



3527 Town Center Blvd.

Sugar Land, TX 77479



Welcoming A New Patient Experience

Building Features

- 2-story Medical Office Building
- Surface parking spaces
- Favorable visibility on Town Center Blvd.
- Located accross from Houston Methodist Hospital and 3 miles from St. Luke's Health Hospital and Texas Children's Pediatrics

Availabiloity

- 7,500 SF 2nd Gen Medical Office Space

[View Building Website](#)



Premier Location

Located within 3 miles of UTMB Health Hospital, Houston Methodist Sugar Land Hospital, and United Memorial Medical Center, ensuring access to specialized care.

Sugar Land 5 Minutes

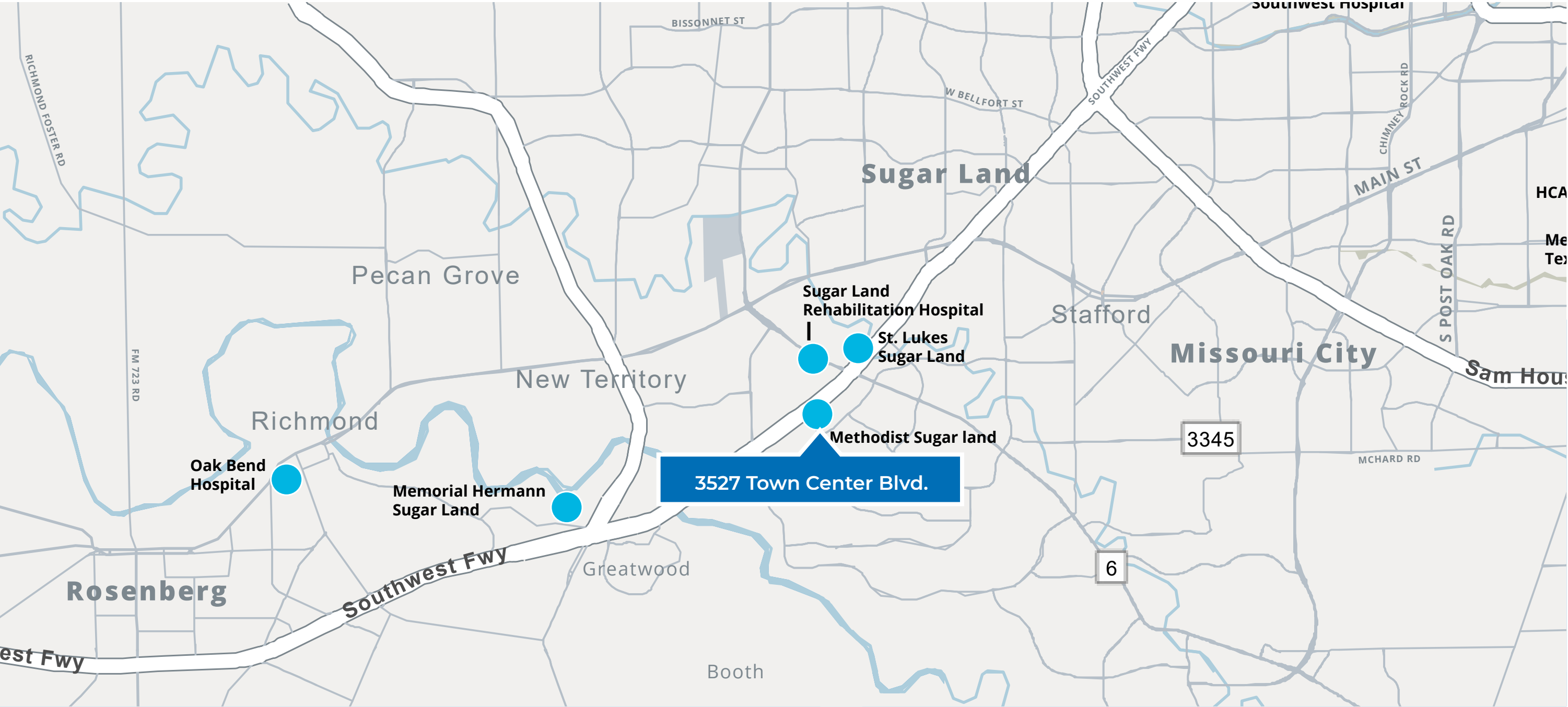
- Smart Financial Centre
- Sugar Land Town Sqaure
- Cullinan Park
- Sweetwater Country Club

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%

Private Insurance

\$12k

Healthcare Spending

83%

Doctor Visits in 2024

Employment

7%

Service Employment

6%

Blue Collar Employment

87%

White Collar Employment

Economics

44

Median Age

\$149k

Per Household Income

Population

74k

Total population

87k

Total Daytime Population

*Demographics is within 3 miles of the property

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LEASING INFORMATION

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