



5,185 SF AVAILABLE

**CLASS A MEDICAL OFFICE BUILDING IN THE
MASTER PLANNED COMMUNITY OF SUGAR LAND, TX**

TELFAIR MOB

6921 BRISBANE COURT, SUGAR LAND, TX 77479

CONTACTS

JUSTIN BRASELL | EVP

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CHRISTIAN CONNELL

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 **TRANSWESTERN®**

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MASTER PLANNED COMMUNITY OF SUGAR LAND, TX

TELFAIR MOB

6921 BRISBANE COURT, SUGAR LAND, TX 77479



1900 West Loop S
Suite 1300
Houston, Texas 77027

T 713.270.7700

F 713.270.6285

transwestern.com

PROPERTY DESCRIPTION

- 36,663 RSF two-story, Class A Medical Office Building
- 5,185 SF Available

LOCATION

- Prominent freeway visibility and direct access to main thoroughfares
- Minutes to area hospitals, including Houston Methodist, CHI/St. Luke's and Memorial Hermann
- Sits at doorstep of the new, highly affluent Telfair master planned community

LEASE RATE

- \$27.50 NNN

PARKING

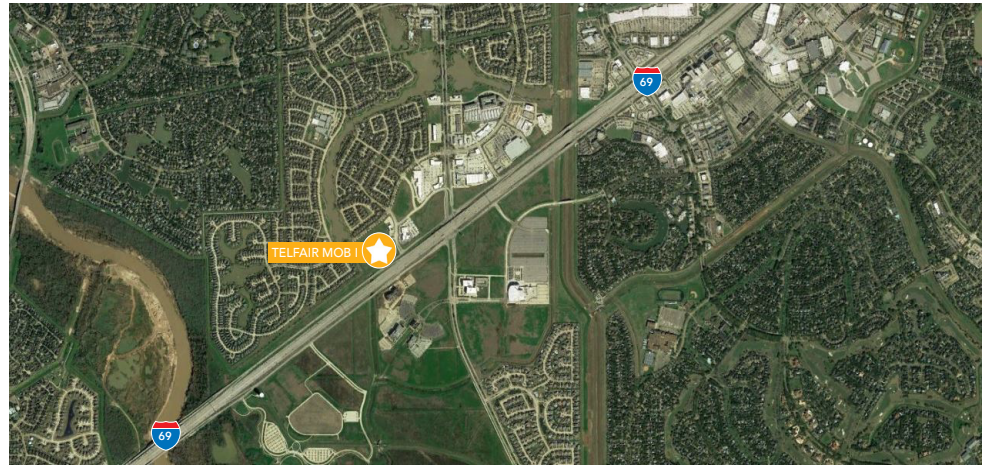
- Free surface parking and reserved covered parking providing minimal walking distance to building
- 5/1,000 Parking Ratio

AVAILABILITY

- 5,185 SF second-floor space

COMMENTS

- Class A finishes, flexible design promoting natural light and patient wellness
- Tesla charging station ready



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TELFAIR MOB

6921 BRISBANE COURT, SUGAR LAND, TX 77479

LEVEL ONE

17,955 RSF



TRANSWESTERN

REAL ESTATE
SERVICES



TELFAIR MOB

6921 BRISBANE COURT, SUGAR LAND, TX 77479

LEVEL TWO

18,708 RSF

