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YEARS



CLASS A MEDICAL OFFICE SPACE FOR LEASE

IMPERIAL MEDICAL PLAZA

1111 HIGHWAY 6 | SUGAR LAND, TEXAS 77478

CLASS A MEDICAL OFFICE SPACE FOR LEASE

IMPERIAL MEDICAL CENTER

1111 HIGHWAY 6 | SUGAR LAND, TEXAS 77478

PROPERTY DESCRIPTION

130,000 RSF two-story medical office building

LOCATION

At the intersection of Highway 6 & Brooks Street

LEASE RATE

\$29.00/SF Gross

PARKING

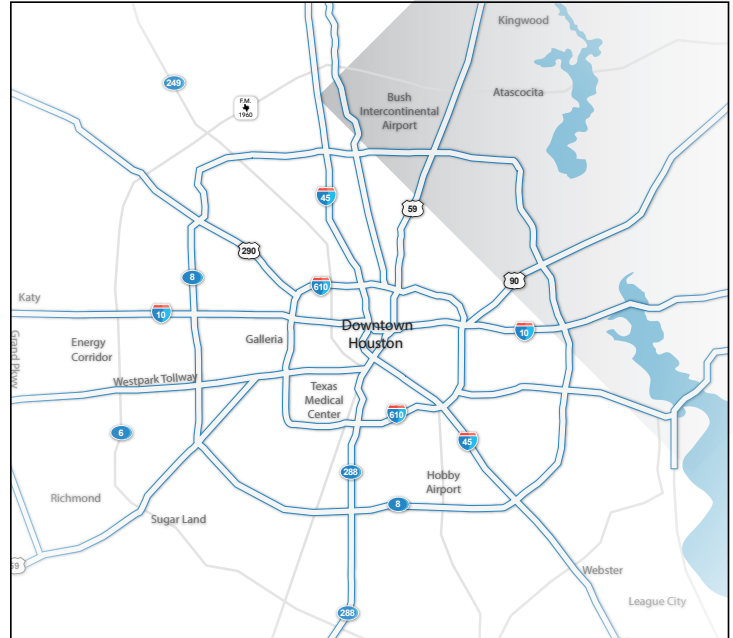
FREE surface parking

TI ALLOWANCE

Above-market

AVAILABILITY

SUITE	SIZE
10	2,382 RSF
115	1,113 RSF
122	886 RSF-move in ready
135	2,622 RSF-move in ready
155	1,878 RSF-move in ready
210	2,296 RSF-Available April 1
230	1,940 RSF
248	3,268 RSF



COMMENTS

- Tenant street signage available
- NO hospital restrictions
- Highly visible and conveniently located on Highway 6 in the heart of Sugar Land
- Newly renovated building with multiple covered patient drop off locations
- Tenant amenities such as imaging and pharmacy
- Close proximity to area hospitals



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