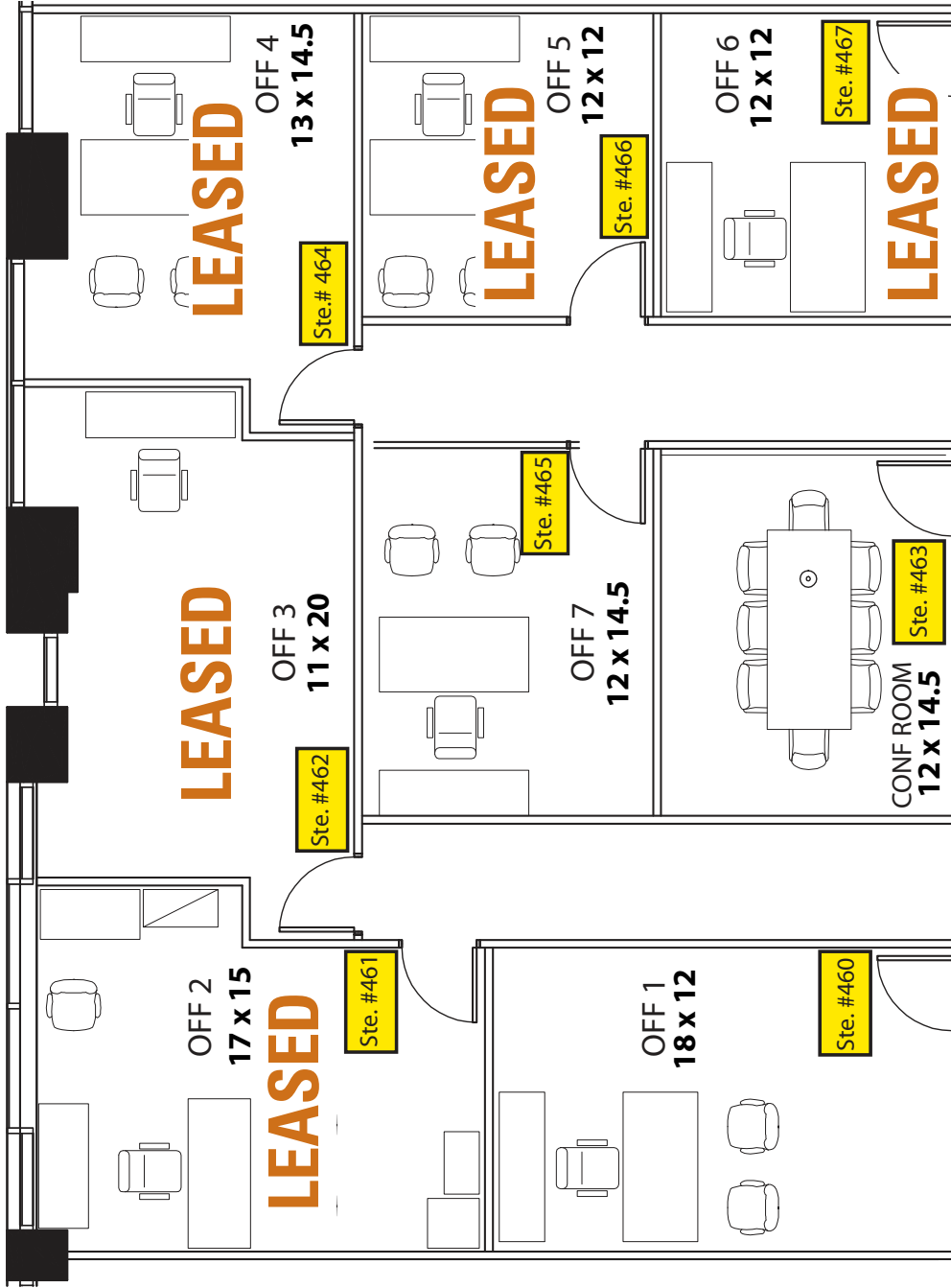
“Our location in Town Square has helped us tap into a top-notch workforce that can develop long-lasting partnerships with our clientele and deliver the premier service we have earned *a reputation of providing*. Our office is now in an area known for its diversity, activity and *prosperity* - which helps with employee retention. Overall, our location is *a professional place to showcase our company* and is *surrounded by an exciting mix of conveniences* that make doing business a pleasure.”

*Ricky Moorner, President, Resource Staffing, Inc.*

**SUGAR LAND TOWN SQUARE**

A Premier And Dynamic Office Environment

# SMALL PRIVATE OFFICES AT THE PLAZA BUILDING



2277 Plaza Drive - Level 4 Small Private Offices

SLA Studio Land, Inc.  
*Urban Planners/Landscape Architects*  
 Ambrose and House, Architects  
*Architects*  
 Scale: 1/8" = 1'-0"

SUGAR LAND

**TOWN SQUARE**



Developed by  
**Planned Community Developers**  
 Sugar Land, Texas

\*All dimensions are approximate  
 February 2012

# SMALL PRIVATE OFFICES AT THE PLAZA BUILDING

SUITE NUMBER	FLOOR DIMENSIONS	TOTAL MONTHLY RENT
460	18 x 12	\$1,232
461	17 x 15	\$1,402 (LEASED)
462	11 x 20	\$1,402 (LEASED)
463	12 x 14.5	Conference Room
464	13 x 14.5	\$949 (LEASED)
465	12 x 14.5	\$1,145
466	12 x 12	\$796 (LEASED)
467	12 x 12	\$785 (LEASED)

\*The above rental rates include access to conference room, parking, card-key security and power. Excludes phone and data service; outlets are provided.