

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

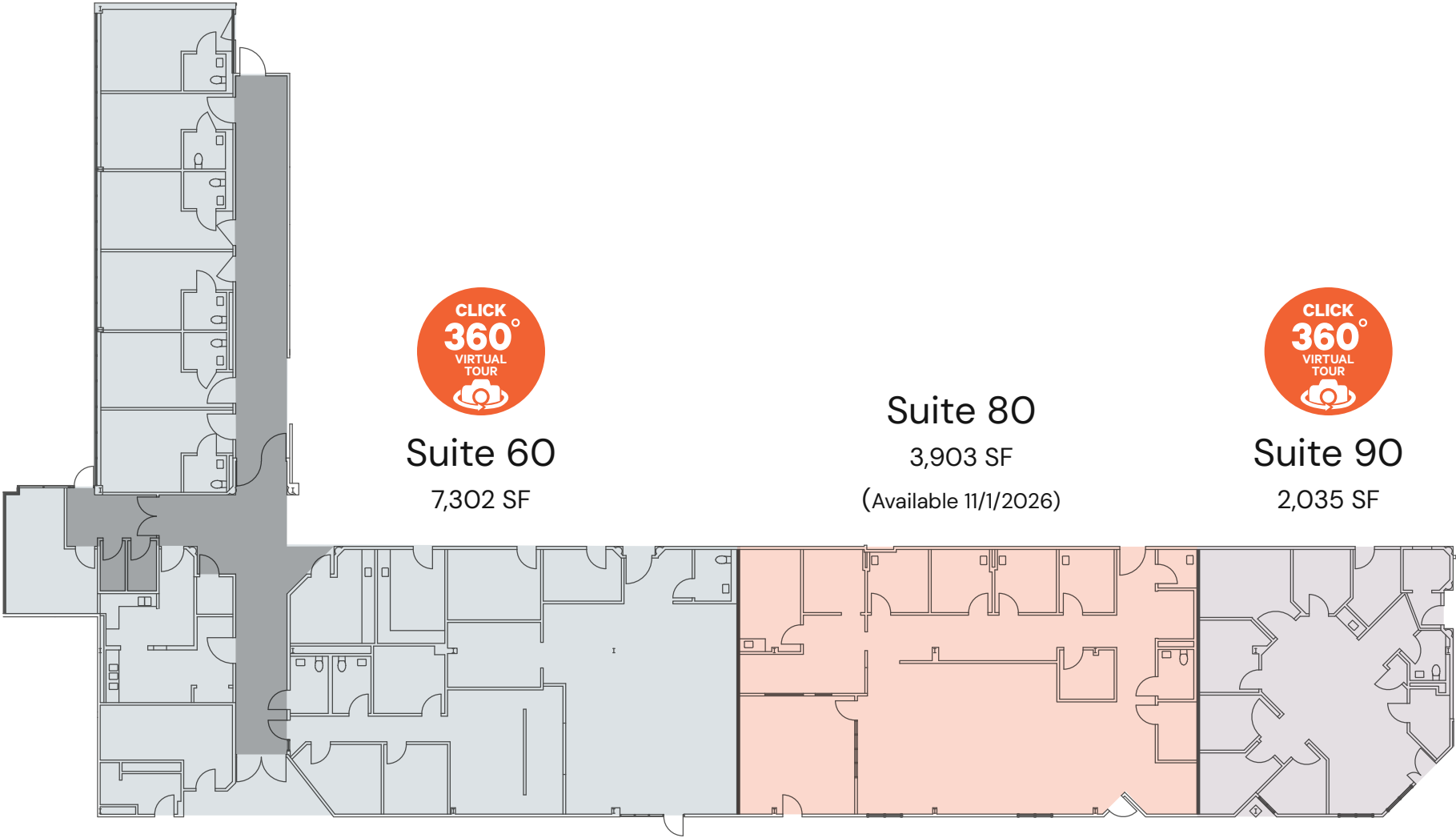
1111-1211 HIGHWAY 6
SUGAR LAND, TX 77478



Suite 60/80/90

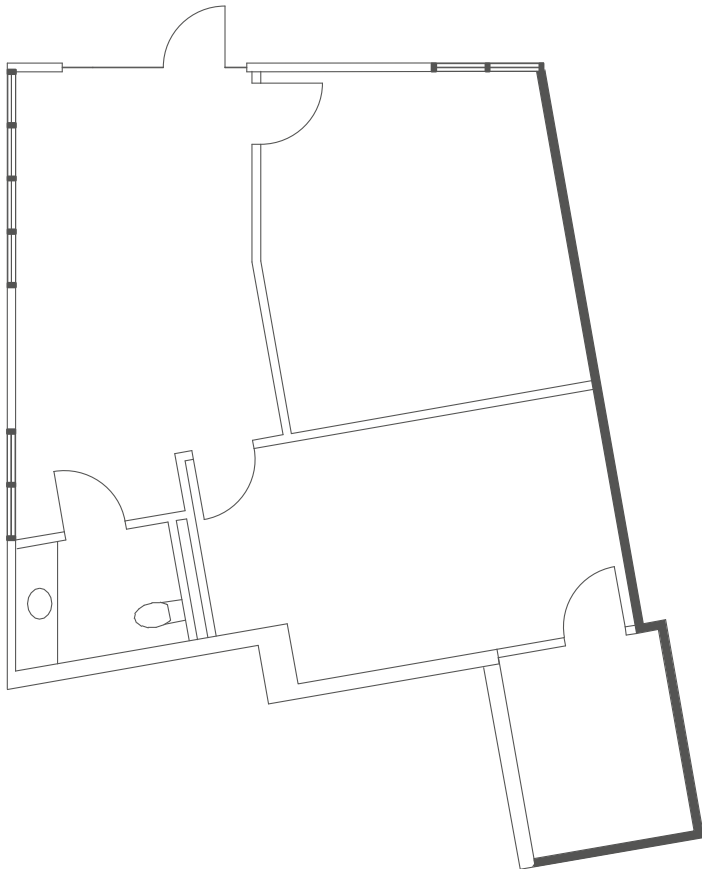
13,243 SF

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Suite 115

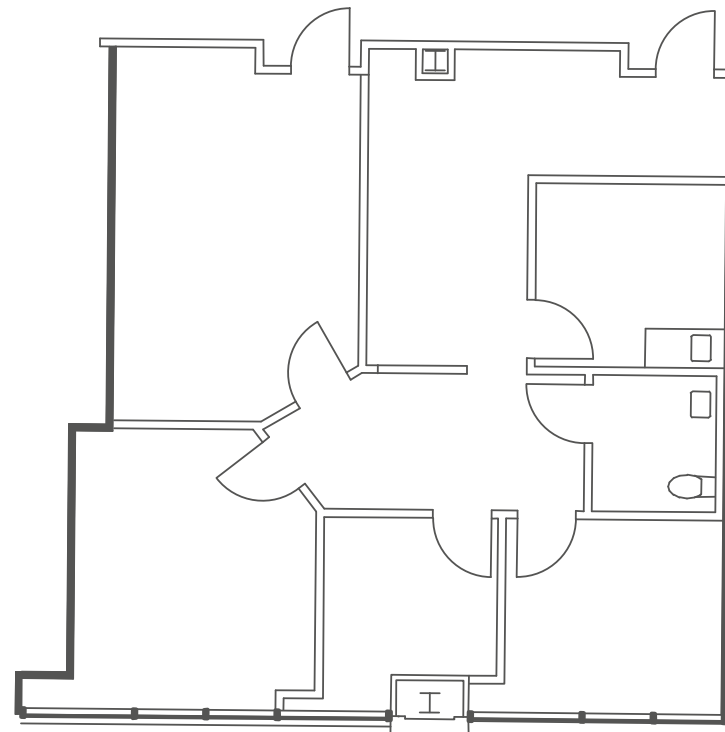
1,088 SF



Suite 125

1,465 SF

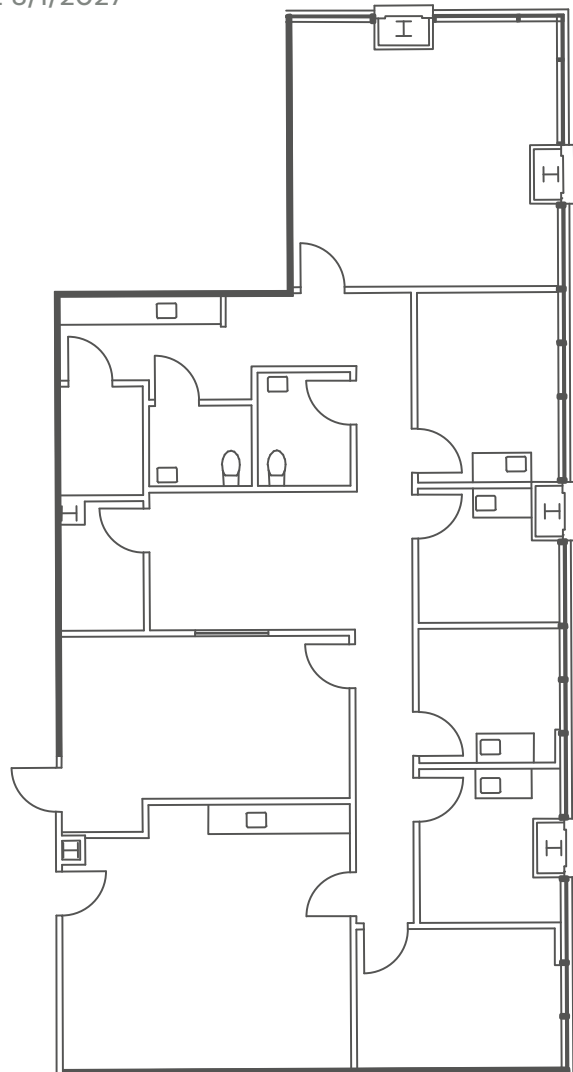
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Suite 135

2,840 SF

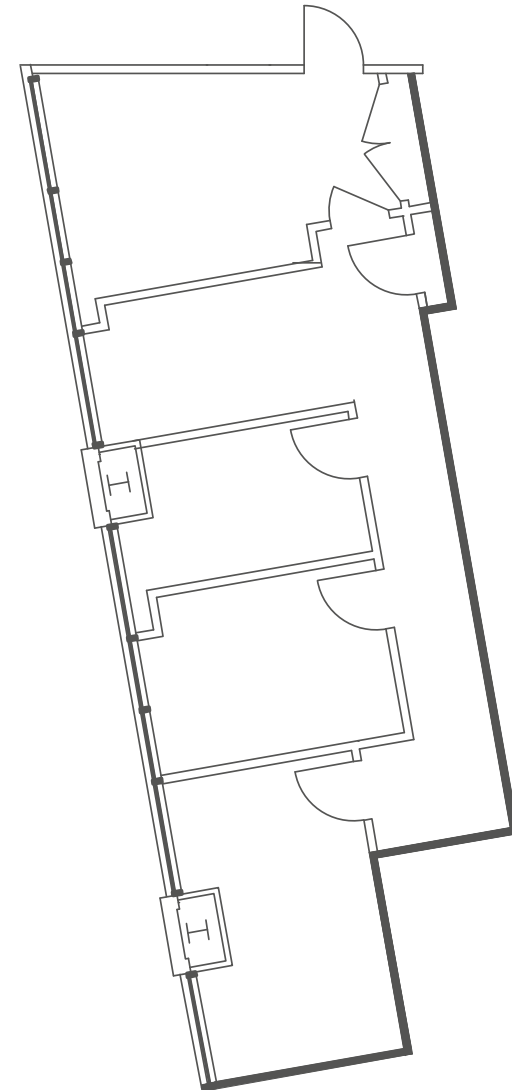
AVAILABLE 8/1/2027



Suite 157

991 SF

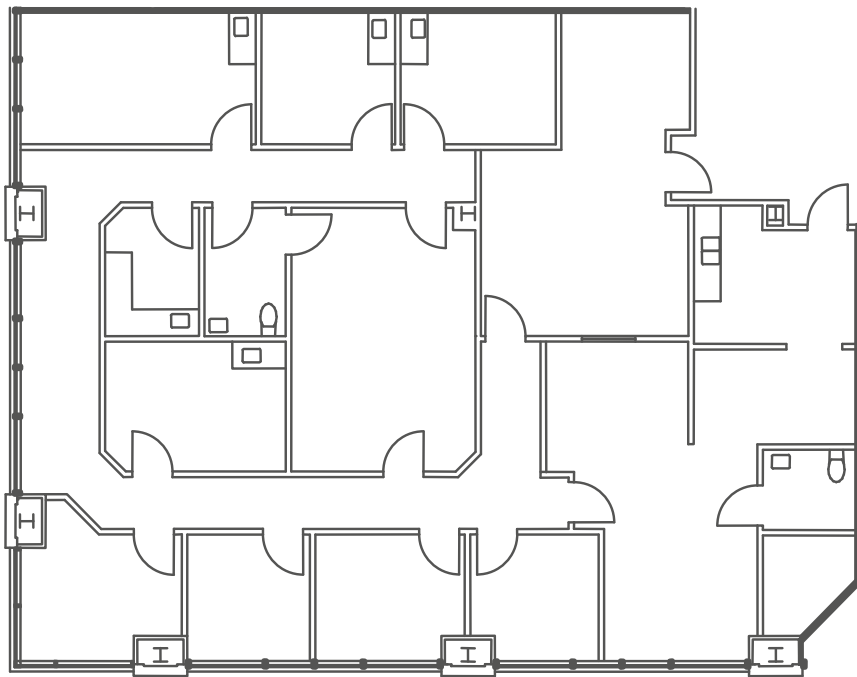
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Suite 160

3,770 SF

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Second Floor Availability

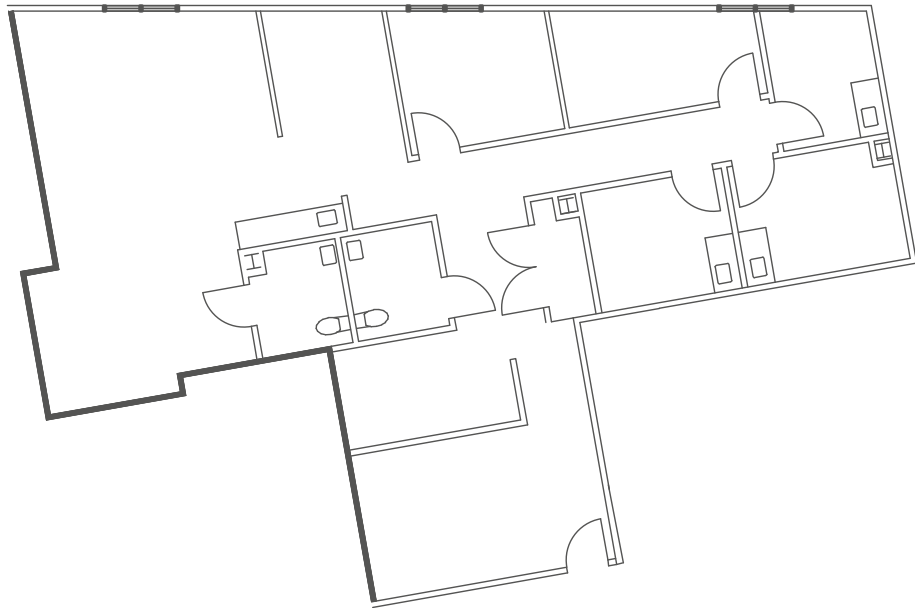
Up to 4,444 SF Contiguous Space

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Suite 200

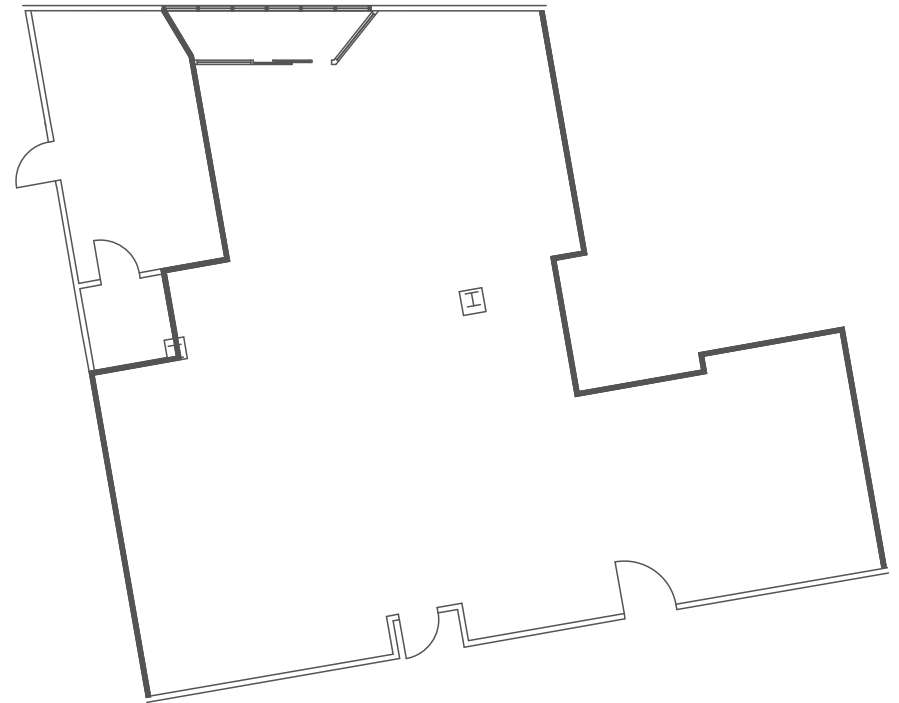
2,110 SF



Suite 210

2,334 SF

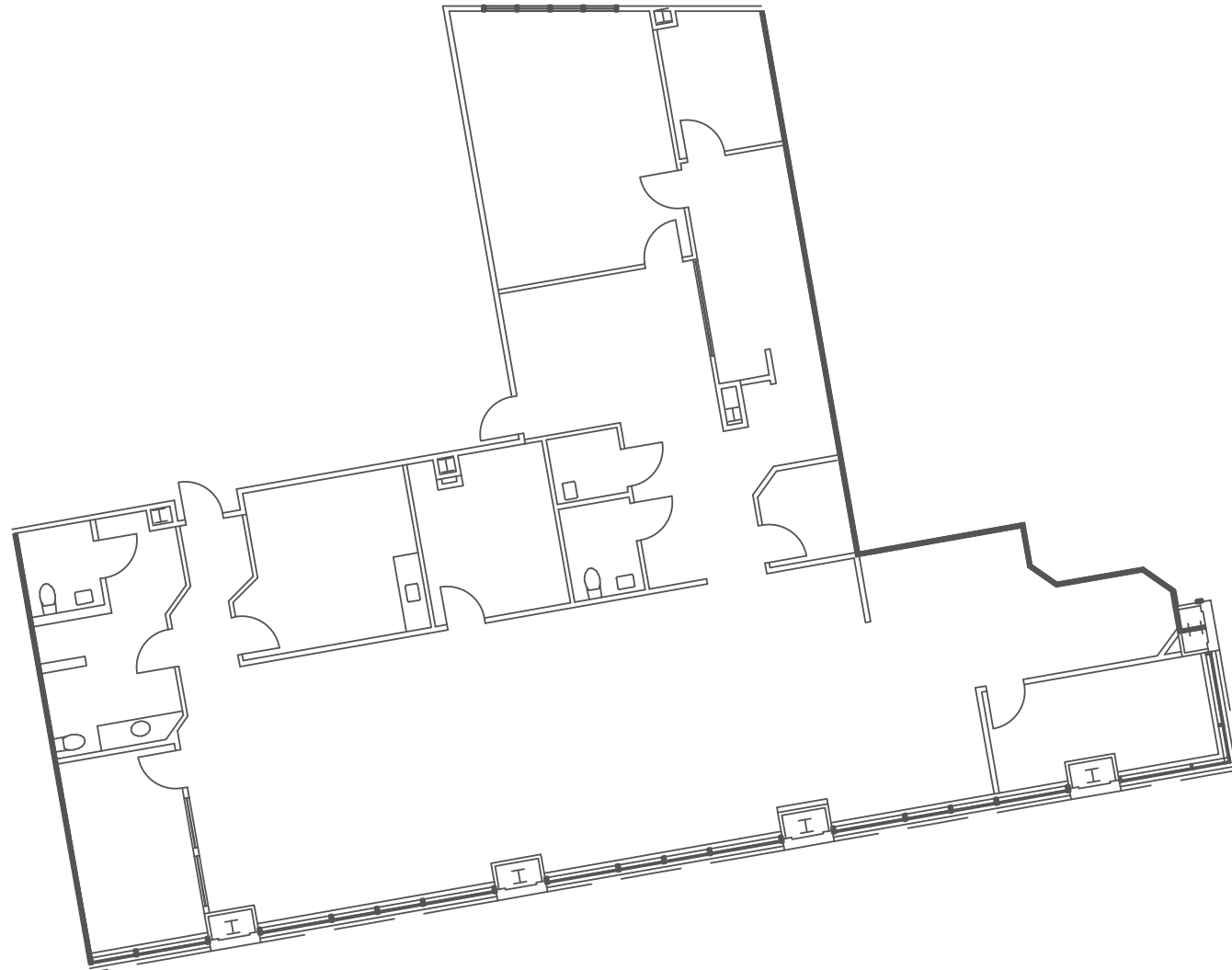
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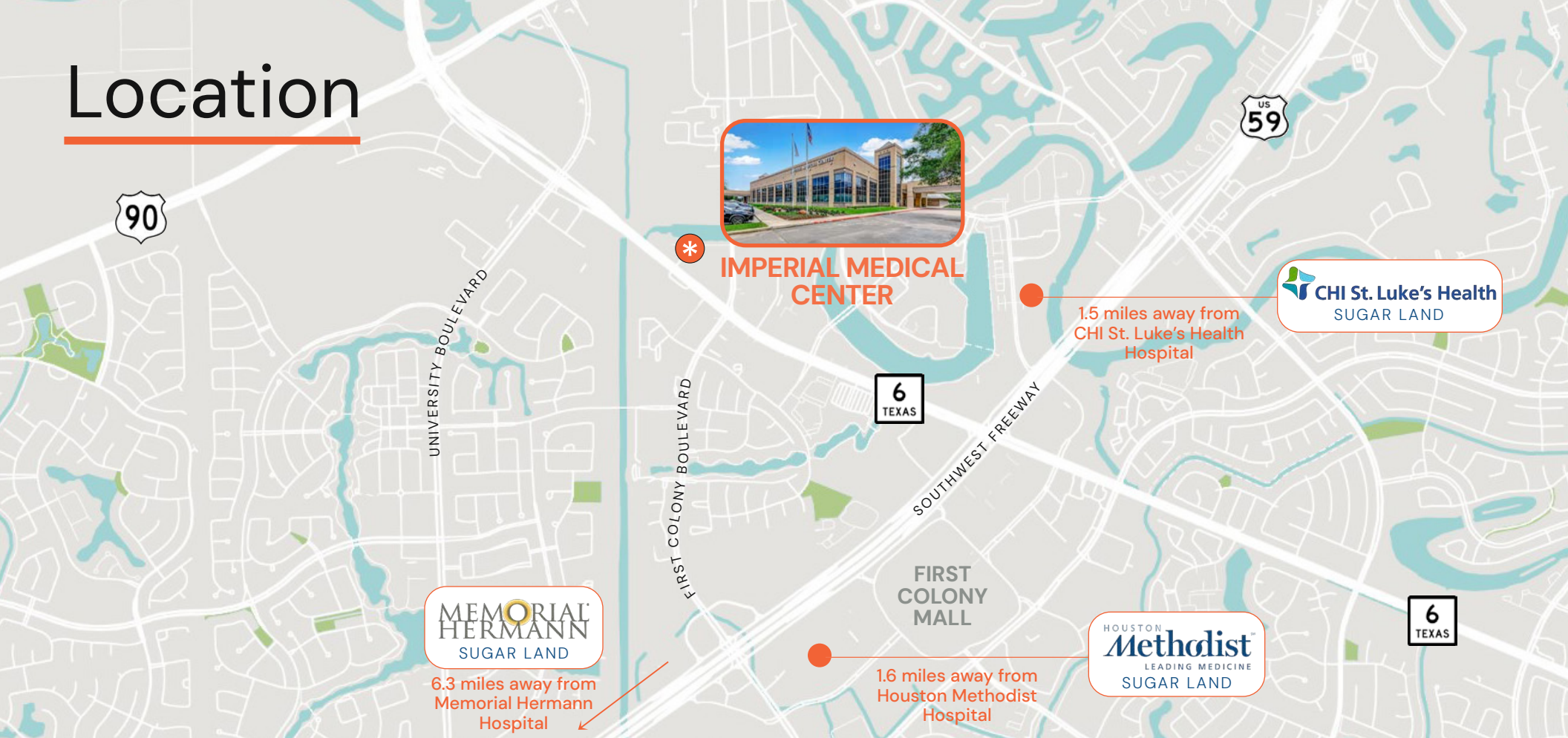
Suite 235

4,211 SF

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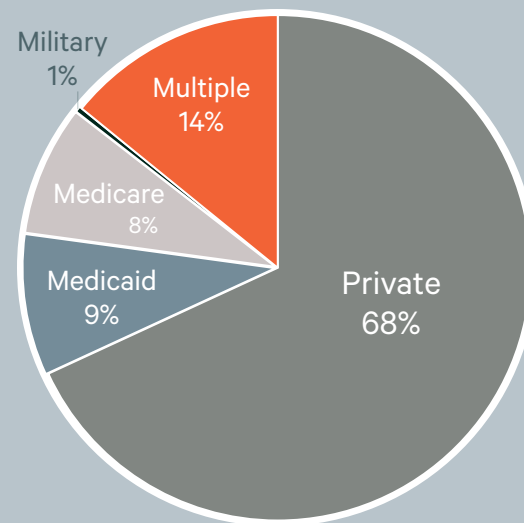


Location



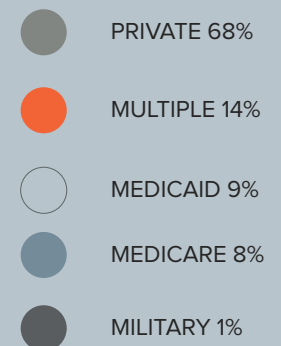
Demographics

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.)



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