

## SUGAR LAND MEDICAL PLAZA For Lease



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	13,420	108,461	277,844
2026 Projected Population	15,177	121,887	306,496
Population Growth 2021-2026	13.09%	12.38%	10.31%
2021 Total Households	5,364	37,940	90,178
2021 Average HH Income	\$126,021	\$138,825	\$126,195

**1327 LAKE POINTE PARKWAY  
Sugar Land, Texas 77478**

### PROPERTY HIGHLIGHTS

#### **LOCATION**

On CHI St. Luke's Health-Sugar Land Hospital campus  
.24 of a mile from I-69

#### **AVAILABILITY**

Suites available from 1,430 SF to 3,655 SF  
up to 6,939 SF of contiguous space

#### **BUILDING HIGHLIGHTS**

Modern design with a drive-thru entryway  
Glass and metal exterior paneling provide a stand out design  
Parking Ratio of 5/1,000 SF  
Excellent visibility and access to and from I-69  
The interior is surrounded in marble, ceramic flooring and carpet

#### **PROPERTY DESCRIPTION**

120,596 SF Five-Story Medical Building



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



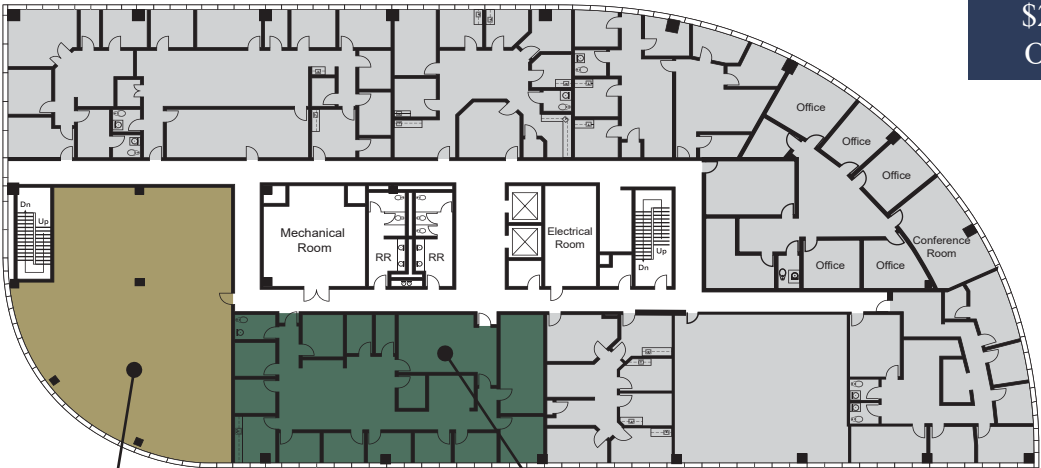
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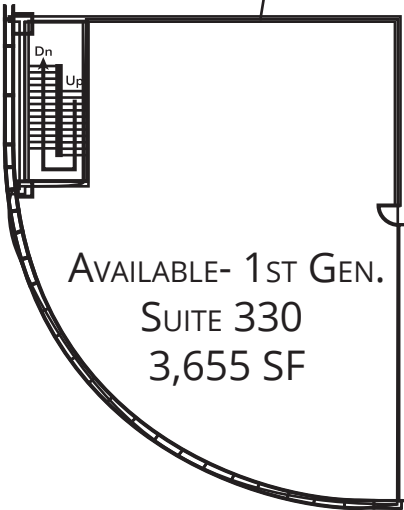
832-299-6404

THIRD FLOOR

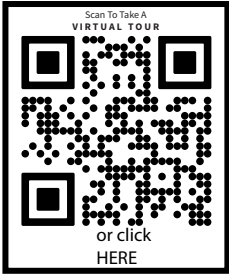
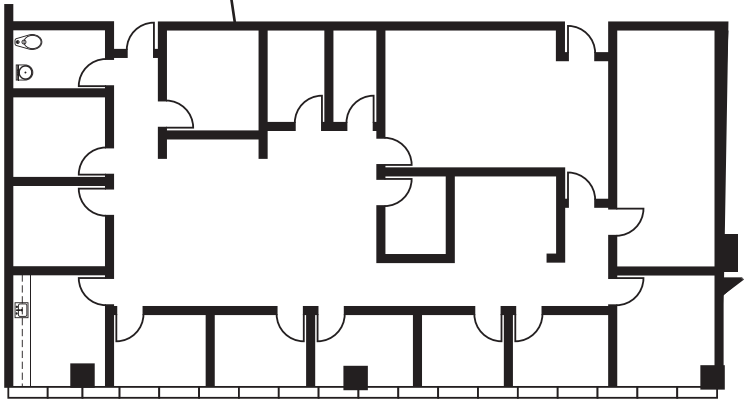
Rates:  
\$20-\$21 NNN  
OpEx: \$11.79



SUITE LAYOUT



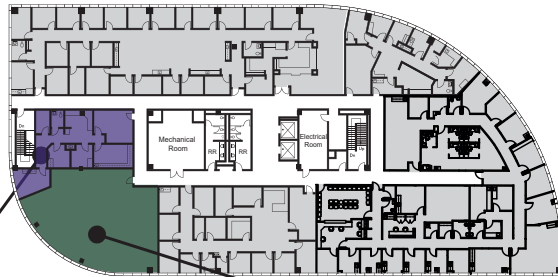
AVAILABLE- 2ND GEN.  
SUITE 325  
3,284 SF



1327 LAKE POINTE PARKWAY

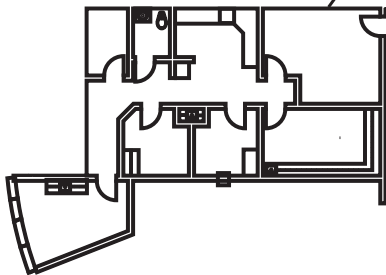


**FIFTH FLOOR**

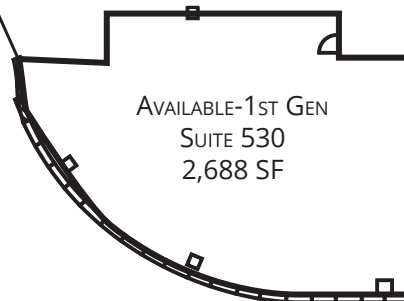


Rates:  
\$20-\$21 NNN  
OpEx: \$11.79

**SUITE LAYOUT**



AVAILABLE-2ND GEN  
SUITE 535  
1,430 SF



AVAILABLE-1ST GEN  
SUITE 530  
2,688 SF



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**Leasing Agent/Property Manager**  
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832-299-6404

Information contained herein does not constitute a legal offer or acceptance and shall not be legally binding, but shall serve as the basis for negotiation and execution of a mutually acceptable Lease Agreement.



