



PINECROFT
REALTY

SUGAR LAND MEDICAL PLAZA



**1327 Lake Pointe Pkwy
Sugar Land, TX 77478**

LOCATION

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

AVAILABILITY

Suites available from 621 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



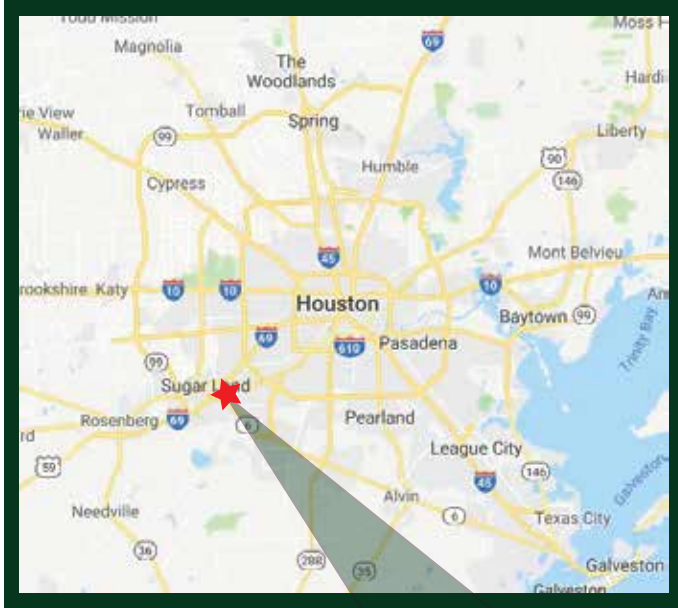
PHOTOS



AVAILABILITY

| <u>SUITE</u> | | <u>RSF</u> |
|---------------------|------|------------|
| 317-1 ST | GEN. | 2,330 |
| 325-2 ND | GEN. | 3,284 |
| 330-1 ST | GEN. | 3,655 |
| 422-1 ST | GEN. | 621 |
| 425-2 ND | GEN. | 3,452 |
| 530-1 ST | GEN. | 2,688 |
| 535-2 ND | GEN. | 1,430 |

LOCATION



DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|-----------------------------|-----------|-----------|-----------|
| 2019 Total Population | 4,281 | 62,829 | 138,203 |
| 2024 Projected Population | 4,903 | 71,108 | 156,063 |
| Population Growth 2019-2024 | 14.53% | 13.18% | 12.92% |
| 2019 Total Households | 1,809 | 26,146 | 54,192 |
| 2019 Average HH Income | \$146,824 | \$123,322 | \$124,026 |

AREA FACTS

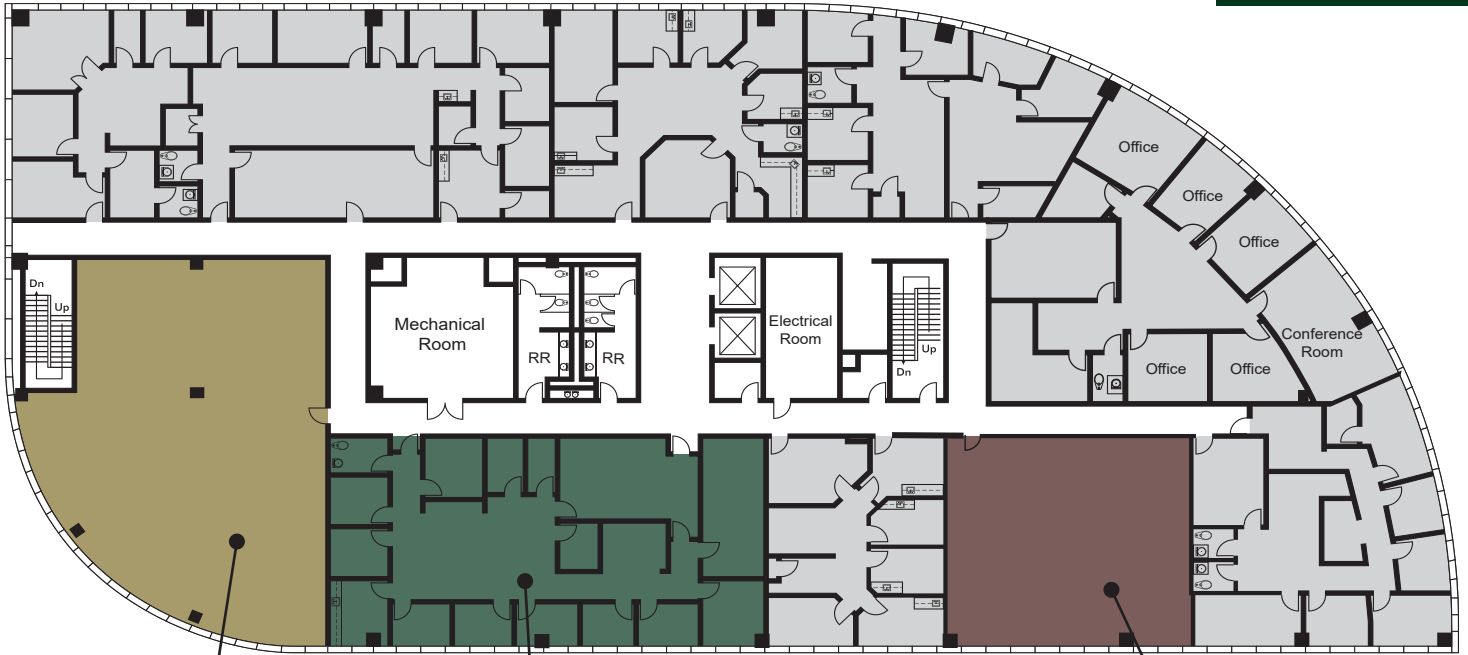
- 52 miles to George Bush Intercontinental Airport
- 29 miles to William P. Hobby Airport
- 20 miles to downtown Houston
- Population of 117,869
- Located southwest of Houston in a master planned community



FLOOR PLANS

THIRD FLOOR

Rates:
\$18.50-\$20.50 NNN
OpEx: \$10.85



SUITE LAYOUT

AVAILABLE- 1ST GEN.
SUITE 330
3,655 SF

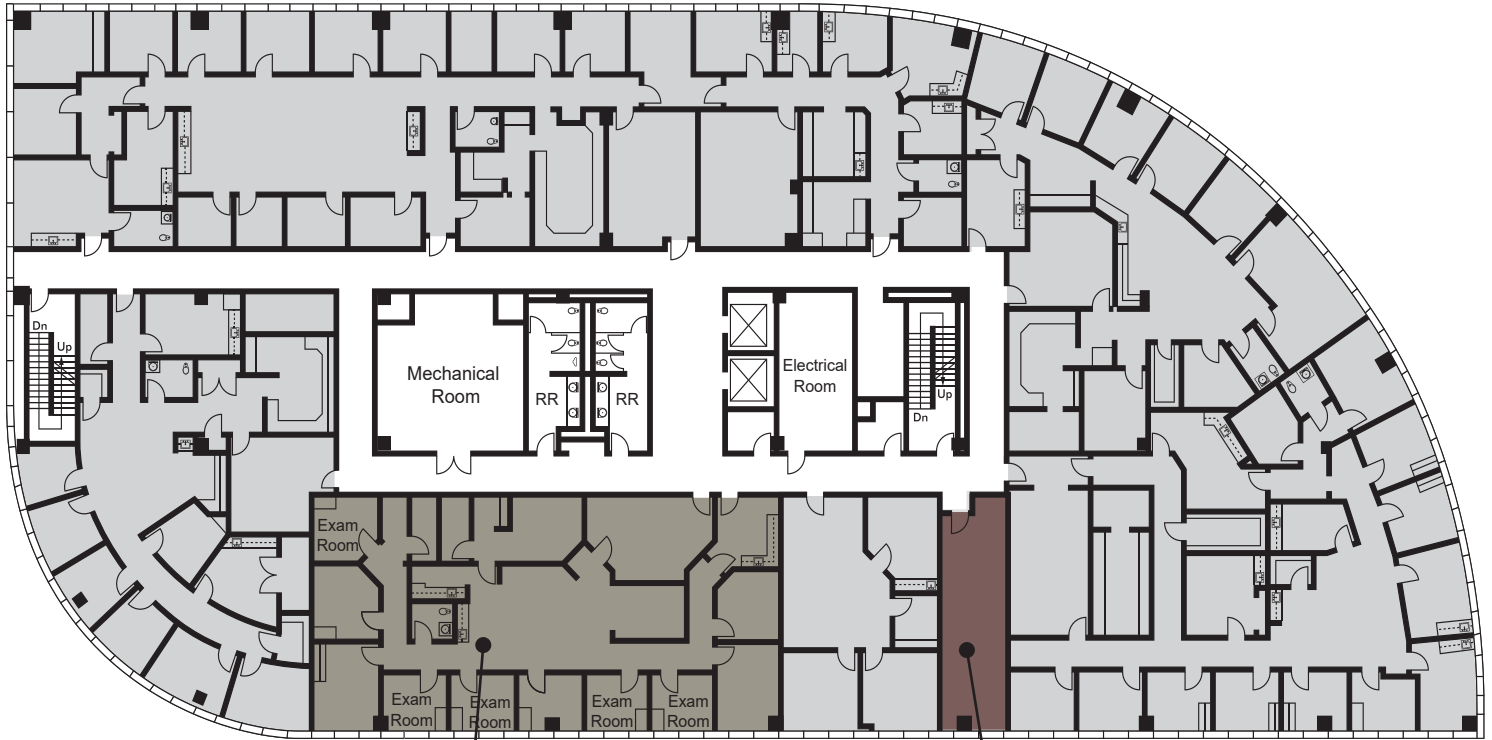
AVAILABLE-1ST GEN.
SUITE 317
2,330 SF

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

FLOOR PLANS

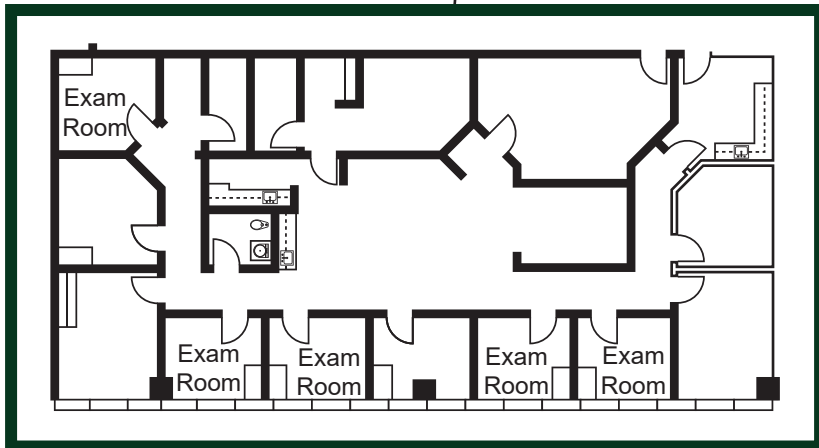
FOURTH FLOOR

Rates:
\$18.50-\$20.50 NNN
OpEx: \$10.85

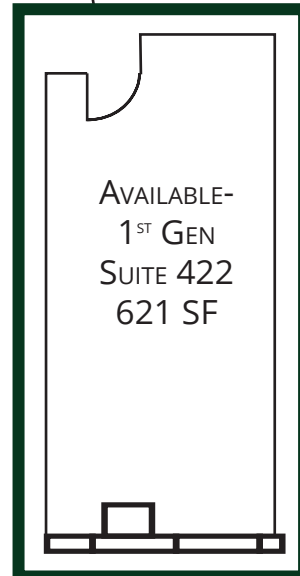


SUITE LAYOUT

AVAILABLE-
2ND GEN
SUITE 425
3,452 SF



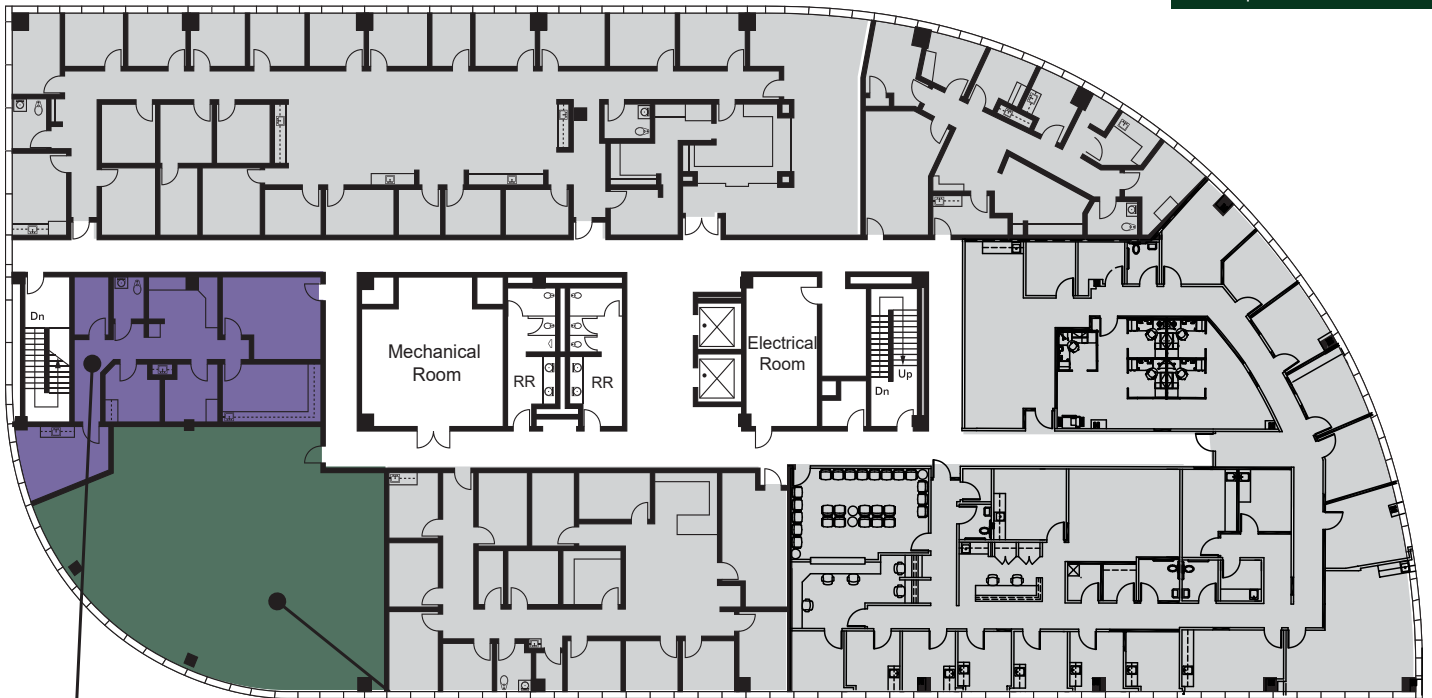
AVAILABLE-
1ST GEN
SUITE 422
621 SF



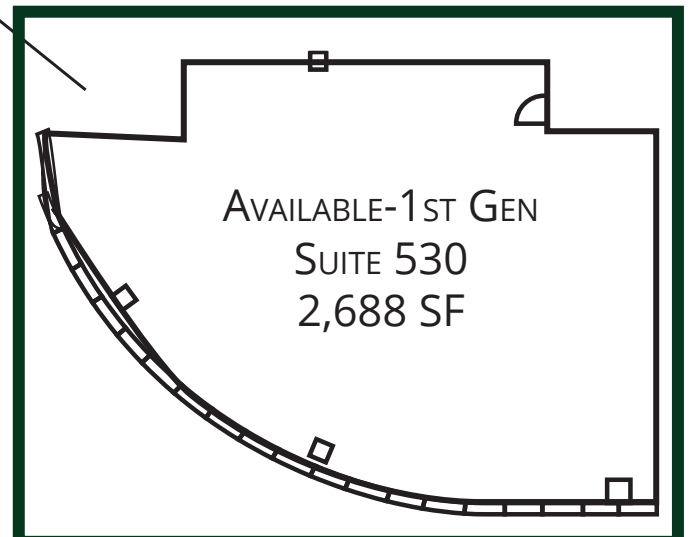
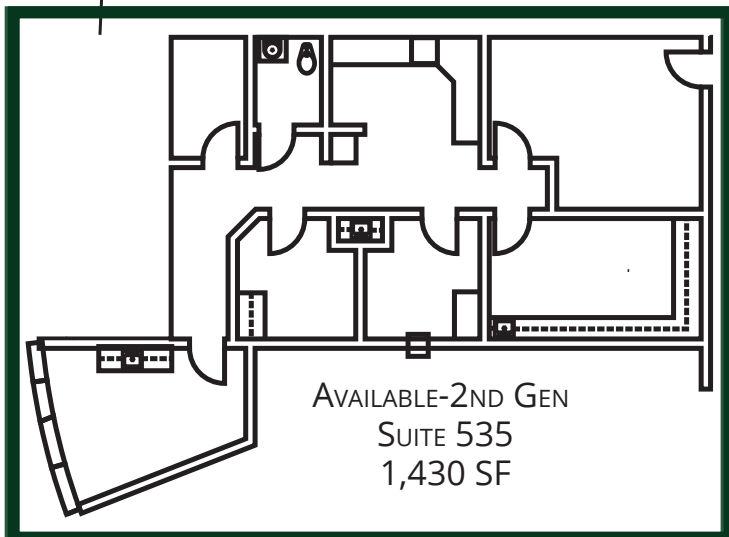
FLOOR PLANS

FIFTH FLOOR

Rates:
\$18.50-\$20.50 NNN
OpEx: \$10.85



SUITE LAYOUT



PROPERTY LAYOUT



LEASING BY:

PINECROFT
R E A L T Y



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