



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

SUGAR LAND MEDICAL PLAZA

Medical Office Space For Lease



PROPERTY HIGHLIGHTS

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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Total Population	11,630	40,884	100,186
2025 Projected Population	13,336	46,352	112,646
Population Growth 2020-2025	14.67%	13.37%	12.44%
2020 Total Households	3,575	12,828	33,043
2020 Average HH Income	\$174,639	\$163,681	\$154,555



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com



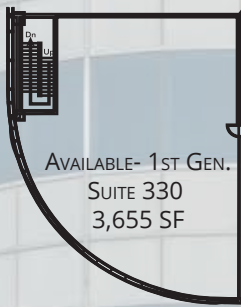
832-299-6404

THIRD FLOOR

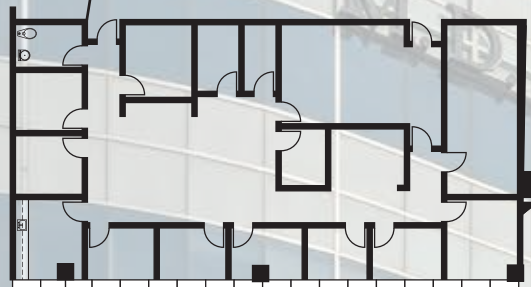
Rates:
\$18.50-\$20.50 NNN
OpEx: \$11.18



SUITE LAYOUT



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

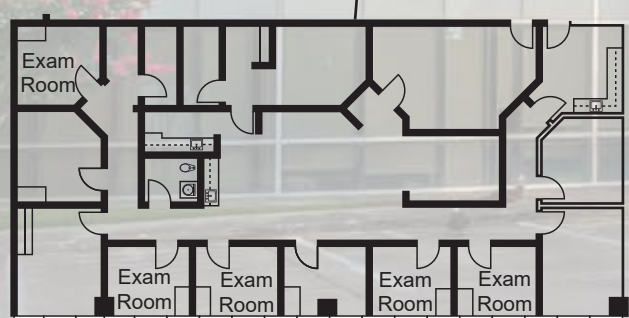


FOURTH FLOOR

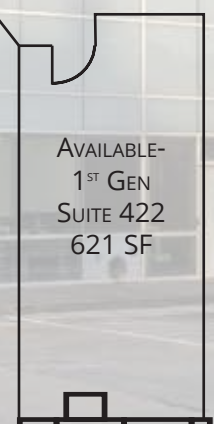


SUITE LAYOUT

AVAILABLE-
2ND GEN
SUITE 425
3,452 SF

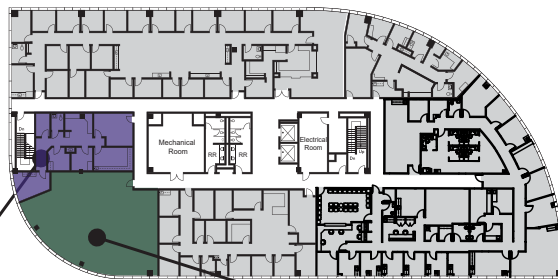


AVAILABLE-
1ST GEN
SUITE 422
621 SF



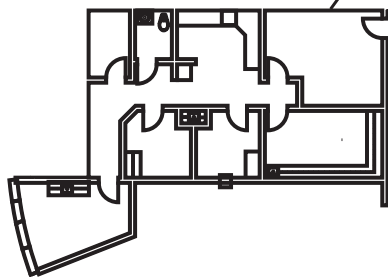


FIFTH FLOOR

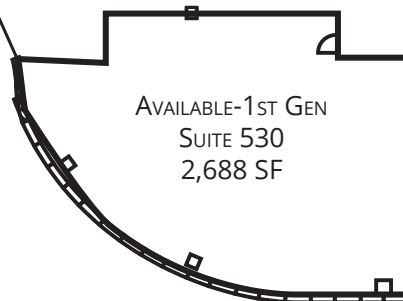


Rates:
\$18.50-\$20.50 NNN
OpEx: \$11.18

SUITE LAYOUT




AVAILABLE-2ND GEN
SUITE 535
1,430 SF




AVAILABLE-1ST GEN
SUITE 530
2,688 SF



Andrew Lopez
Leasing Agent/Property Manager
713-882-6231
andrew.lopez@pinecroftrealty.com

 www.PinecroftRealty.com

 832-299-6404

