



IMPERIAL MEDICAL CENTER For Lease



**1111-1211 HIGHWAY 6 SOUTH
Sugar Land, Texas 77478**

PROPERTY HIGHLIGHTS

LOCATION

Conveniently located off of Hwy 6
Close proximity to area hospitals

AVAILABILITY

Suites available from 2,181 SF to 4,299 SF

BUILDING HIGHLIGHTS

NO hospital restrictions
Move-In ready suites
Newly renovated building with multiple covered
patient drop off locations
Glass and brick exterior provides a stand out
design
Excellent visibility and access to and from Hwy 6
The interior is a modern design surrounded in
beautiful art work

PROPERTY DESCRIPTION

128,819 SF Two-Story Medical Building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	9,898	100,569	261,895
2026 Projected Population	11,394	112,901	289,804
Population Growth 2021-2026	15.11%	12.26%	10.66%
2021 Total Households	3,377	33,956	84,826
2021 Average HH Income	\$159,355	\$147,103	\$129,923



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10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com



832-299-6404

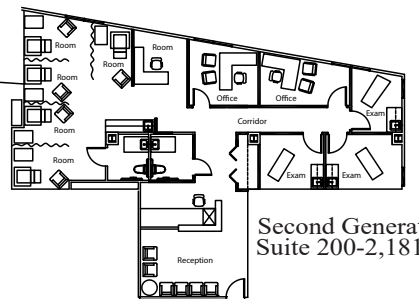


SECOND FLOOR

Base Rent: \$31/SF
Modified Gross

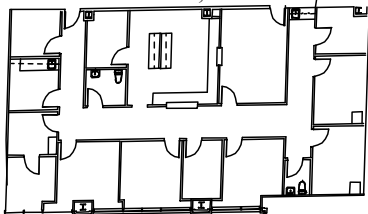


Shell Condition
First Generation
Suite 210-2,296 SF

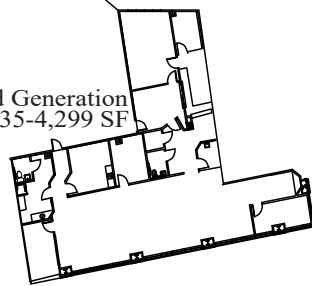


Second Generation
Suite 200-2,181 SF


Second Generation
Suite 275-2,805 SF




Second Generation
Suite 235-4,299 SF



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