



**1111-1211 HIGHWAY 6 SOUTH  
Sugar Land, Texas 77478**

## IMPERIAL MEDICAL CENTER For Lease



### PROPERTY HIGHLIGHTS

#### LOCATION

Conveniently located off of Hwy 6  
Close proximity to area hospitals

#### AVAILABILITY

Suites available from 1,113 SF to 4,135 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

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	9,898	100,569	261,895
2026 Projected Population	11,394	112,901	289,804
Population Growth 2021-2026	15.11%	12.26%	10.66%
2021 Total Households	3,377	33,956	84,826
2021 Average HH Income	\$159,355	\$147,103	\$129,923



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



www.PinecroftRealty.com



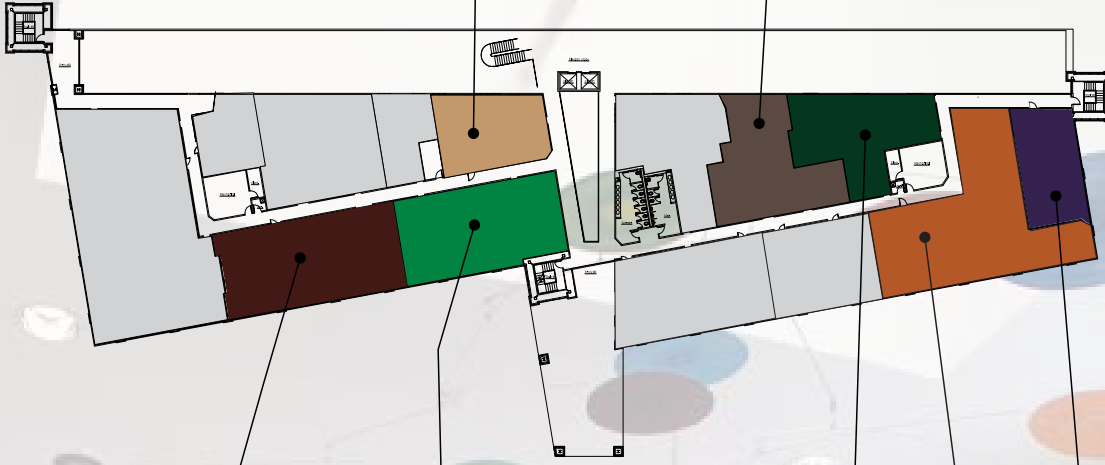
832-299-6404

**SECOND FLOOR**

Base Rent: \$30.00/FS

Shell Condition  
First Generation  
Suite 248  
3,268 SF

Shell Condition  
First Generation  
Suite 210  
2,296 SF

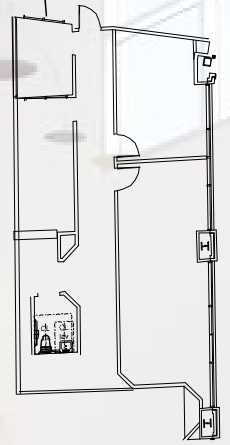
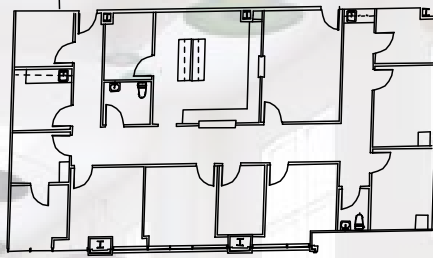
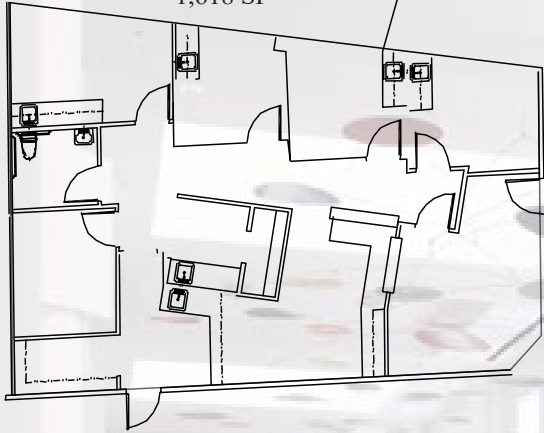


**SUITE LAYOUT**

AVAILABLE 2/1/22  
Second Generation  
Suite 275  
2,805 SF

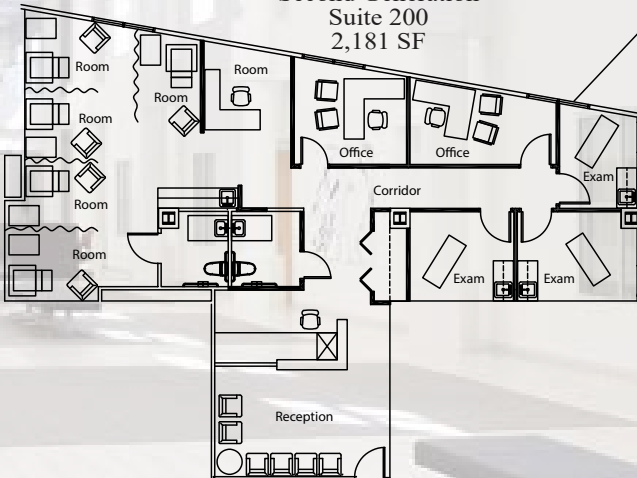
Second Generation  
Suite 230  
1,459 SF

Second Generation  
Suite 240  
1,618 SF



Second Generation  
Suite 200  
2,181 SF

Second Generation  
Suite 235  
4,135 SF

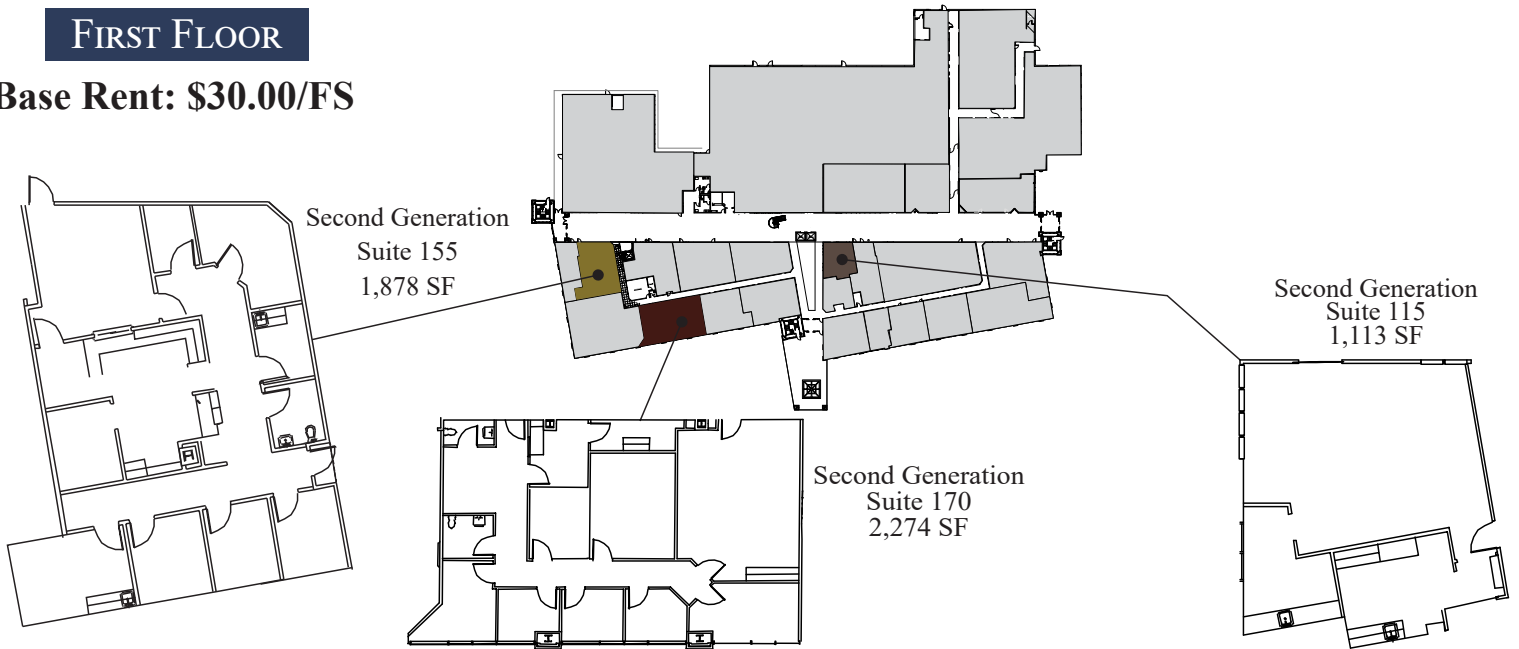







**FIRST FLOOR**

**Base Rent: \$30.00/FS**



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 [www.PinecroftRealty.com](http://www.PinecroftRealty.com)

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