



The Rotunda Building

5819 Highway 6 | Sugar Land, TX 77459

 TRANSWESTERN

Welcoming A New Patient Experience

Building Features

- 51,179 SF three story medical office building
- Move-In Ready Medical Spec Suite
- Built Out Dental Suite Available
- 3.5/1,000 SF parking ratio
- Tenants include Texas Children's Pediatrics and US Oral Surgery Management
- Signage opportunity visible on Highway 6
- Within 5 miles from UTMB Health Hospital, Houston Methodist Sugar Land Hospital, and United Memorial Medical Center
- 15 miles from The Texas Medical Center

[View Available Suites](#)



Lobby



Entrance



Medical Spec Suite

Premier Location

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

Sugar Land 11 Minutes

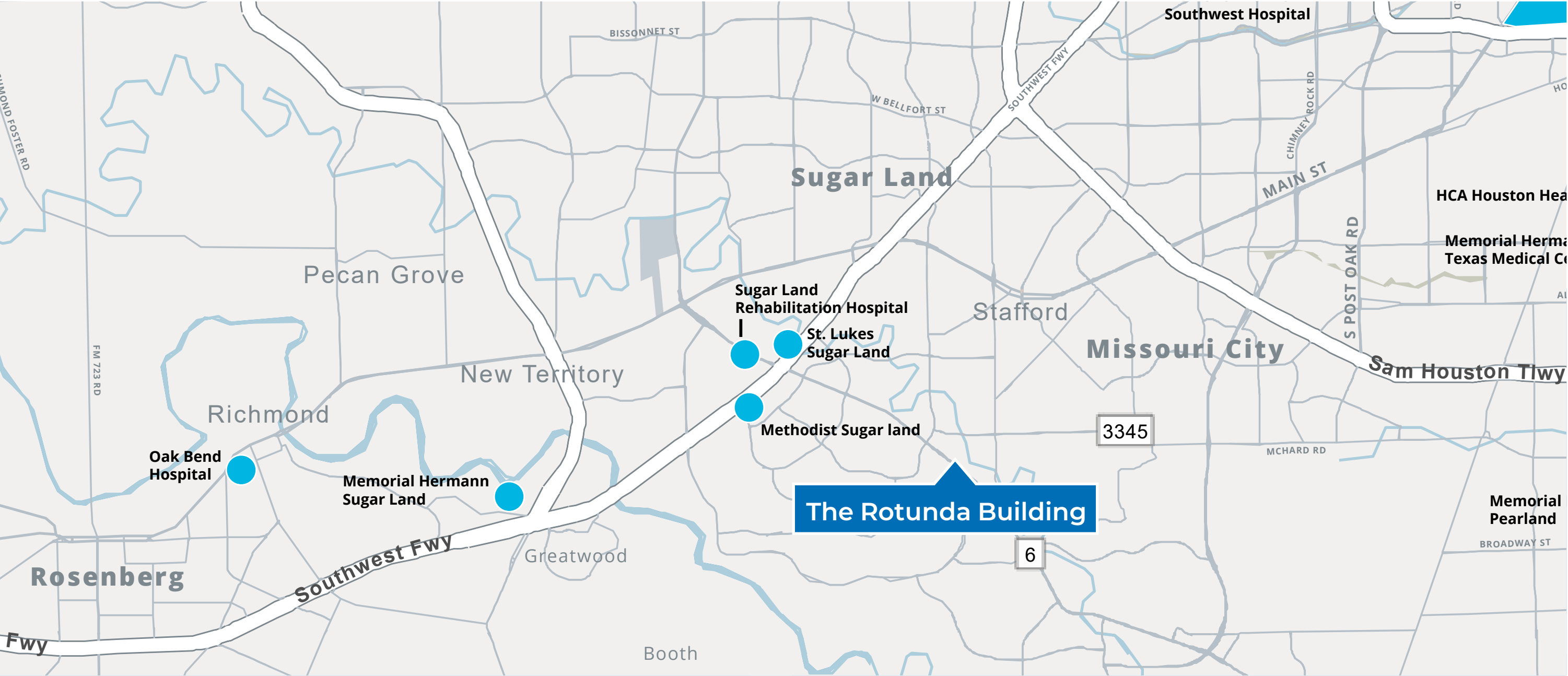
- Smart Financial Centre
- Sugar Land Town Sqaure
- Cullinan Park
- Sweetwater Country Club

TMC/South Main 23 Minutes

- Houston Astrodome
- NRG
- The Texas Medical Center

East Houston 20+ Minutes

- Galleria / Uptown
- Katy
- Downtown



Centralized in a Thriving Community

The Rotunda Building 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

75%

Private Insurance

\$9k

Healthcare Spending

82%

Doctor Visits in 2024

Employment

9%

Service Employment

8%

Blue Collar Employment

83%

White Collar Employment

Economics

40

Median Age

\$148k

Per Household Income

Population

104k

Total population

83k

Total Daytime Population

*Demographics is within 3 miles of the property

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LEASING INFORMATION

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