



The Offices at Sweetwater

4645-4675 Sweetwater Blvd | Sugar Land, TX 77479



Welcoming A New Patient Experience

Building Features

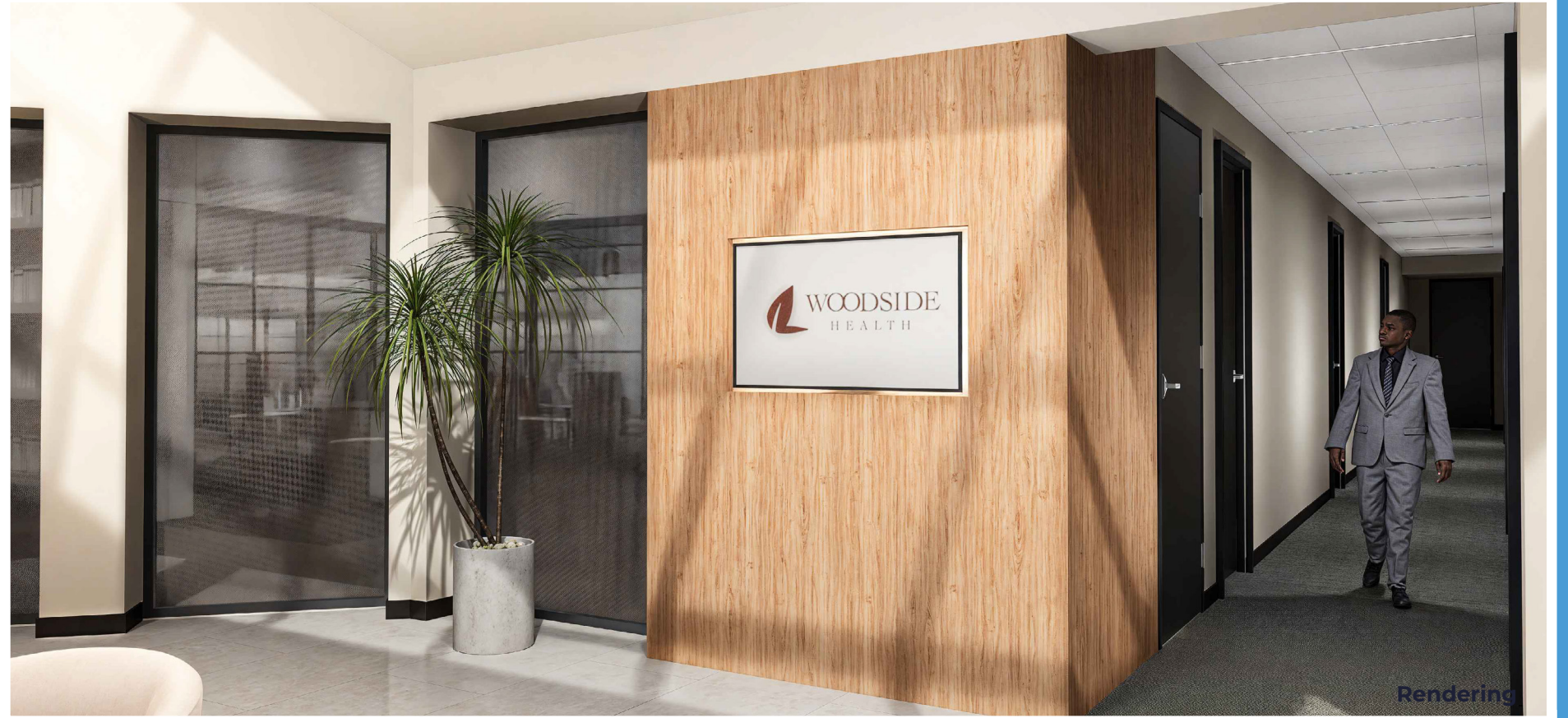
- 72,978 RSF four building medical office park
 - 4645 Sweetwater - 20,963 SF
 - 4655 Sweetwater - 22,833 SF
 - 4665 Sweetwater - 20,941 SF
 - 4675 Sweetwater - 6,685 SF
- Suites range from 1,500 - 5,000 SF
- High-visibility area, ideal for healthcare and office
- Parking Ratio 4.0/1,000 SF
- Flexible layouts to support a variety of medical practices, including private consultation rooms and larger treatment areas.
- Full interior common area, lobby and restrooms renovations underway - Completion estimated to be Q1 2026.
- Experience a refreshed, patient- and client-friendly environment in one of Sugar Land's most recognizable healthcare destinations.

[View Available Suites](#)



Rendering





Premier Location

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

Sugar Land 5 Minutes

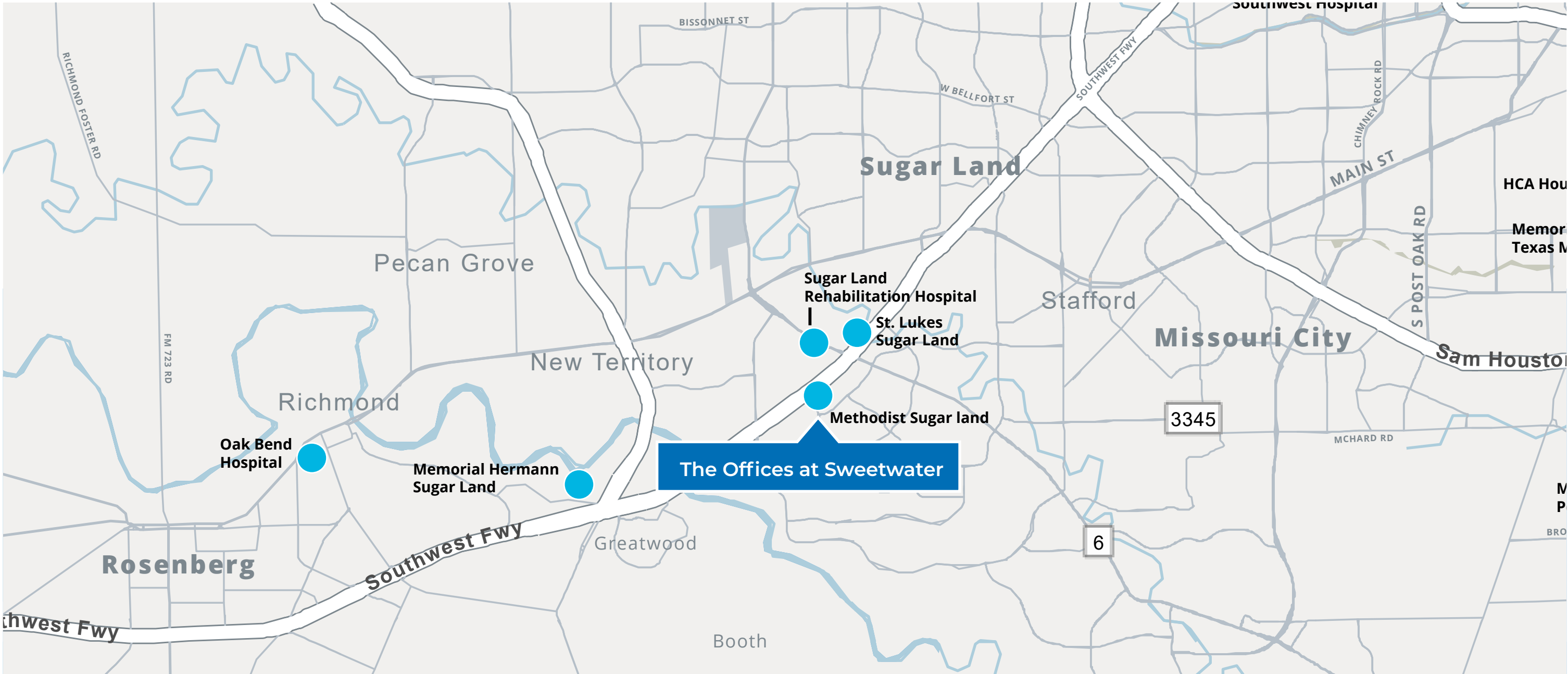
- Smart Financial Centre
- Sugar Land Town Square
- Cullinan Park
- Sweetwater Country Club

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

The Offices at Sweetwater 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

*Demographics is within 3 miles of the property

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LEASING INFORMATION

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