



IMPERIAL MEDICAL CENTER For Lease



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Total Population	10,115	103,408	271,283
2027 Projected Population	12,343	123,730	320,005
Population Growth 2022-2027	22.03%	19.65%	17.96%
2022 Total Households	3,450	34,906	87,862
2022 Average HH Income	\$151,724	\$144,410	\$128,410

**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



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com



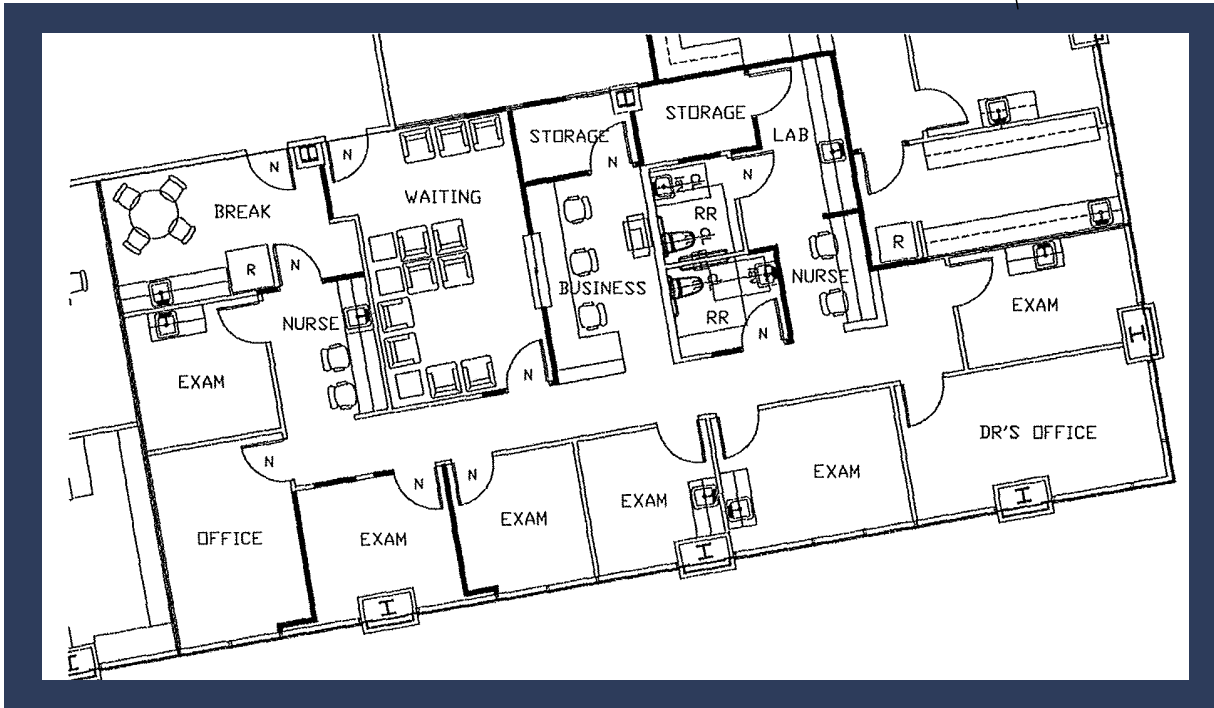
832-299-6404

FIRST FLOOR

Base Rent: \$31/SF
Modified Gross



Second Generation
Suite 135-2,622 SF



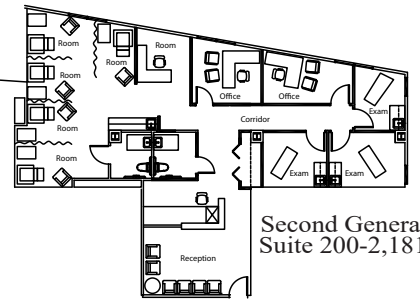


SECOND FLOOR

Base Rent: \$31/SF
Modified Gross

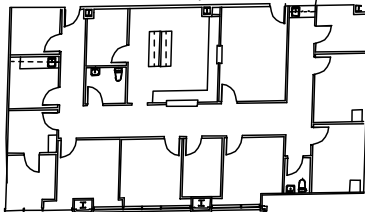


Shell Condition
First Generation
Suite 210-2,296 SF

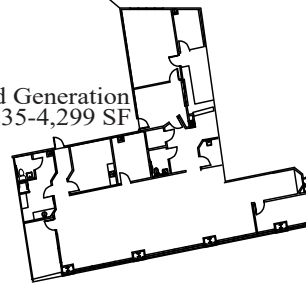


Second Generation
Suite 200-2,181 SF

Second Generation
Suite 275-2,805 SF



Second Generation
Suite 235-4,299 SF



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