

Medical Office For Lease



# 1437 Highway 6

1437 Highway 6, Sugar Land, TX 77478

**Prime Dental or Professional Office:  
For Lease**

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## Property Overview

Turn-key medical, dental, or professional office suites now available at 1437 Highway 6 in thriving Sugar Land. This prime Highway 6 frontage property offers flexible, move-in-ready spaces ideal for medical practices, dental offices, or professional services. Enjoy excellent accessibility, generous shared parking, high-visibility exposure, and modern amenities in one of Houston's most desirable suburban markets.

## Highlights

- 5,085 square feet of premium dental and medical office space across 2 suites
- 59 available parking spaces delivering a parking ratio as 4.4/1,000 square feet
- Located directly off Highway 6, ensuring great accessibility and high visibility (traffic count: 5,322 VCPD - Fluor Daniel Drive. 62,688 VCPD - Highway 6)

## Lease Rate

**Contact Broker**

# 13,200

Building Size (SF)

# 3,085

Largest Available Space (SF)

# 2008

Year Built

# 4.4

Parking Ratio per 1,000 SF

# Availability

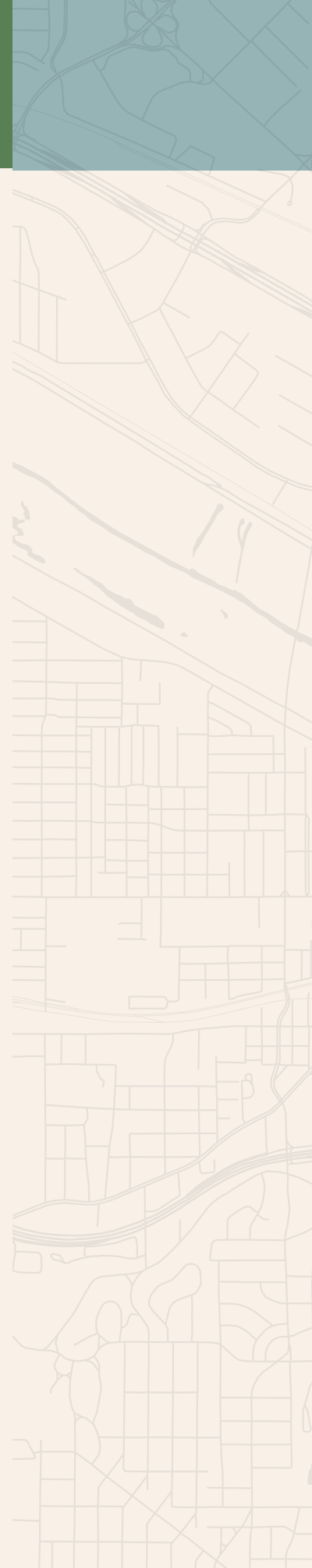
## SUITE 200: 3,085 SF

Suite 200 is a 3,085 square-foot dental suite featuring eight private operatories, each equipped with sinks and granite countertops. The space is thoughtfully designed with modern infrastructure, an efficient workflow layout, and high-quality finishes throughout including an owner suite with a private bathroom and a private backdoor entrance to support a fully equipped dental practice.

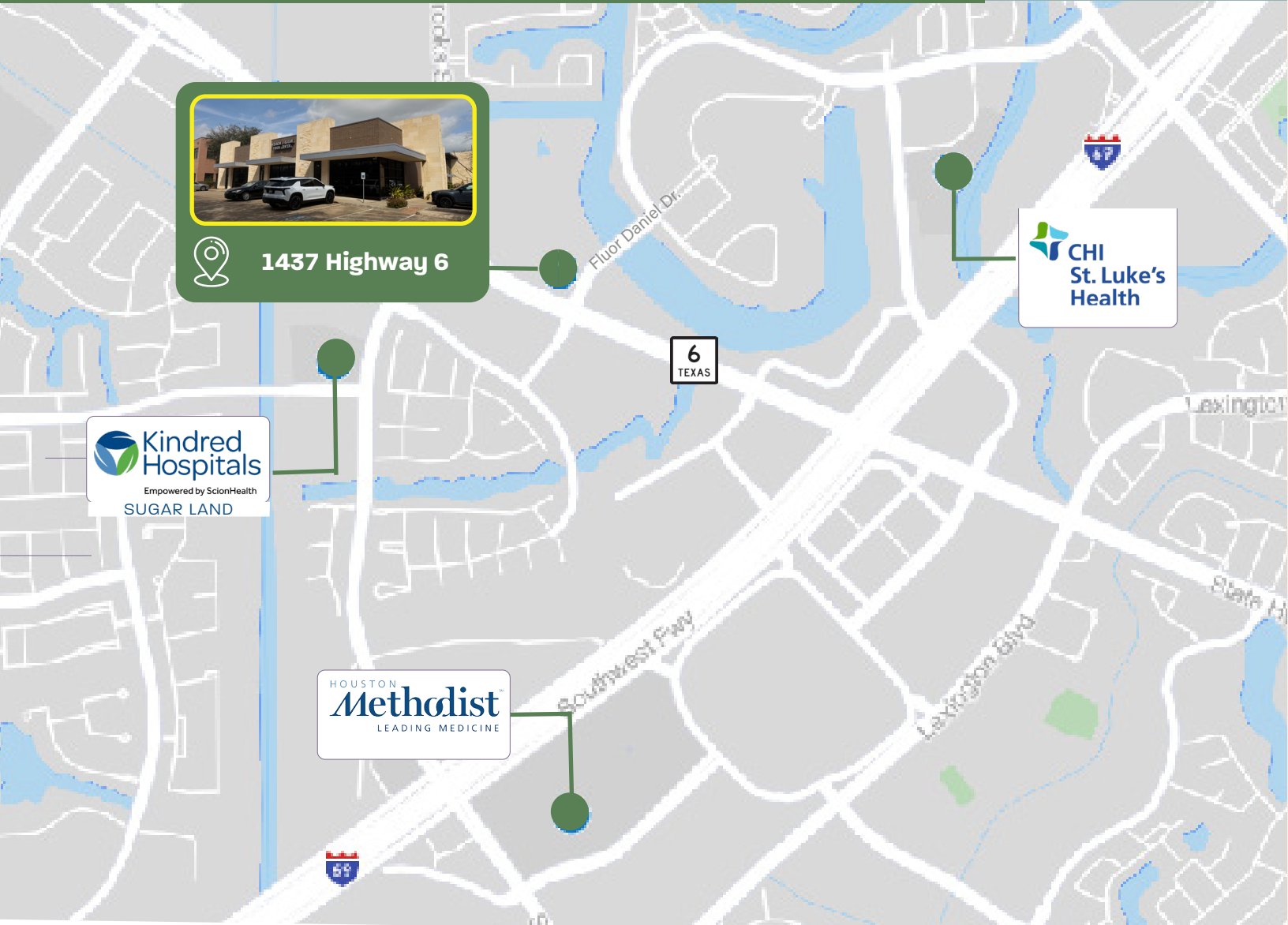


## SUITE 300: 2,000 SF

Suite 300 is a 2,000 square-foot medical office space featuring five private offices. The suite includes a welcoming waiting room and reception area surrounded by large windows that fill the space with natural light, plus multiple bathrooms and additional dedicated office space.



# Prime Location



## PROXIMITY TO MAJOR HEALTHCARE INSTITUTIONS

### Distance

Houston Methodist Sugar Land Hospital	1.90 Miles
CHI St. Lukes Health – Sugar Land Hospital	1.02 Miles
Kindred Sugar Land Hospital	0.06 Miles

## DEMOGRAPHICS (2025 Estimate)

### 1 Mile

### 3 Miles

### 5 Miles

Population	5,804	69,999	225,103
Population - 5 Year Projection	6,155	74,345	242,707
Median Age	48.8	45.1	40.5
Average Household Income	\$166,084	\$177,657	\$149,629

## Proximity to Major Healthcare Institutions

- **Houston Methodist Sugar Land Hospital:**

Houston Methodist Sugar Land Hospital, is a full-service, acute care hospital serving Fort Bend County and surrounding communities. They are a family-centered, patient-focused hospital offering state-of-the-art technology and exceptional medical care in a warm and comfortable setting. Here you'll find high-quality services, and compassionate care for every stage of your life. They take pride in being you and your family's go-to health care provider for all your health and wellness needs. From cancer care to heart and vascular care to orthopedics and sports medicine, they offer the full spectrum of programs and services.

- **CHI St. Lukes Health – Sugar Land Hospital:**

CHI St. Luke's Health–Sugar Land Hospital offers the latest technology and treatments for residents of Fort Bend County and Southwest Houston. Our services range from heart care and neuroscience to robotic surgery. Our recently opened Family Birthing Center offers incomparable care and amenities in a spa-like environment to provide a VIP—Very Important Pregnancy—experience. Since 2008, our experienced doctors, nurses, and support staff have provided expert care to support our community.

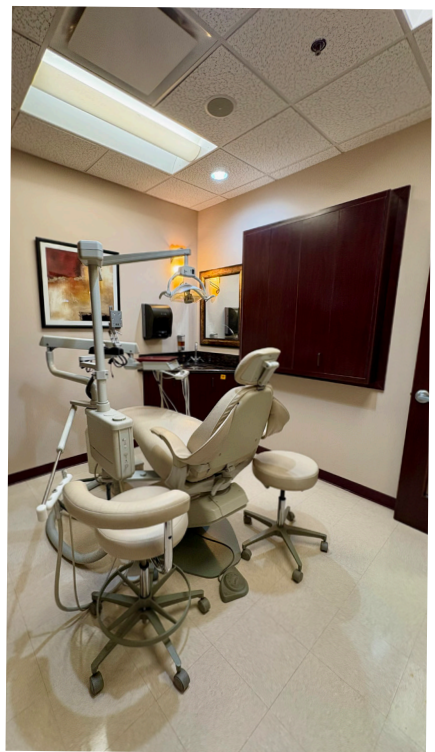
- **Kindred Hospital Sugar Land:**

Kindred Hospital Houston Sugarland and Acute Rehabilitation Unit (ARU) provide specialized care for patients with complex medical needs. Our long-term acute care hospital (LTACH) offers advanced, hospital-level treatment for chronically and critically ill patients requiring extended stays. In addition, our Acute Rehabilitation Unit is dedicated to helping patients recover from the effects of acute injuries, impairments, or illnesses. With a focus on personalized care, both the LTACH and ARU collaborate with your physician to provide 24/7 clinical care, ensuring continuous support on your path to recovery.



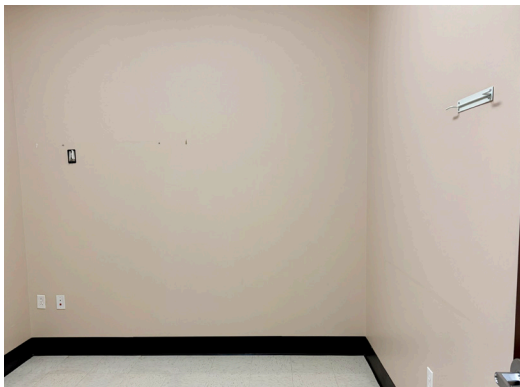
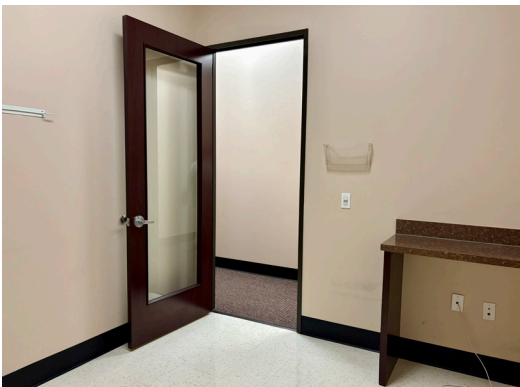
# Interior Photos

Suite 200



# Interior Photos

Suite 300



# 1437 Highway 6



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## CONTACTS

### ANNIE PERETICH

Associate

+1 317 688 1616

[annie.peretich@cbre.com](mailto:annie.peretich@cbre.com)

### MAX LOZMACK

Vice President

+1 713 598 9393

[max.lozmack@cbre.com](mailto:max.lozmack@cbre.com)

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