

# 1441 HIGHWAY 6

1441 Highway 6 | Sugar Land, TX 77478



## Building Features

- 7,000 RSF medical office building
- Highly visible and conveniently located on Highway 6
- Second generation clinical space
- Close proximity to Sugar Land's medical hub
- Availabilities from 3,000 - 7,000 SF
- Parking ratio 4.29/1,000 SF



# Premier Location

## Healthcare

**65%**

Private Insurance

**11k**

Healthcare Spending

**84%**

Doctor Visits in 2025

## Economics

**45**

Median Age

**129k**

Per Household Income

## Employment

**7%**

Service Employment

**9%**

Blue Collar Employment

**84%**

White Collar Employment

## Population

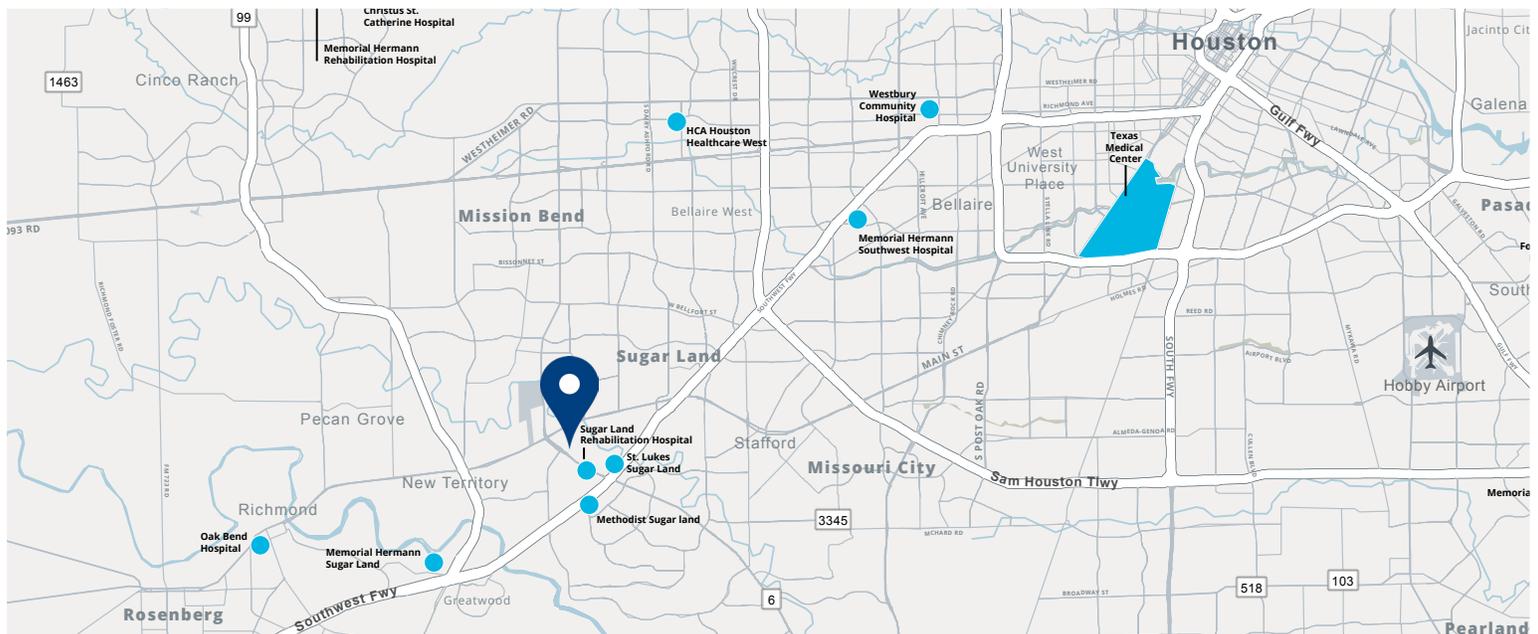
**70k**

Total Population

**104k**

Total Daytime Population

\*Demographics is within 3 miles of the property



## Leasing Information:

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