

MEDICAL  
OFFICE  
FOR LEASE

128,819 SF

CLASS A  
MEDICAL  
OFFICE  
BUILDING



TRANSWESTERN

REAL ESTATE  
SERVICES

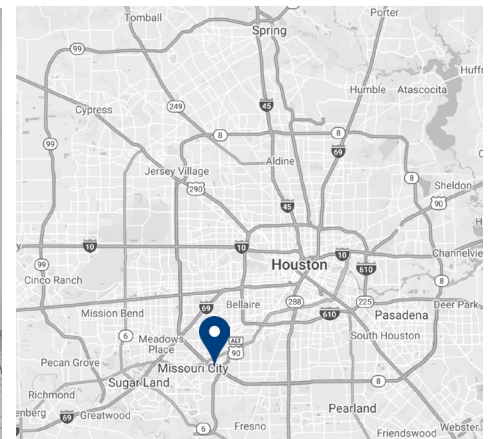
# IMPERIAL MEDICAL CENTER

1111-1211 Highway 6 | Sugar Land, TX 77478



## Building Information:

- 128,819 RSF two-story medical office building
- Highly visible and conveniently located on Highway 6
- Multiple covered patient drop-offs
- Tenant street signage available
- No hospital restrictions
- Availabilities from 1,200 - 35,000 SF
- Parking ratio 3.75/1,000 SF



## Leasing Information:

**Justin Davis**  
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**Christian Connell**  
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**Justin Brasell**  
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Suite	Available SF	Links and Notes
70	35,714	2nd Generation 
125	1,313	2nd Generation Clinical 
135	2,622	2nd Generation Clinical 
160	3,467	2nd Generation Clinical 
200	2,181	Up to 4,477 SF Contiguous 2nd Generation Clinical 
210	2,296	Up to 4,477 SF Contiguous Shell Space 
230	1,295	Up to 5,594 SF Contiguous 2nd Generation 
235	4,299	Up to 5,594 SF Contiguous 2nd Generation Clinical 
275	2,805	Up to 6,073 SF Contiguous 2nd Generation Clinical 

<b>Owner</b>	Pinecroft Realty LLC
<b>Total NRA</b>	128,819 SF
<b>Floors</b>	2
<b>Year Built/Year Reno</b>	1994/2012
<b>Smallest Contiguous</b>	1,295 SF
<b>Largest Contiguous</b>	35,714 SF
<b>Rental Rate</b>	\$35.00 MG
<b>Parking Ratio</b>	3.75/1,000 SF
<b>Building Hours</b>	M-F 7A-6:30P; Sa 7A:1P; Su CLOSED
<b>Amenities</b>	Covered Drop-off, On-site Security and Property Management

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