

6927

Brisbane

MEDICAL OFFICE | FOR LEASE

2,790 SF AVAILABLE

6927 Brisbane Ct
Sugar Land, TX 77479



PROPERTY OVERVIEW

6927 Brisbane offers a premier leasing opportunity for medical professionals seeking a modern, Class A office space in the thriving Sugar Land area. This brand-new development is strategically located to provide convenient access for patients and offers a professional environment designed to enhance your practice.

EXCEPTIONAL OPPORTUNITY IN A PRIME LOCATION

Strategic location:

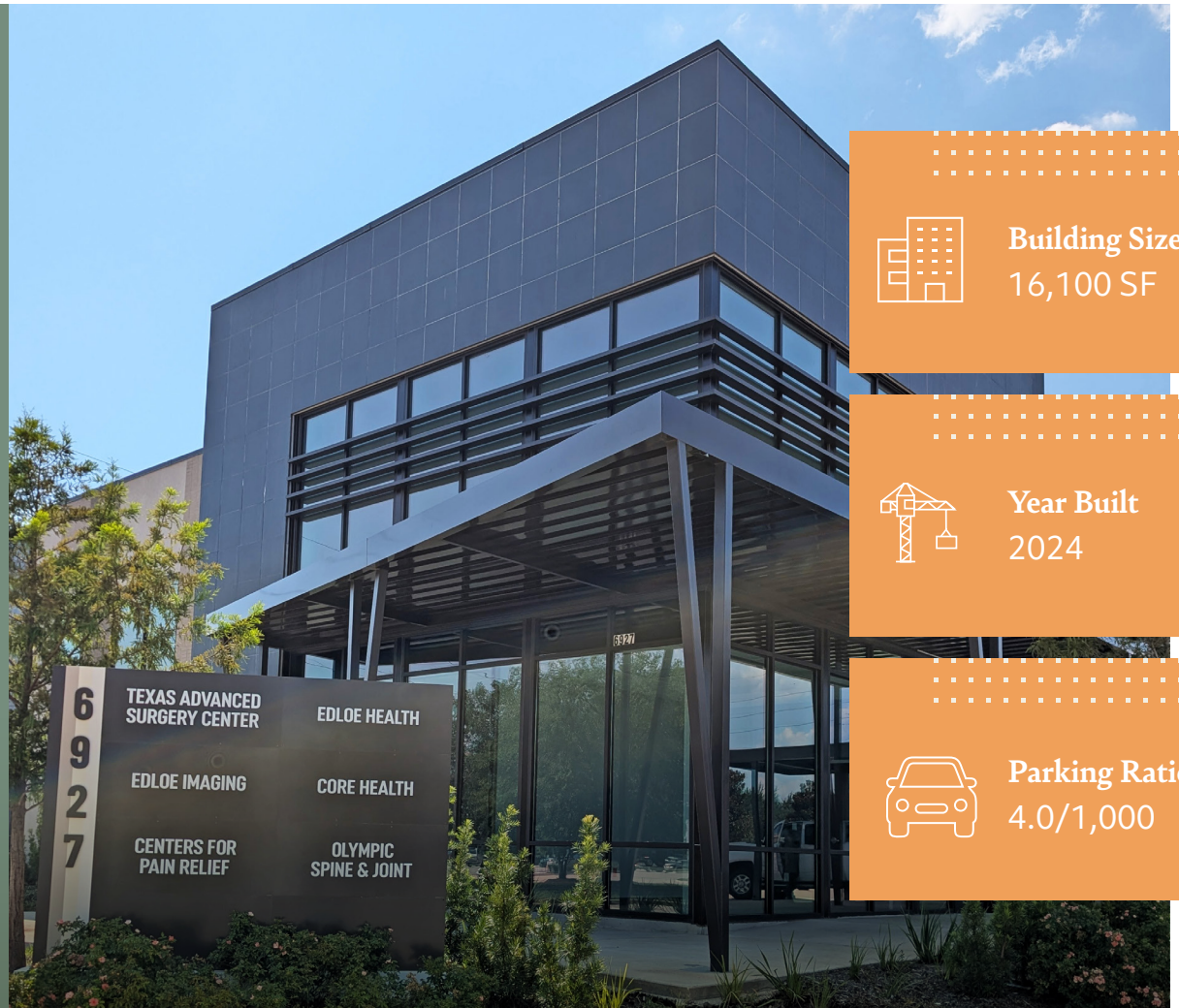
Located in Sugar Land, Texas, and surrounded by a dense and growing population

Nearby Medical:

- Houston Methodist Sugar Land Hospital
- Memorial Hermann Sugar Land Hospital
- OakBend Medical Center

Easy Access:

Convenient access to major roadways, including I-59 (Southwest Freeway) and Highway 6



Building Size
16,100 SF



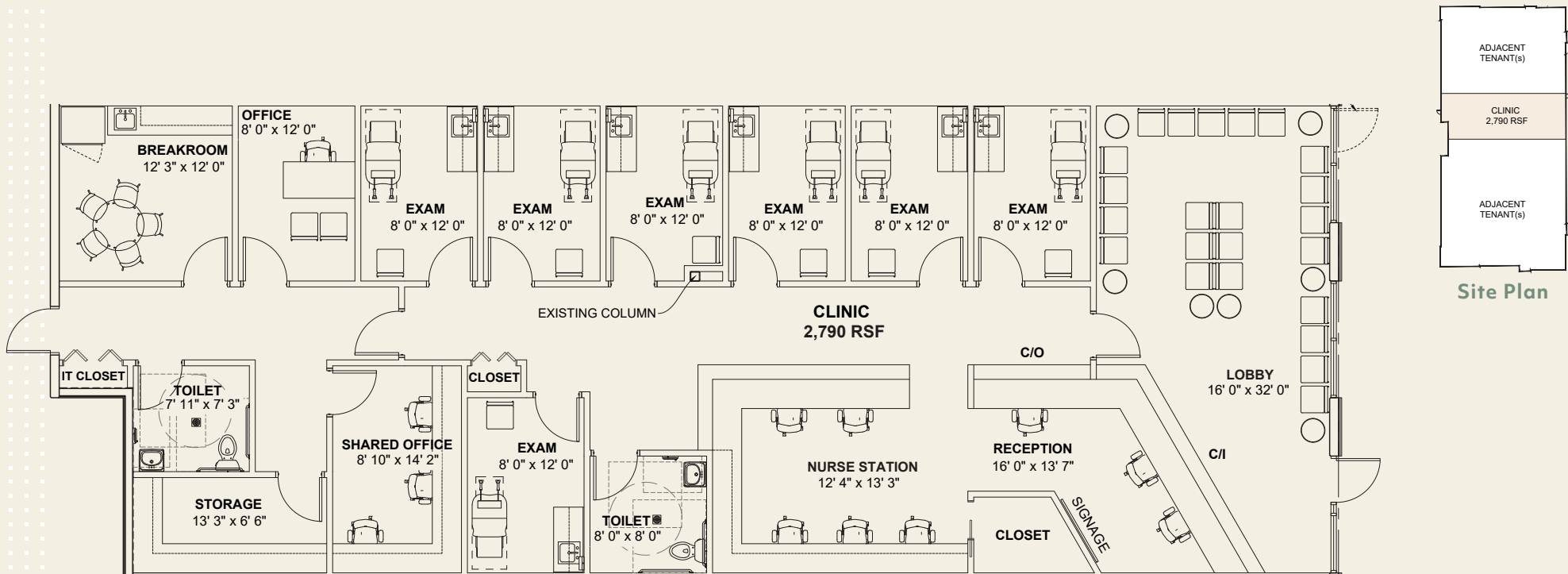
Year Built
2024



Parking Ratio
4.0/1,000

CONCEPTUAL FLOOR PLAN

2,790 RSF



*Can be customized based on tenant's requirements

HIGHLIGHTS

- Reception with check-in/check-out
- Large waiting room
- 7 Exam rooms
- 2 Physicians office
- Nurse station
- Patient/Staff restrooms
- Breakroom

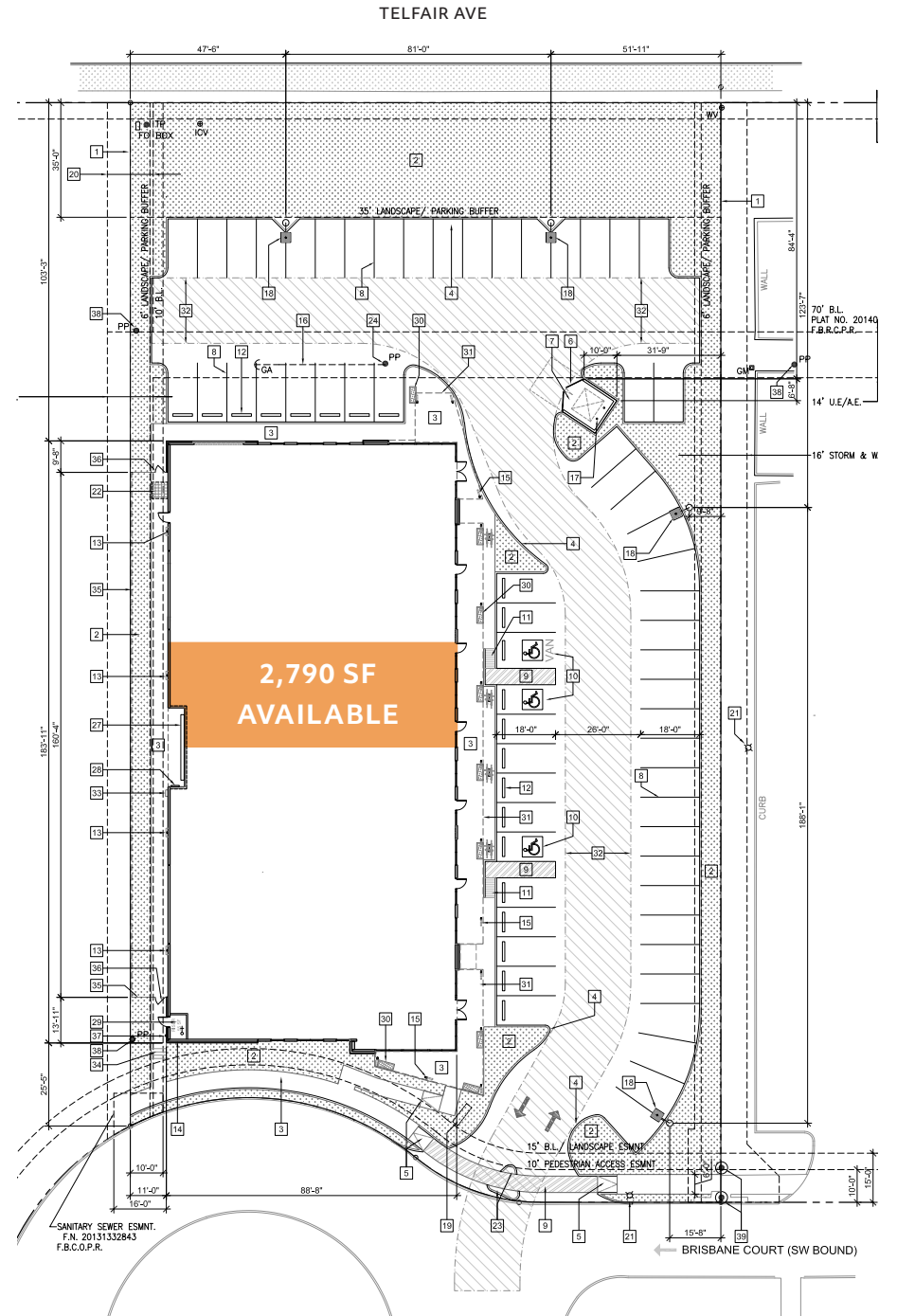
360°
VIRTUAL
TOUR



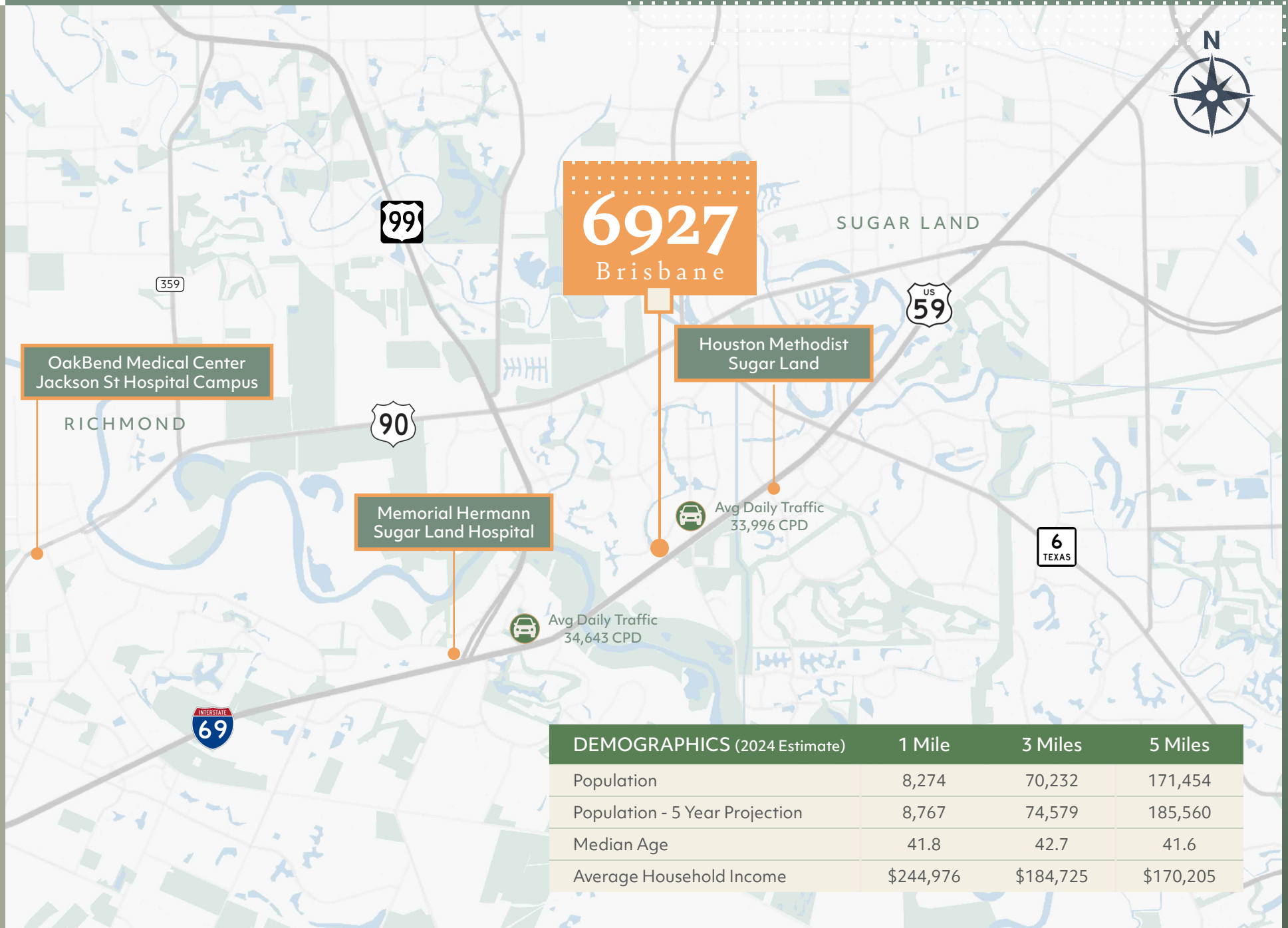
SITE PLAN



- Total building area: 16,100 SF
- Available space: 2,790 SF
- Land area: 1.34 AC
- Parking spaces: 65 surface parking
- Parking ratio: 4.0/1,000



LOCATION



DEMOGRAPHICS (2024 Estimate)	1 Mile	3 Miles	5 Miles
Population	8,274	70,232	171,454
Population - 5 Year Projection	8,767	74,579	185,560
Median Age	41.8	42.7	41.6
Average Household Income	\$244,976	\$184,725	\$170,205

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