

SOLDIERS FIELD MEDICAL

1200 Soldiers Field Dr | Sugar Land, TX 77479



Building Features

- Prominent ±15,000 RSF Two-Story Medical Office Facility
- Covered Patient Arrival and Drop-Off Canopy Designed for Enhanced Patient Experience
- Efficient On-Site Parking Accommodating Staff and Visitor Demand at 3.5 Spaces per 1,000 SF

Rate

- Asking Rental Rate: \$30.00 PSF NNN
- Estimated Operating Expenses: \$12.00 PSF

Leasing Information:

Justin Brasell

713.231.1595

Justin.Brasell@transwestern.com

Christian Connell

713.231.1588

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Chris Boyd

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Premier Location

Healthcare

67.8%

Private
Insurance

9.7k

Healthcare
Spending

81%

Doctor Visits
in 2023

Economics

40

Median
Age

\$150k

Per Household
Income

Employment

9.6%

Service
Employment

10.8%

Blue Collar
Employment

79.7%

White Collar
Employment

Population

193k

Total
Population

190k

Total Daytime
Population

*Demographics is within 5 miles of the property



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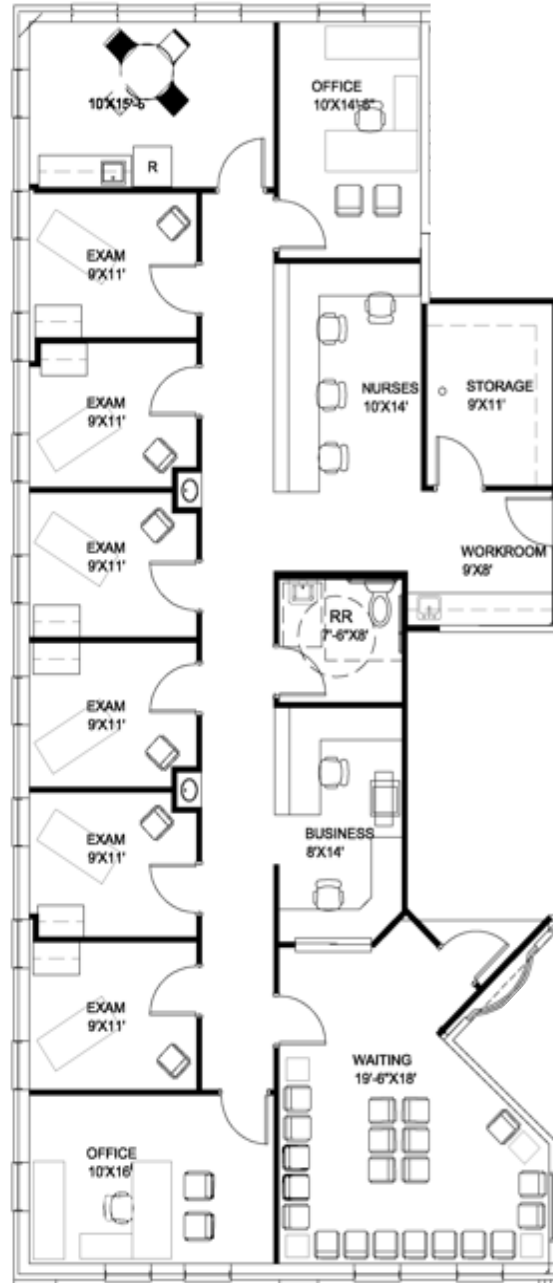
SOLDIERS FIELD MEDICAL

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Suite 220

2,691 SF

SPEC Suite



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