

RETAIL AND  
MEDICAL  
OFFICE  
LEASE

9,316 SF

SUGAR LAND



TRANSWESTERN

REAL ESTATE  
SERVICES

# New Territory Medical Professional Building

4907-4911 Sandhill Drive | Sugar Land, TX 77479



## 4,621 SF OF CONTIGUOUS SPACE AVAILABLE

### Building Information:

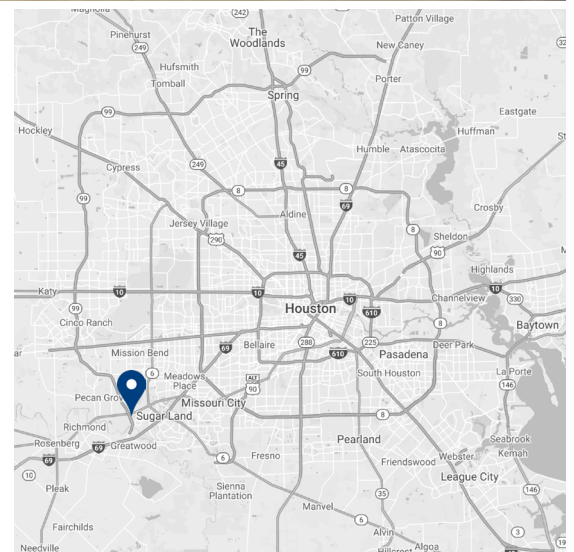
- Adjacent to Oak Bend Medical Center
- Immediate Access to TX 99 and HWY 90
- Retail and Medical Office Building
- 9,316 Gross Square Feet
- Parking Ratio: 4.29:1,000

### Availability:

- Suite A - 4,621 SF
- Suite E - 1,750 SF
- Suite F - 1,250 SF

### Lease Rate:

\$24.00/NNN  
Est. OPEX \$8.00



### Leasing Information:

**Justin Brasell**  
713.231.1595  
Justin.Brasell@transwestern.com

**Heinrich Cronje**  
832.408.4067  
Heinrich.Cronje@transwestern.com

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## AREA DEMOGRAPHICS

### POPULATION

1 Mile	3 Miles	5 Miles
10,803	56,019	190,027

### HOUSEHOLDS

1 Mile	3 Miles	5 Miles
3,378	16,536	61,746

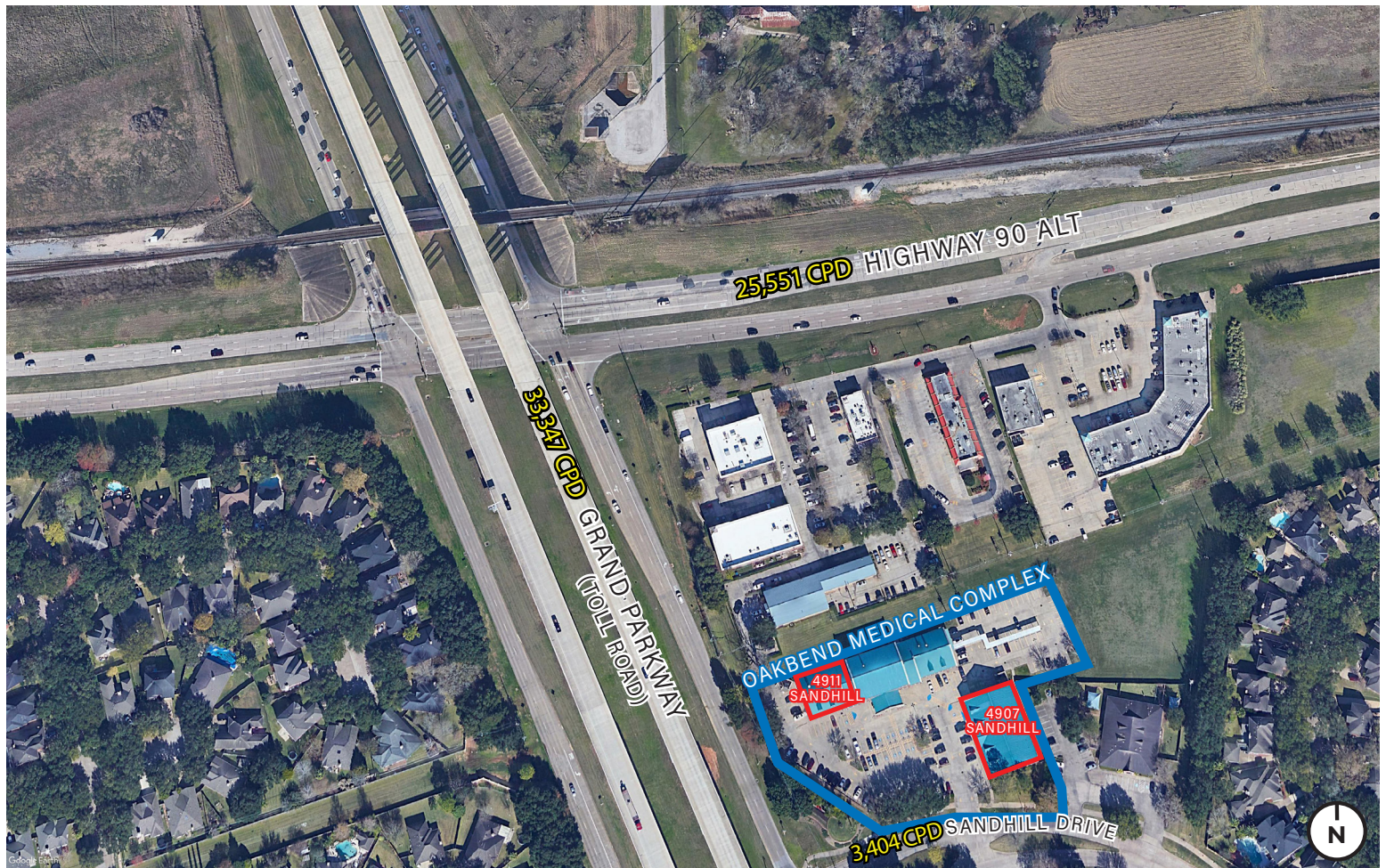
### AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$158,450	\$152,455	\$139,038

### MEDIAN AGE

1 Mile	3 Miles	5 Miles
37	37	38

GALLERIA	18.0 mi.
TEXAS MEDICAL CENTER	20.7 mi.
GEORGE BUSH/IAH AIRPORT	45.4 mi.
HOBBY AIRPORT	32.1 mi.
DOWNTOWN HOUSTON	24.8 mi.



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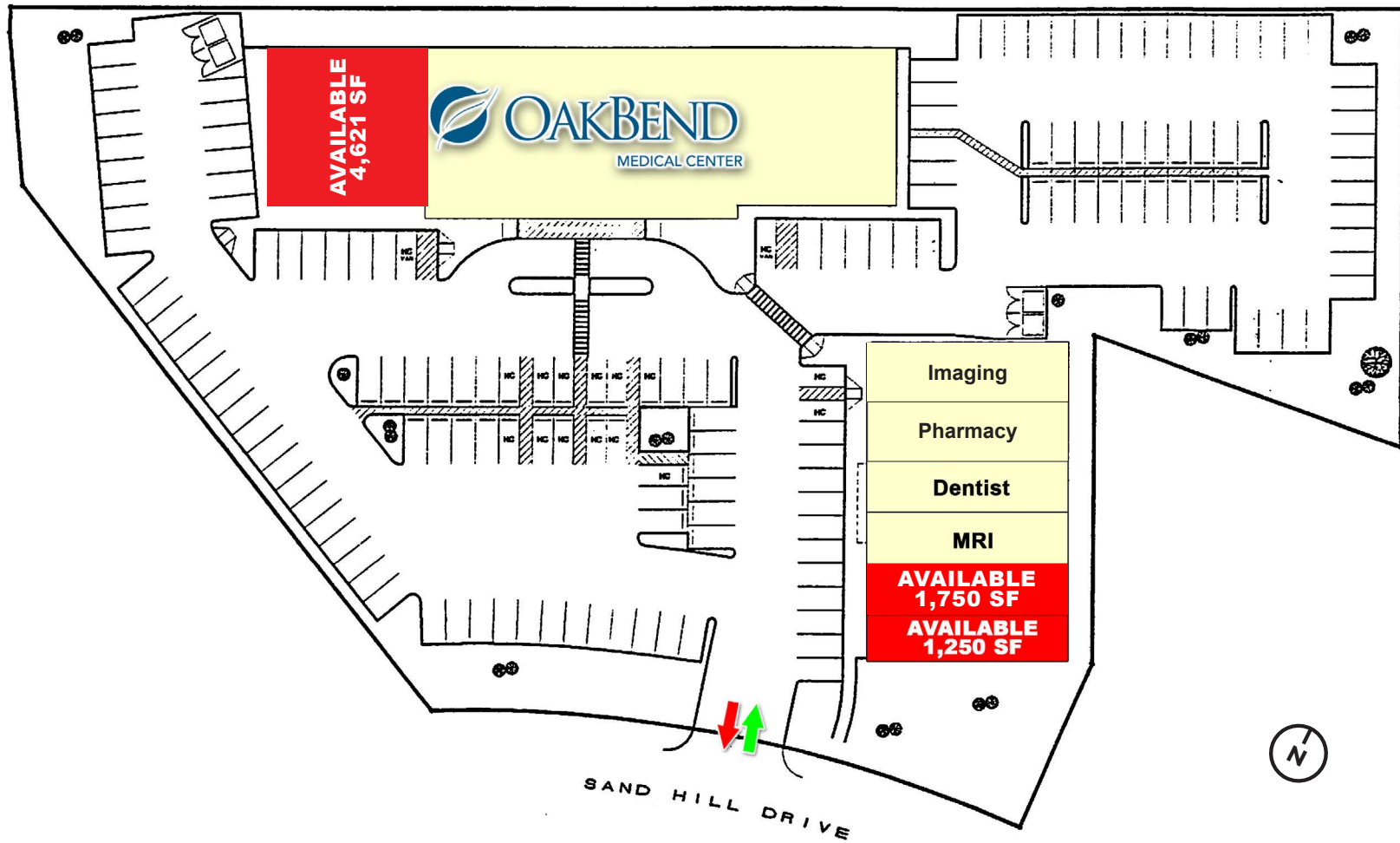
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## Site Plan



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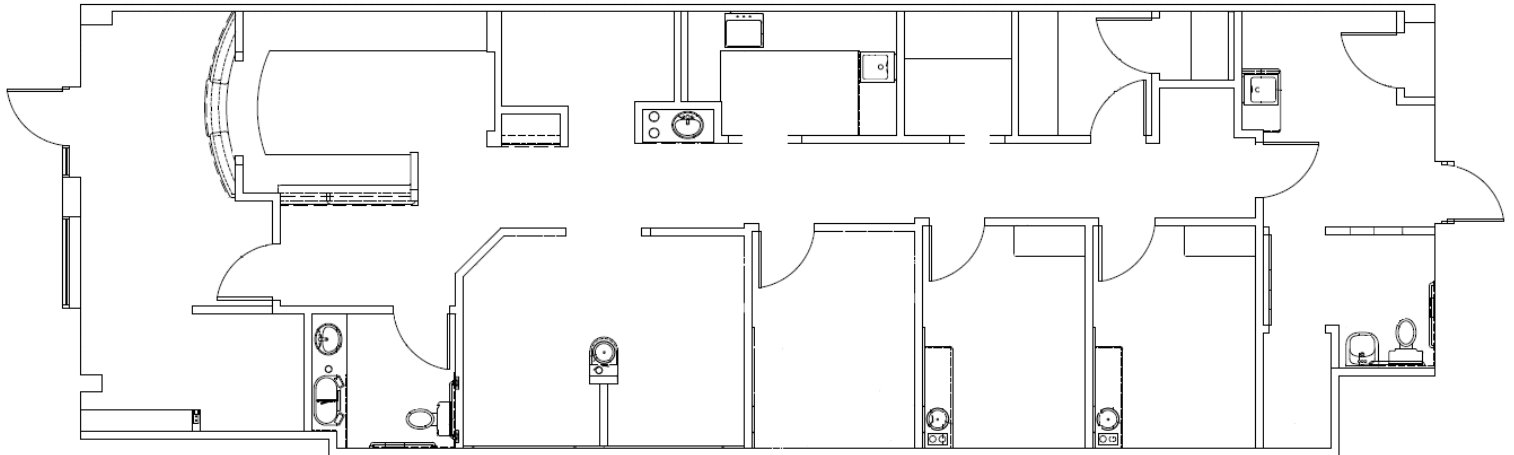
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Suite E | 1,750 SF



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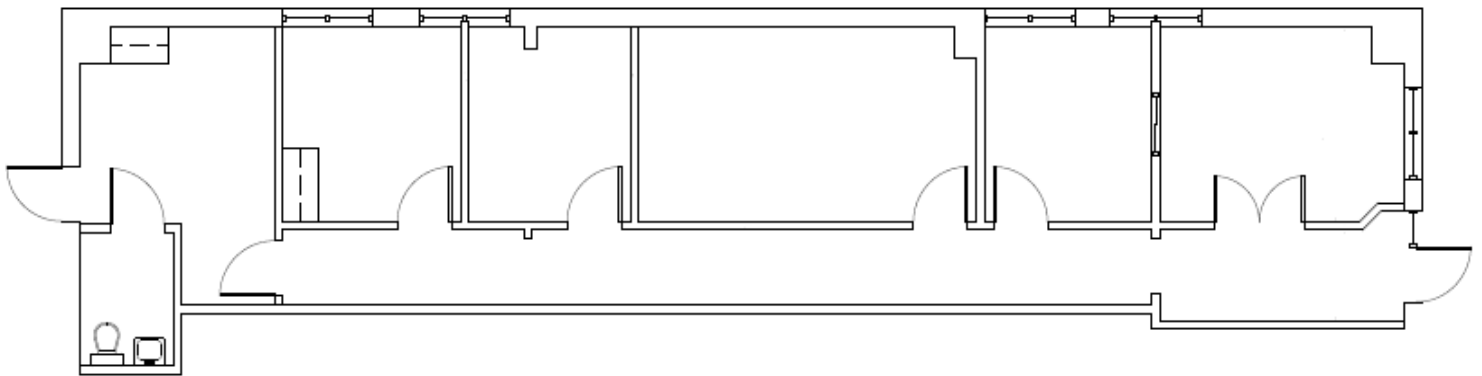
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# New Territory Medical Professional Building

4907 Sandhill Drive | Sugar Land, TX 77479



Suite F | 1,250 SF



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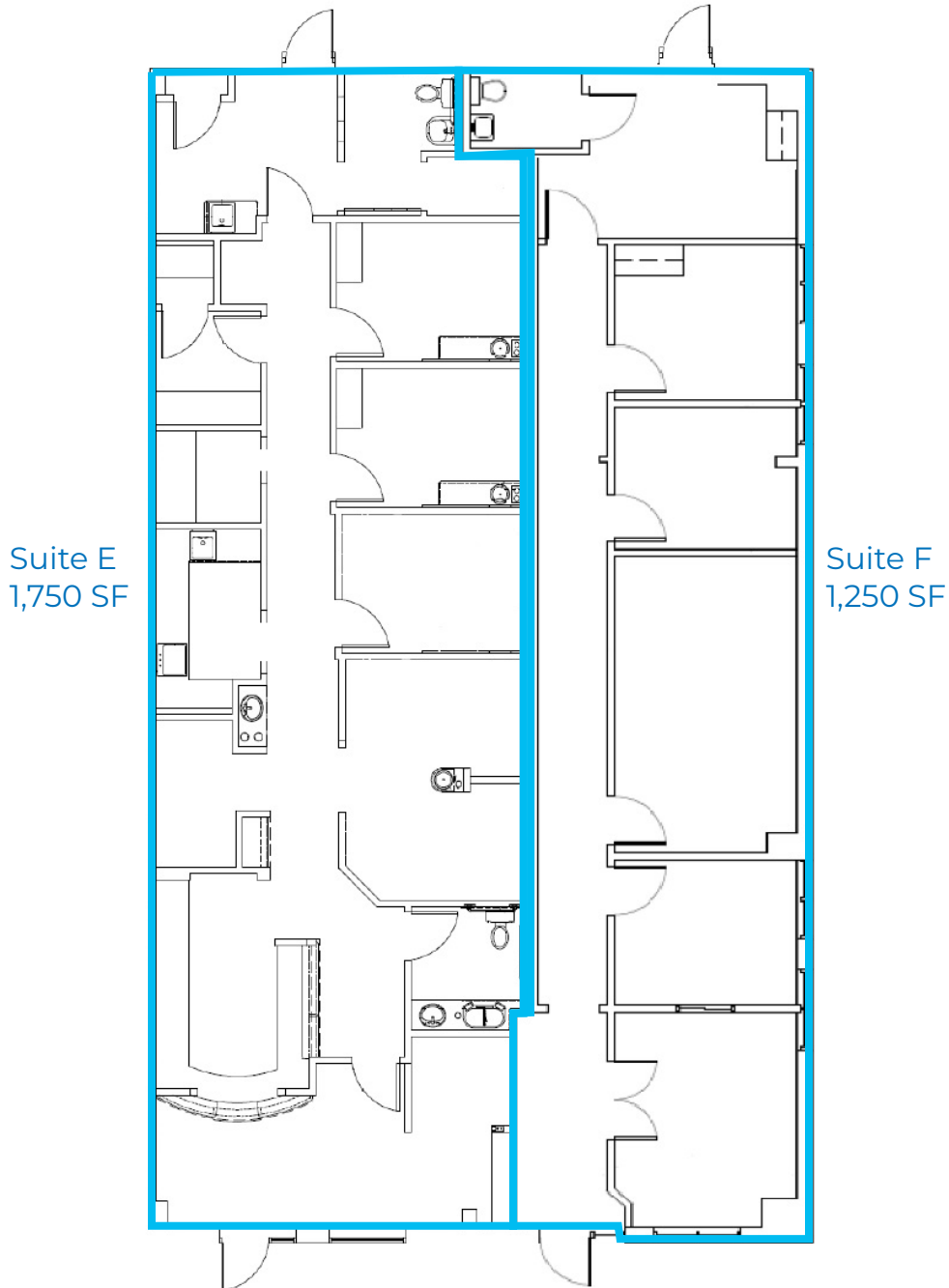
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Suite E - F | 3,000 SF



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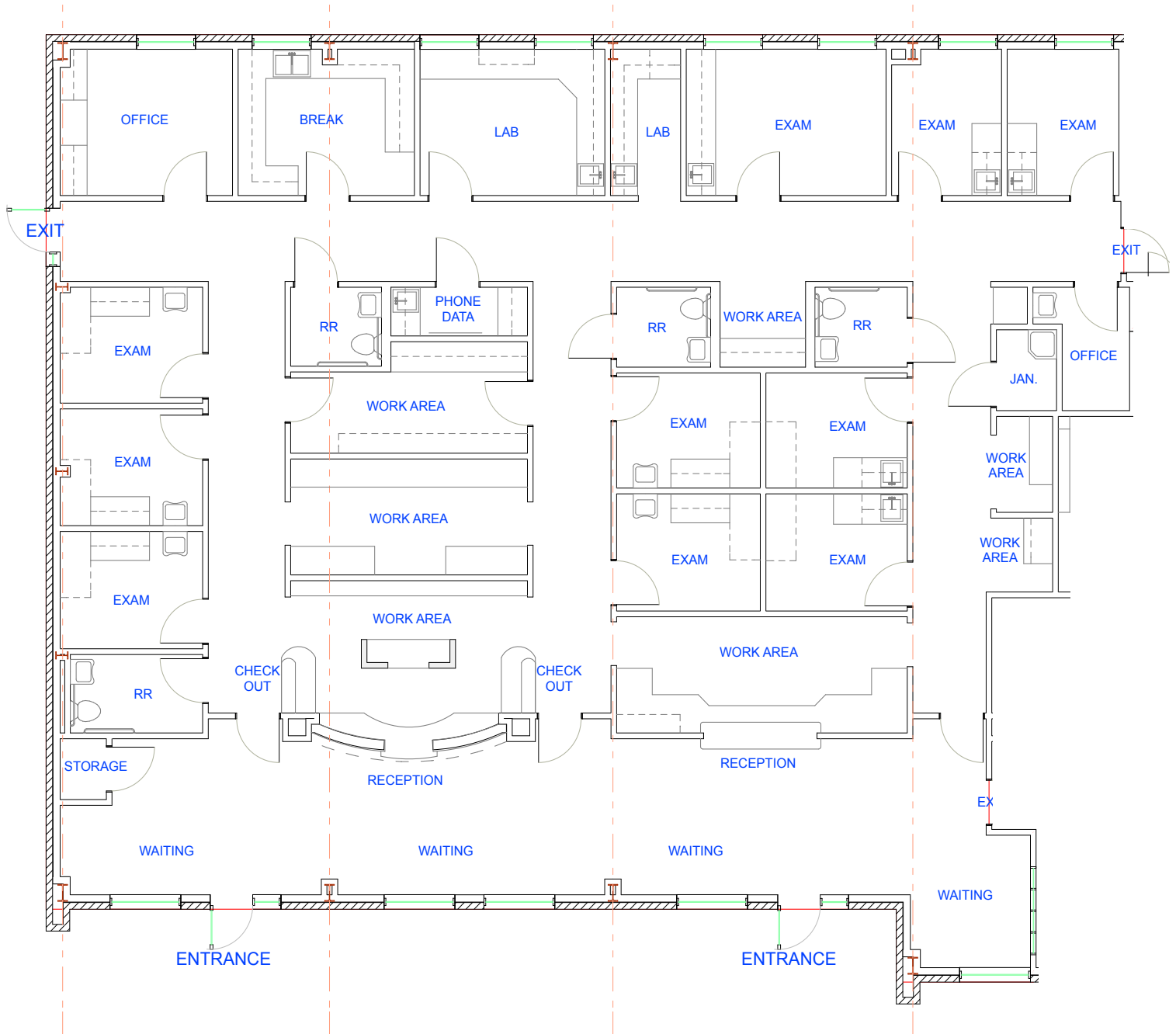
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TRANSWESTERN

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Suite A | 4,621 SF



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