

Medical Office For Lease



First Colony Professional Center

3425 Highway 6, Sugar Land, TX 77478

Move-In Ready Suites Available

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CBRE



Property Overview

Located off Highway 6 near Williams Trace in Sugar Land, 3425 Highway 6 offers move-in ready suites designed for users seeking accessible space with ample parking and modern amenities.

Highlights

- 27,500 square feet, 2-story medical office space with up to 7,693 contiguous square feet available
- Move-in ready medical spec suites available and a generous improvement allowance for any non-move-in ready spaces
- 113 surface parking spaces delivering a parking ratio of 4.23/1,000 square feet
- Located directly off Highway 6, ensuring great accessibility and easy access to I-69

27,500

Building Size (SF)

7,693

Largest Available Space (SF)

1991

Year Built

4.23

Parking Ratio per 1,000 SF

Site Map



Suite	Tenant	SF
● Suite 101	AVAILABLE	1,992 SF
Suite 102	State Farm	1,998 SF
Suite 103	Kinghaven Counseling	2,839 SF
● Suite 104	AVAILABLE	2,500 SF
Suite 105	Dermatologist	1,660 SF
Suite 106	Dentist	1,538 SF

Suite	Tenant	SF
● Suite 107A	AVAILABLE	2,527 SF
● Suite 107B	AVAILABLE	1,999 SF
● Suite 108	AVAILABLE	3,167 SF
Suite 109	Medical Aesthetics	2,505 SF
Suite 110A	Zarina Pharmacy	1,250 SF
● Suite 110B	AVAILABLE	3,188 SF

Availability

SUITE 101: 1,992 SF

Suite 101 features 5 exam rooms with sinks and lead-lined walls for X-ray compatibility, along with a spacious waiting room and reception area. The suite includes 2 restrooms and private offices upstairs with the potential for a breakroom. The tenant can enjoy access to a shared balcony

SUITE 104: 2,500 SF

2nd generation pharmacy space. Second floor space is available for private offices and break room

SUITE 107A/B: 4,526 SF

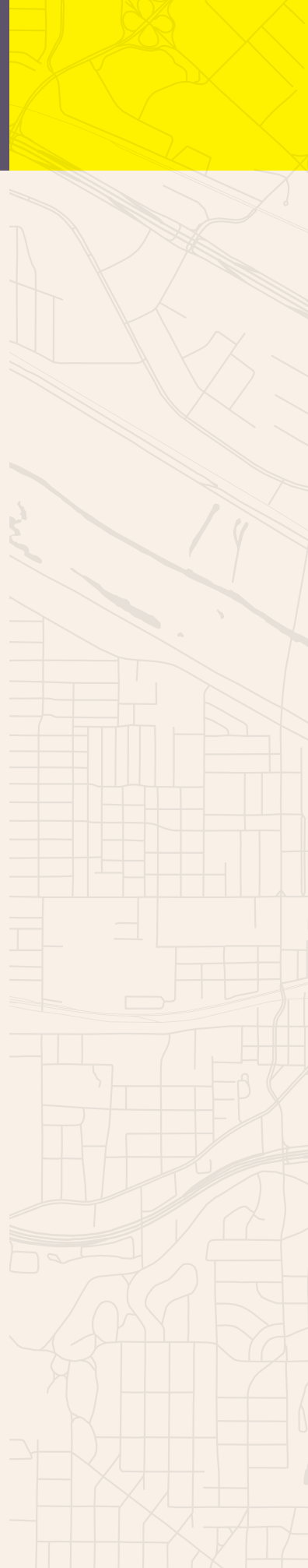
This suite is currently constructed into a standard medical spec suite. The spec suite will have exams with sinks, a lab, restrooms, physician offices, etc.

SUITE 108: 3,167 SF

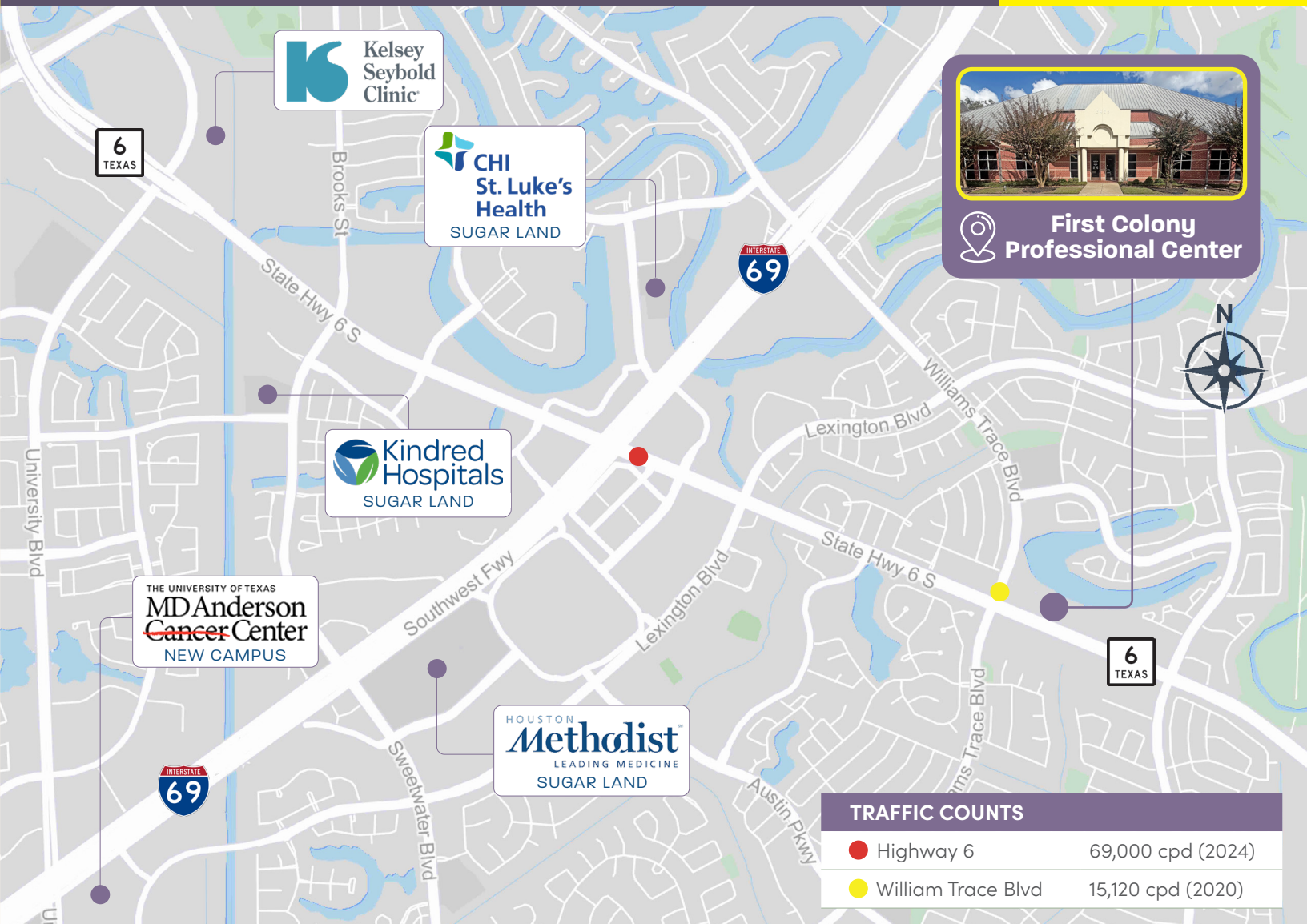
2nd-generation dental space that was recently updated with new lighting and finishes

SUITE 110B: 3,188 SF

Former property management office space consisting of 7 offices and 2 restrooms. This is an opportunity for home health, mental health, and other general office space uses that don't require plumbing..



Prime Location



PROXIMITY TO MAJOR HEALTHCARE INSTITUTIONS

Distance

Houston Methodist Sugar Land Hospital	1.78 Miles
St. Lukes Health – Sugar Land Hospital:	1.42 Miles
Kindred Sugar Land Hospital	2.28 Miles
Kelsey Seybold Clinic	2.69 Miles
MD Anderson Sugar Land – Opening 2029	2.80 Miles

DEMOGRAPHICS (2025 Estimate)

1 Mile

3 Miles

5 Miles

Population	15,274	88,584	225,995
Population – 5 Year Projection	16,263	94,673	242,899
Median Age	42.1	43.2	41.1
Average Household Income	\$138,035	\$158,092	\$146,147

Photos

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Suite 101 features 5 exam rooms with sinks and lead-lined walls for X-ray compatibility,



Suite 108 is a 2nd-generation dental space that was recently updated with new lighting and finishes



Suite 108 - Dental space



Water view from every suite

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