

SUGAR LAND
**TOWN
SQUARE**



THE PLAZA BUILDING

2277 Plaza Drive

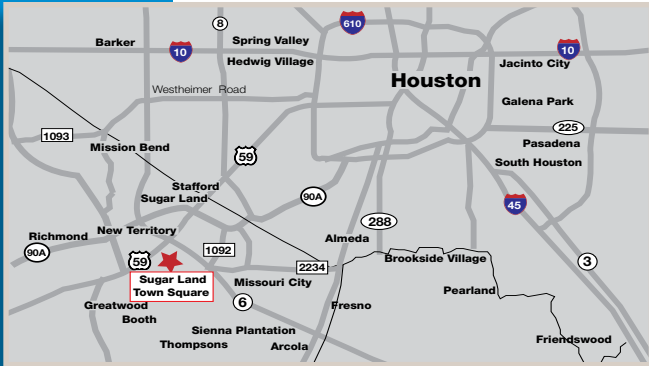


SUGAR LAND TOWN SQUARE

A Premier And Dynamic Office Environment

THE PLAZA BUILDING

Class A Office Space with All of the Amenities of a True Town Center



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

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
- Lobby bank
- Phone activated and zoned after-hours HVAC
- Fiber optics available
- Plaza view
- 25,000 s.f. floor plate
- Roving patrol 24 hours per day



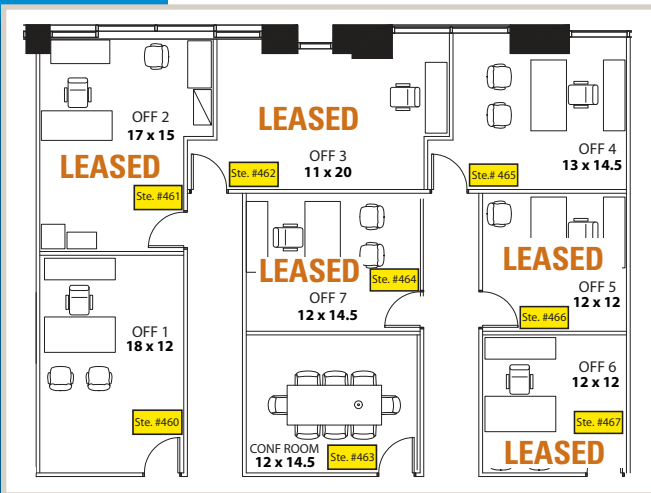
DEMOGRAPHICS (US 59 @ STATE HIGHWAY 6)

	3 Mile	5 Mile	8 Mile
Population:	94,021	266,707	853,133
Pop. Growth:	26.18%	27.95%	25.26%
Median Age:	35.61	33.58	32.73
Income Avg:	\$94,792	\$89,771	\$71,279
Median Housing	\$177,086	\$151,296	\$133,931



For more information, contact Don Janssen (office space) or Charles Adams (retail space) @ 281-242-2000 or visit www.pcdltd.com

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

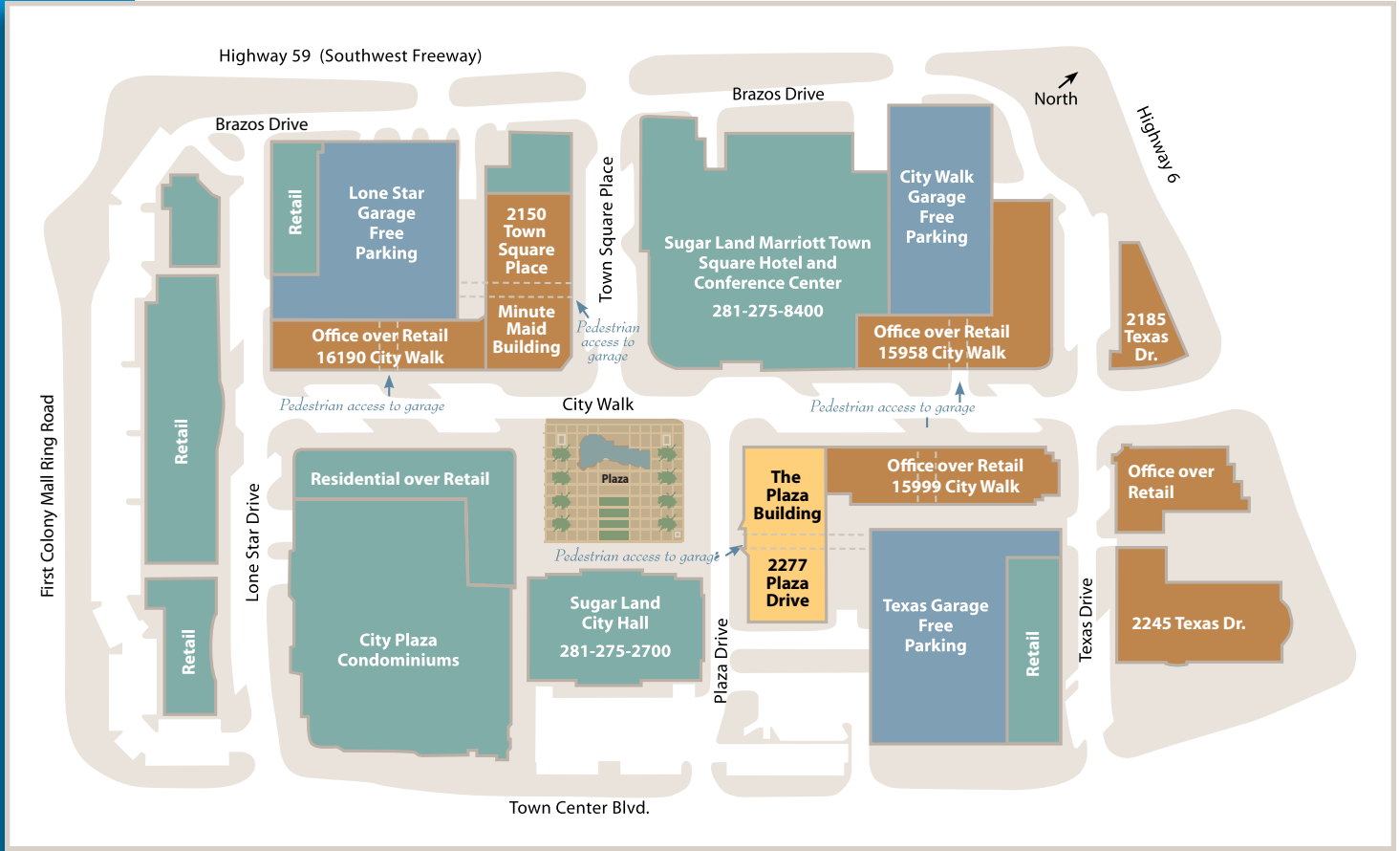
SMALL PRIVATE OFFICE AMENITIES

- Conveniently located on Level 4
- Easily accessible to elevator lobby
- Full-service
- 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 (office space) or Charles Adams (retail space) @ 281-242-2000 or visit www.pcdltd.com

THE PLAZA BUILDING

2277 Plaza Drive | 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 Moorer, President, Resource Staffing, Inc.

SUGAR LAND TOWN SQUARE

A Premier And Dynamic Office Environment