

# Imperial Medical Center

1111-1211 HIGHWAY 6 | SUGAR LAND, TX 77478

**MEDICAL OFFICE FOR LEASE**

*Under New Ownership*



Lincoln



PGIM

CBRE

# Overview

## YOUR HEALTHCARE DESTINATION, CONVENIENTLY LOCATED

Imperial Medical Center, located at 1111-1211 Highway 6 in Sugar Land, TX, is a Class A medical office building offering 132,152 SF of space for lease.

- Multiple covered patient drop-off areas
- No use restrictions
- 2nd generation clinical space available
- Key tenants:
  - Memorial Hermann
  - Alpha Surgical Center (ASC)
  - Texas Advanced Imaging



## Highlights



132,152  
Rentable Building  
Area (SF)



13,243  
Largest Space  
Available (SF)



2  
Stories



3.75  
Parking Ratio  
per 1,000 SF

Under New Ownership – Lincoln Property Company

# First Floor Availability

Up to 13,243 SF Contiguous Space

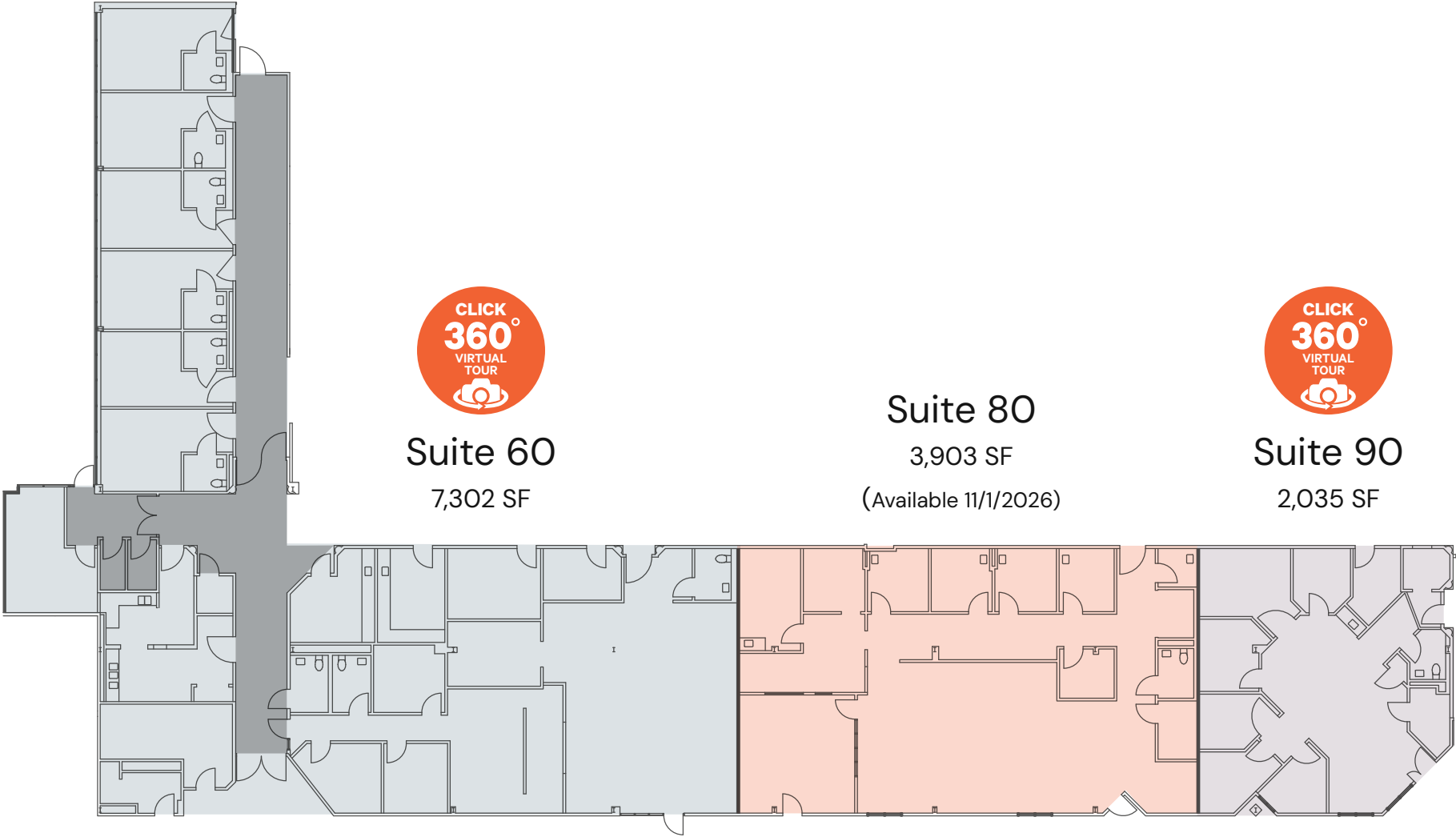
1111-1211 HIGHWAY 6  
SUGAR LAND, TX 77478



# Suite 60/80/90

13,243 SF

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**Suite 60**  
7,302 SF

**Suite 80**  
3,903 SF

(Available 11/1/2026)



**Suite 90**  
2,035 SF

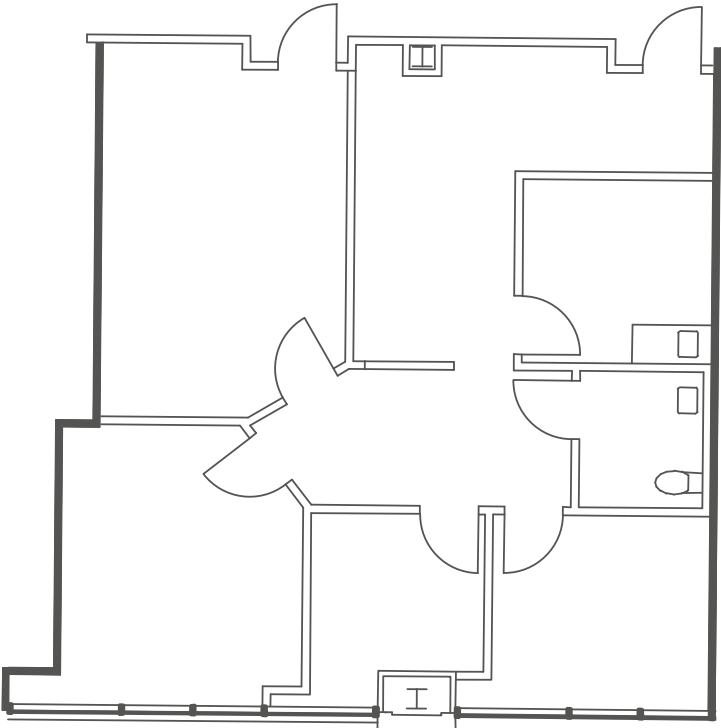
# Suite 115

1,088 SF



# Suite 125

1,465 SF

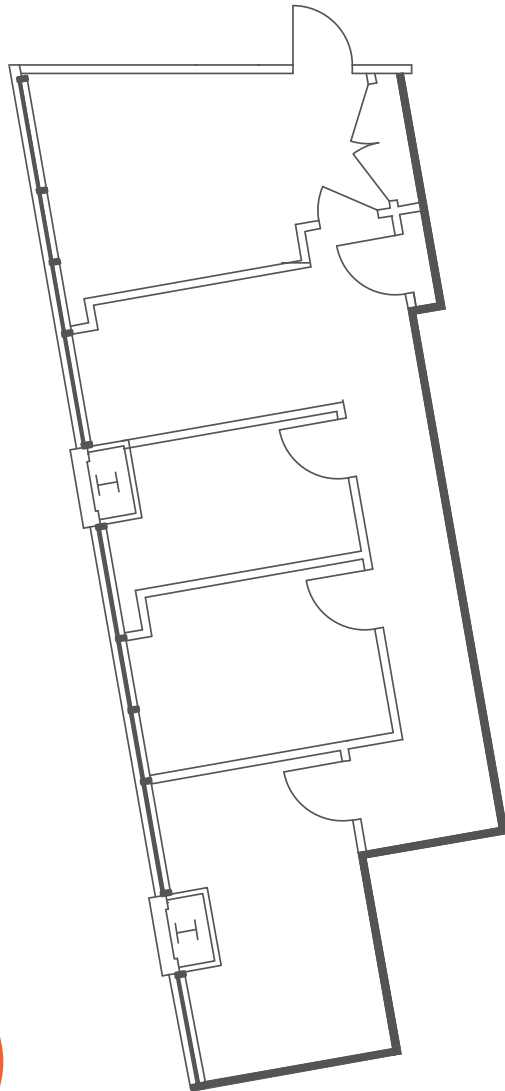


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# Suite 157

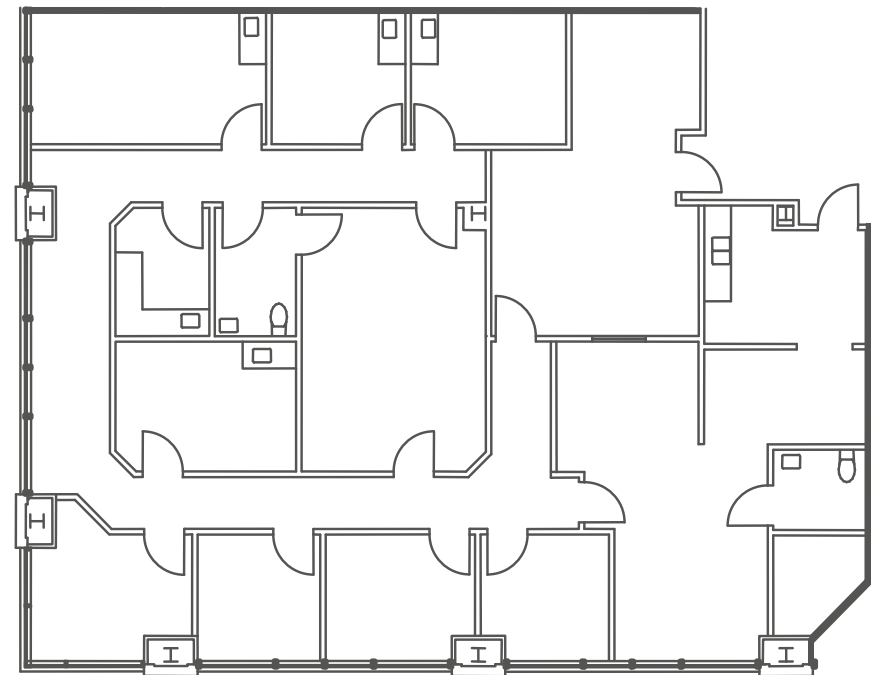
991 SF



# Suite 160

3,770 SF

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# Second Floor Availability

Up to 4,444 SF Contiguous Space

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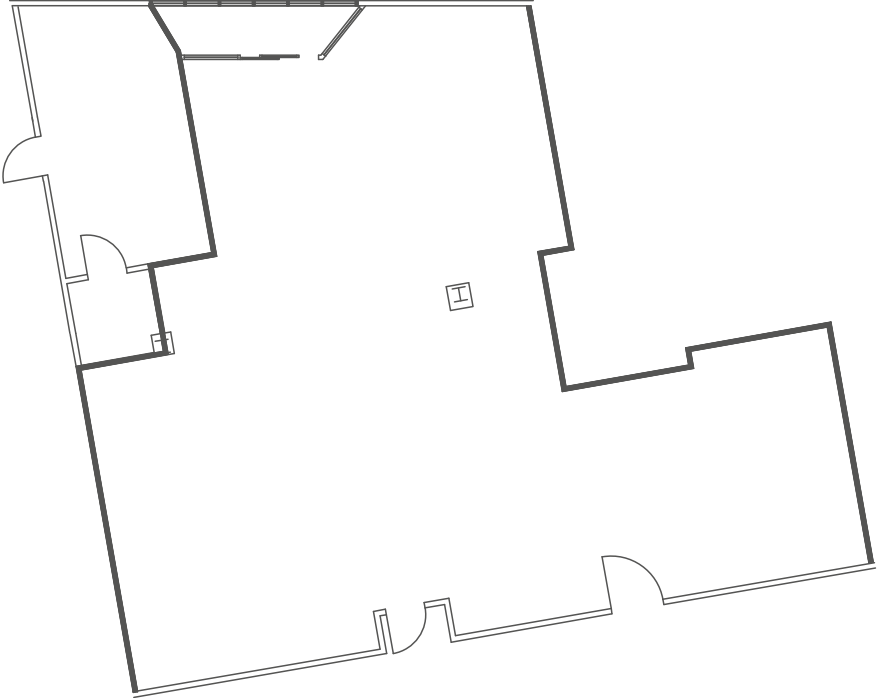
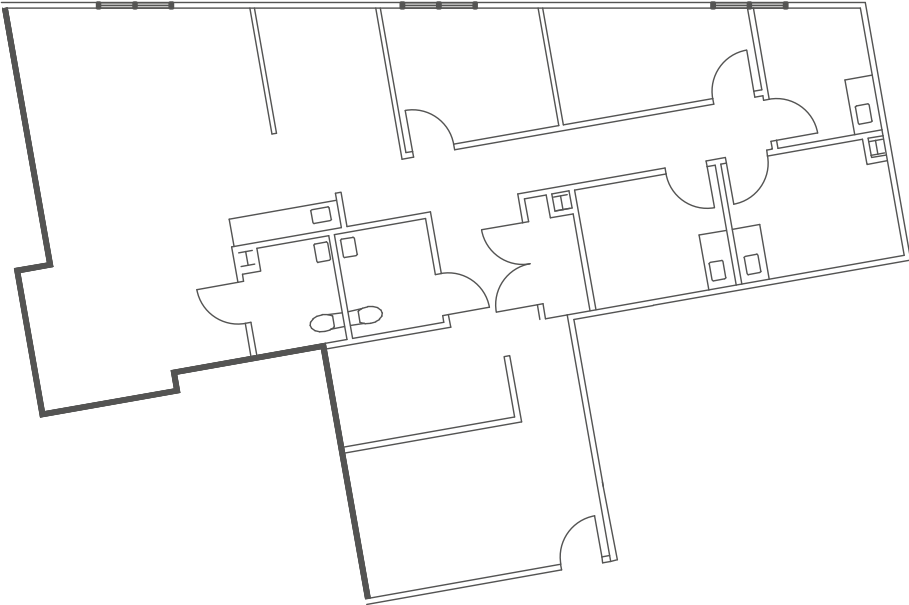
# Suite 200

2,110 SF

# Suite 210

2,334 SF

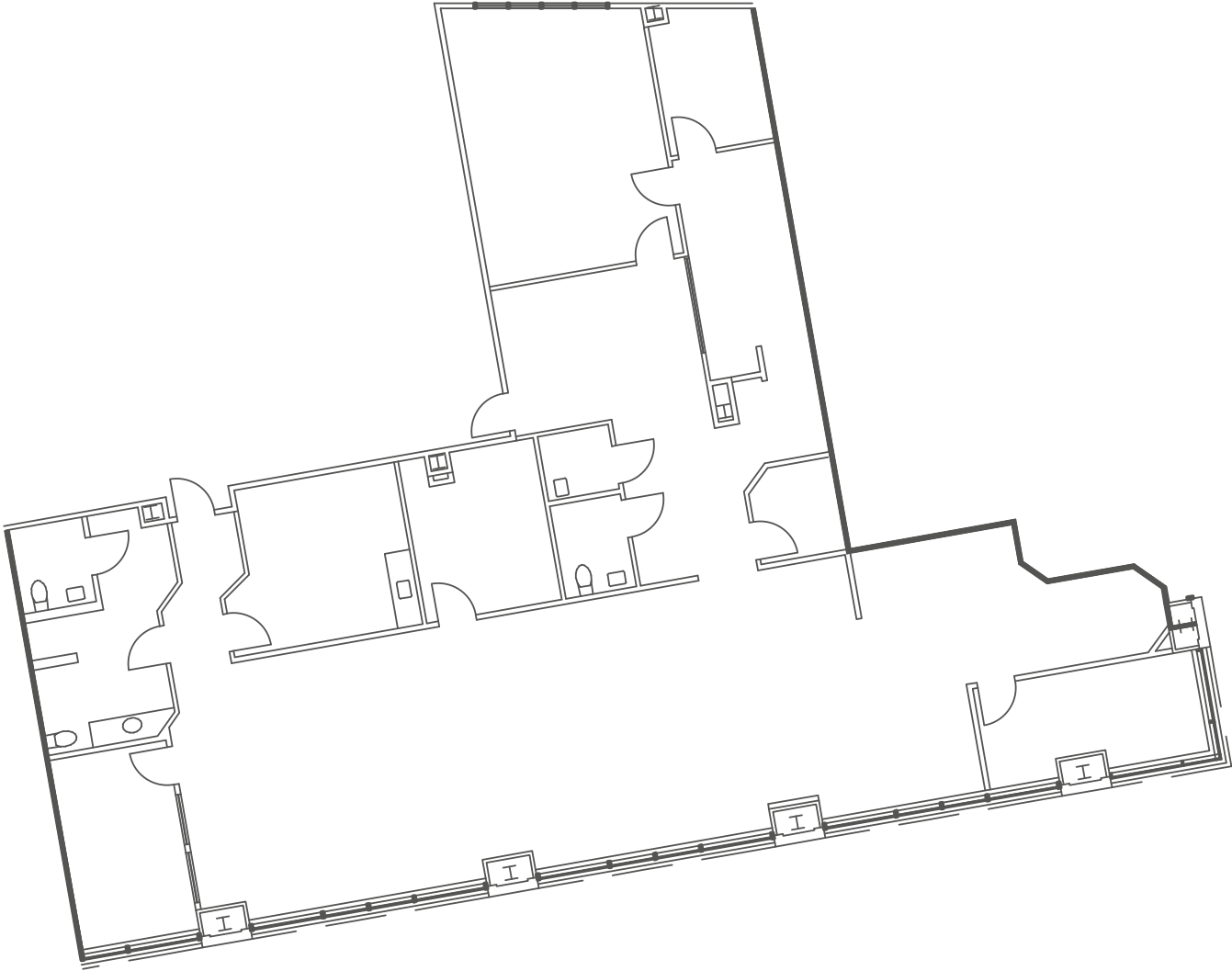
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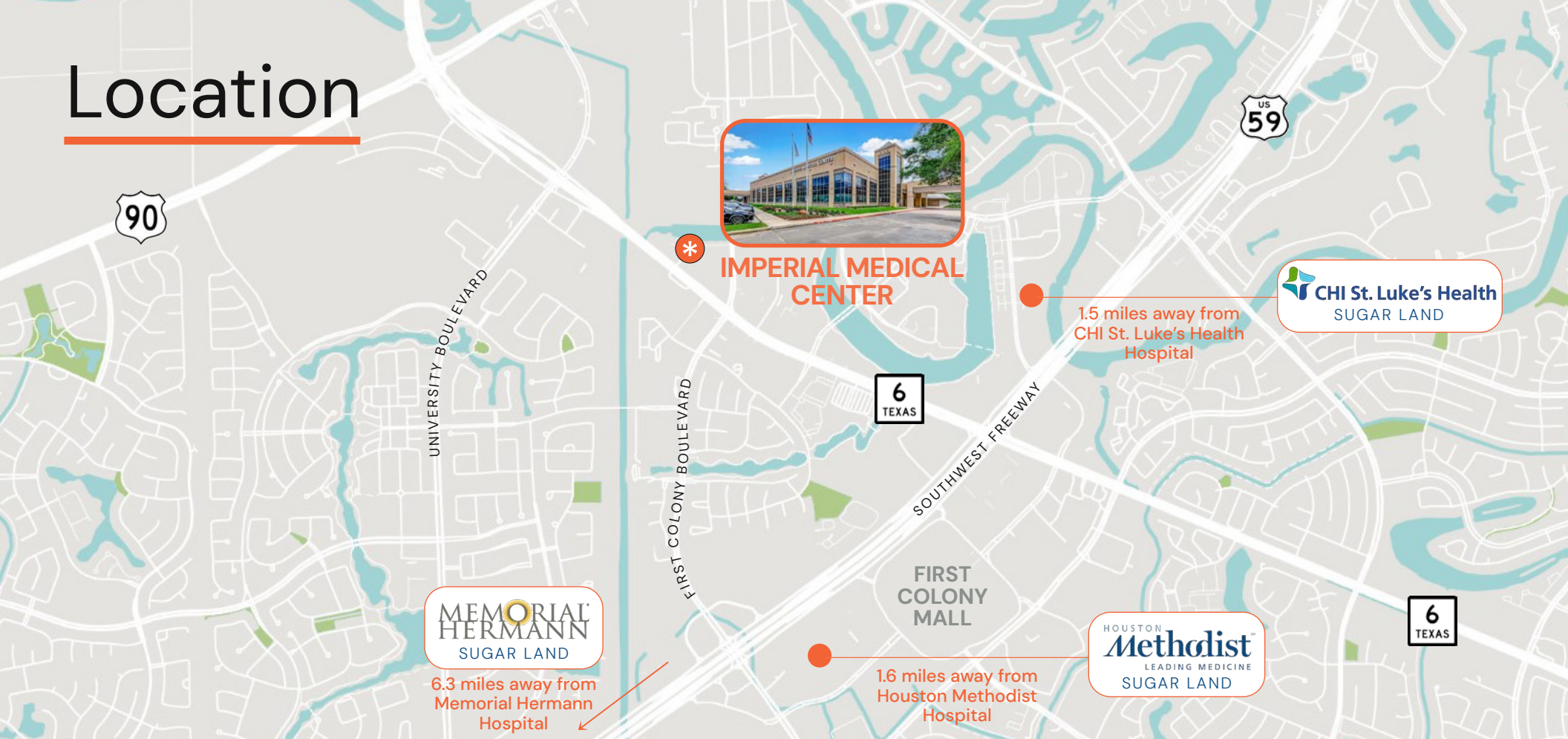
# Suite 235

4,211 SF

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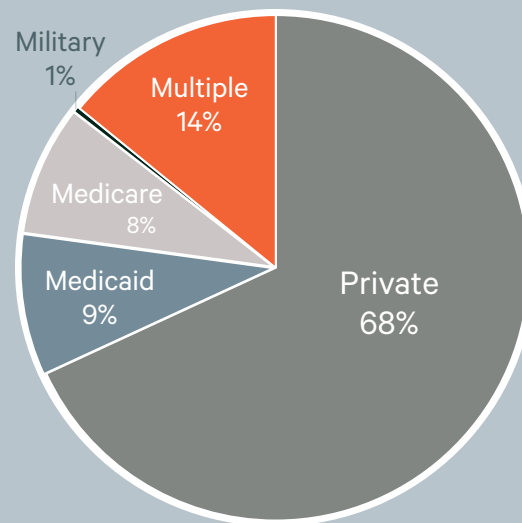


# Location



## Demographics

2025 ESTIMATE	1 MILE	3 MILES	5 MILES
Population	6,204	73,647	226,876
Population 5-Year Projection	6,580	78,216	244,541
Median Age	48	43.8	40.3
Avg Household Income	\$176,571	\$170,104	\$150,348



## Insurance Mix

5 Miles (2025 Est.)

- PRIVATE 68%
- MULTIPLE 14%
- MEDICAID 9%
- MEDICARE 8%
- MILITARY 1%

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