

MEDICAL
OFFICE
SPACE

FOR
SUBLEASE



TRANSWESTERN

REAL ESTATE
SERVICES

Move-In Ready 2nd Gen Clinical Suite 4690 Sweetwater Blvd.

Sugar Land, TX 77479



Building Features:

- Anchored by 9,000-SF Community Bank
- Digitally controlled HVAC
- High speed Internet access
- 24/7 card key access
- High-end lobby finishes
- Nightly janitorial

Availability:

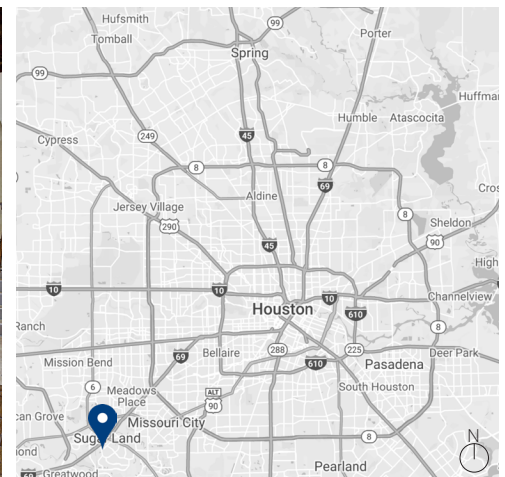
Suite 113 - 2,507 SF
Suite 200 - 3,480 SF

Lease Rate:

\$24.00 NNN
\$12.01 OPEX

Term Expiration:

June 11, 2024



Leasing Information:

**Christian
Connell**

713.231.1588

Christian.Connell@transwestern.com

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4690 Sweetwater Blvd.

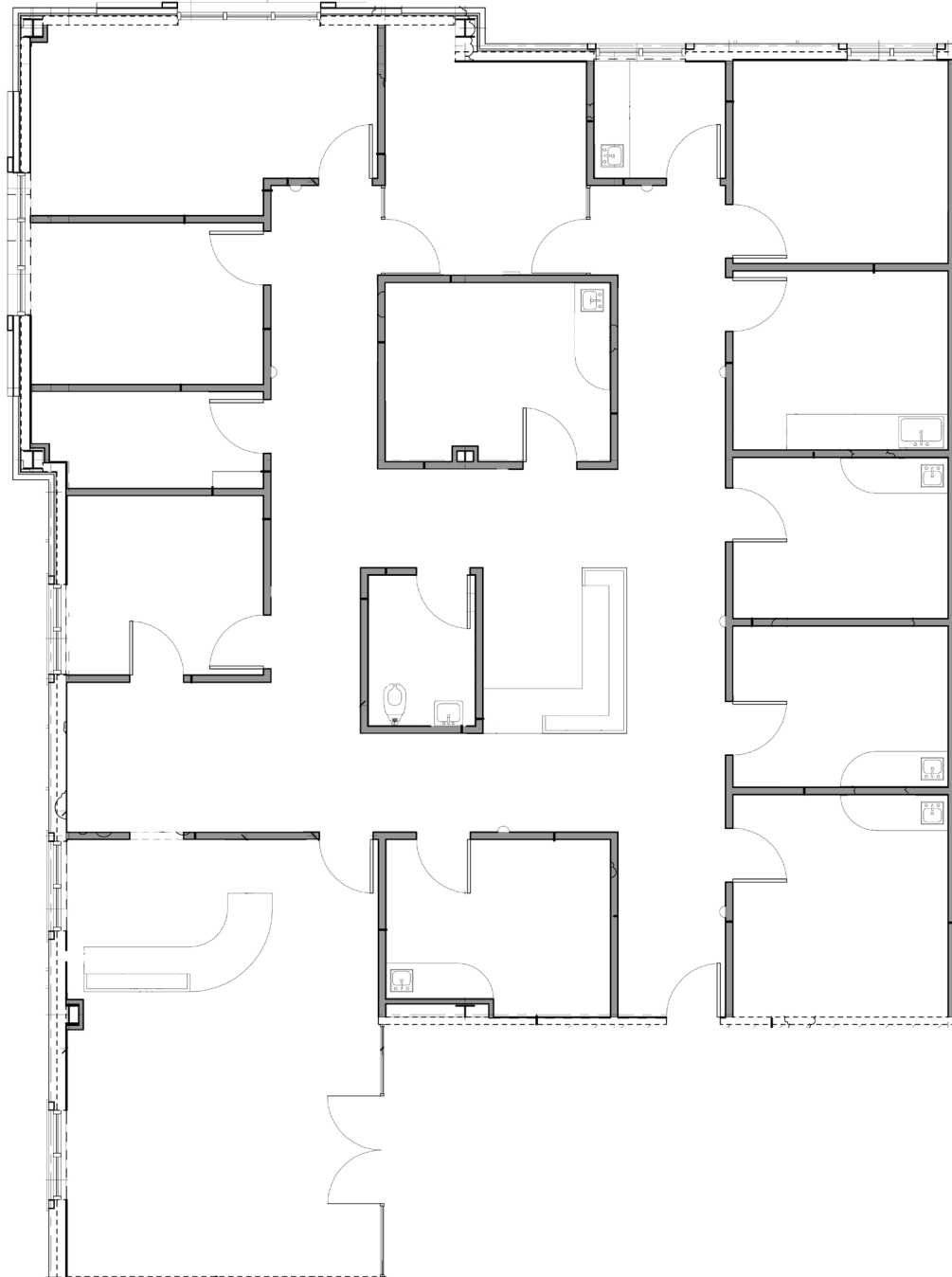
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Sublease
Suite 200
3,480 SF



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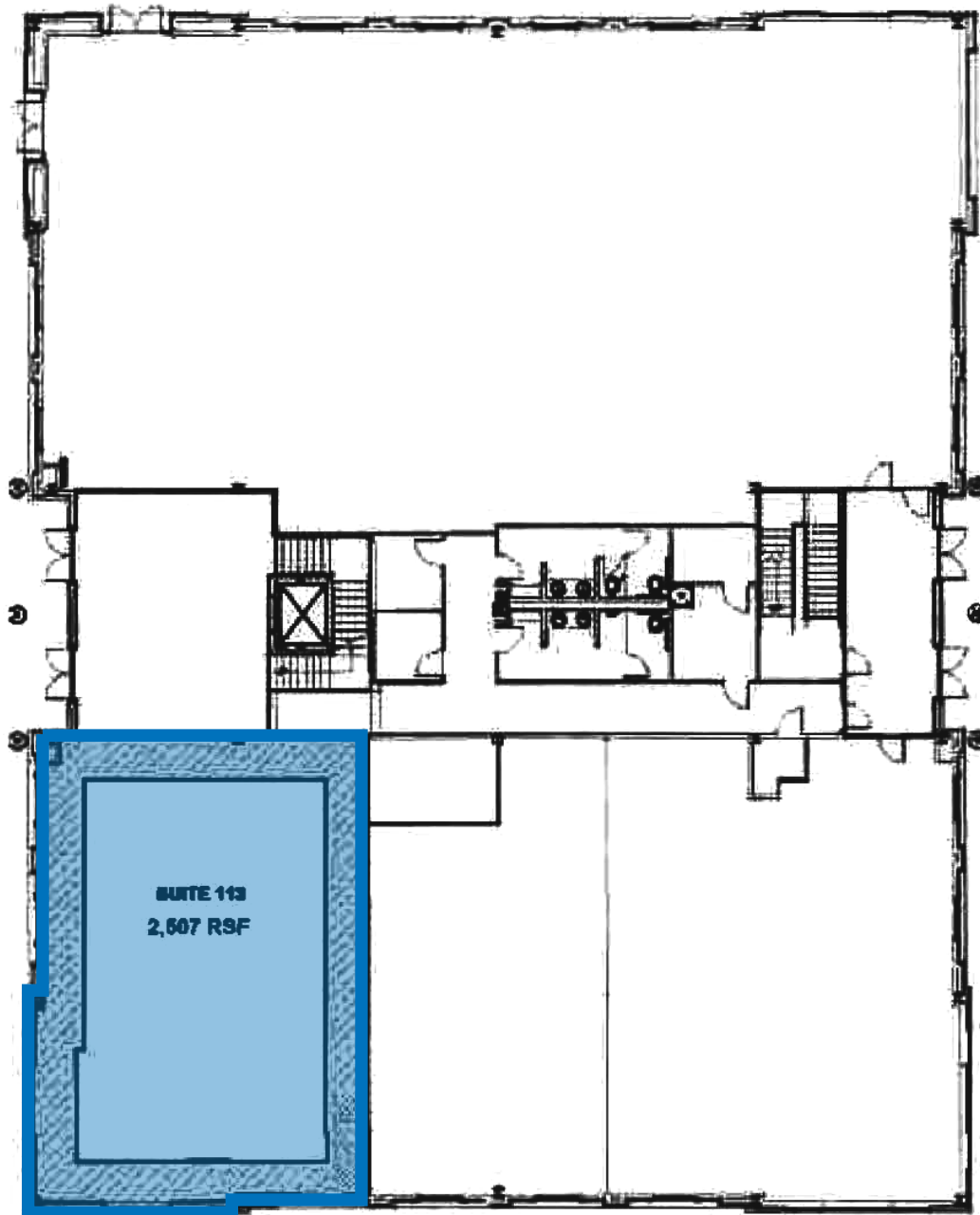
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Sublease
Suite 113
2,507 SF



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