



Sugar Lakes Physicians Pavilion

16902 Southwest Freeway | Sugar Land, TX 77479

 TRANSWESTERN

 UDLR
HEALTHCARE

Welcoming A New Patient Experience

Building Features

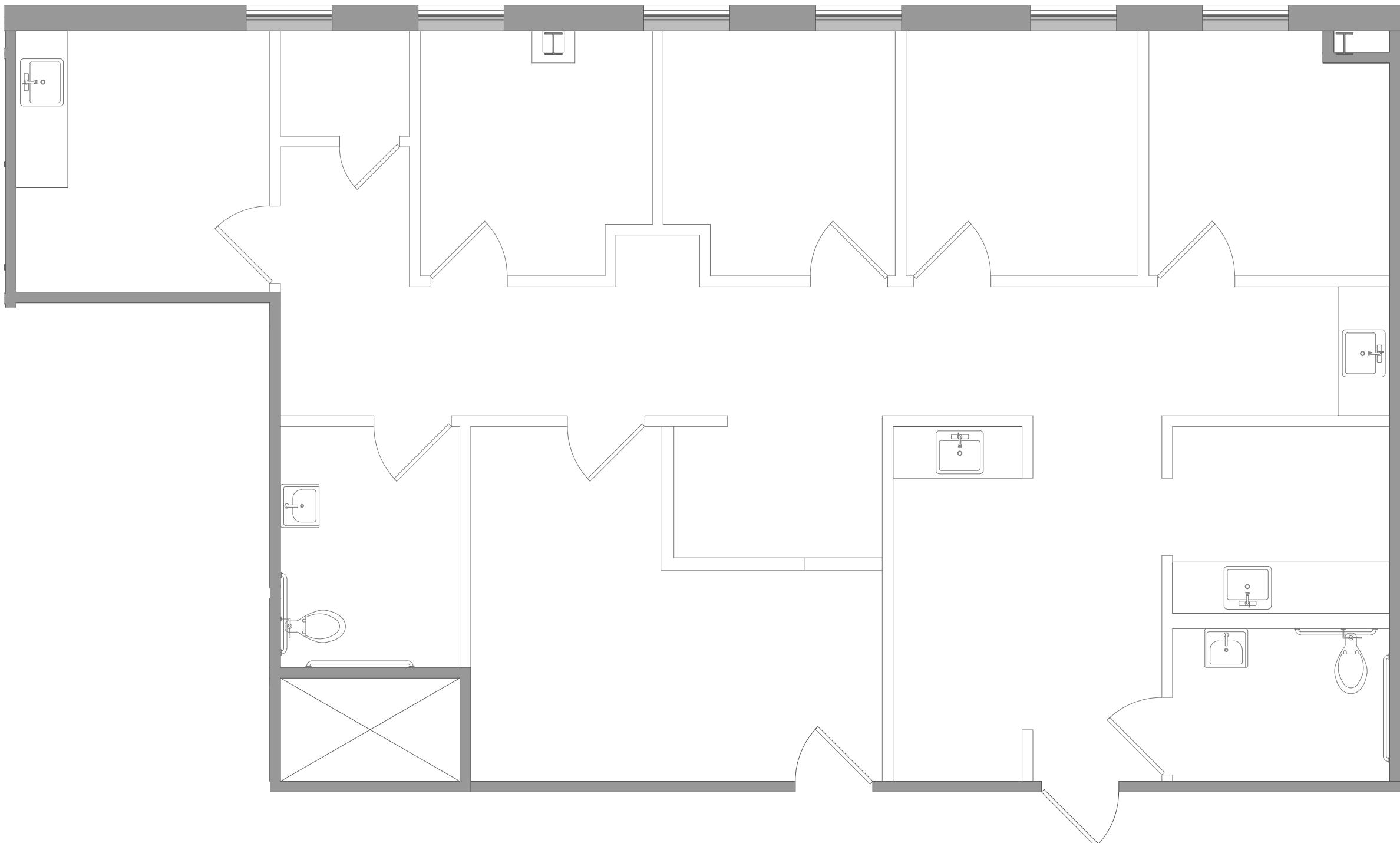
- 25,547 RSF two-story medical office building
- Move-in ready spec suite available
- Highly visible and conveniently located on Interstate 69
- Covered patient dropoffs
- No hospital restrictions
- Parking ratio 7.75/1,000 SF

[View Available Suites](#)



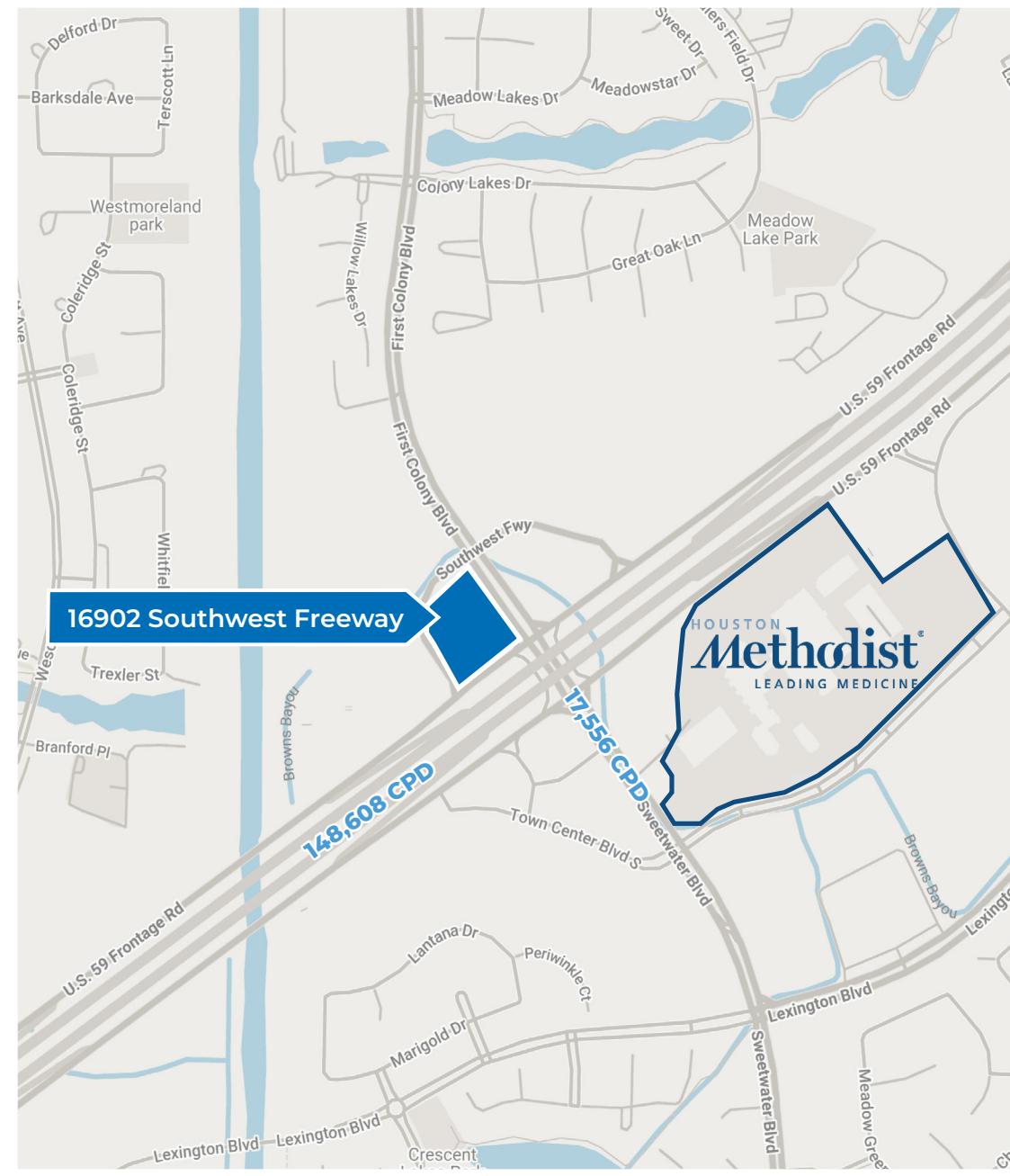
Suite 208

1,598 SF



Premier Location

Located within a mile of UTMB Health Hospital, Houston Methodist Sugar Land Hospital, and United Memorial Medical Center, ensuring access to specialized care.



Sugar Land

5 Minutes

- Smart Financial Centre
- Sugar Land Town Sqare
- Cullinan Park
- Sweetwater Country Club

TMC/South Main

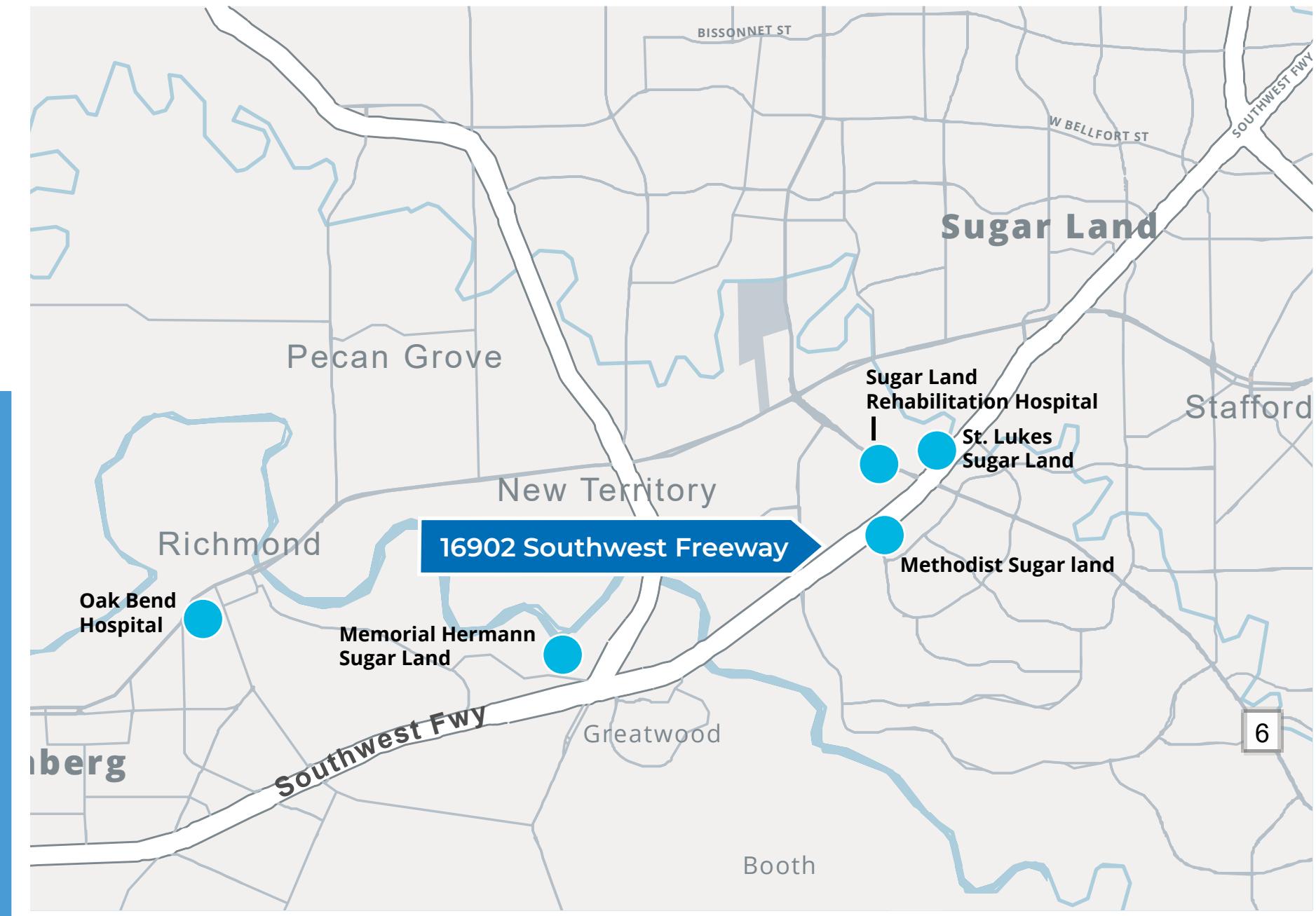
30 Minutes

- Houston Astrodome
- NRG
- The Texas Medical Center

East Houston

20+ Minutes

- Galleria / Uptown
- Katy
- Downtown



Centralized in a Thriving Community

Sugar Land is situated within Houston's thriving and diverse communities, just a short distance from major medical facilities. Residents are well-educated professionals with higher-than-average household incomes, making the area an ideal location for healthcare services. The region continues to experience steady growth, with ongoing developments enhancing its appeal for businesses and medical practices alike.



Sweetwater Country Club



Cullinan Park



Smart Financial Centre

Healthcare

70%	\$12k	83%
Private Insurance	Healthcare Spending	Doctor Visits in 2024

Employment

7%	6%	87%
Service Employment	Blue Collar Employment	White Collar Employment

Economics

44	\$149k
Median Age	Per Household Income

Population

74k	87k
Total population	Total Daytime Population

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LEASING INFORMATION

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