

Medical at Imperial MOB

FOR LEASE

1120 Imperial Blvd, Sugar Land, TX 77498



Property overview

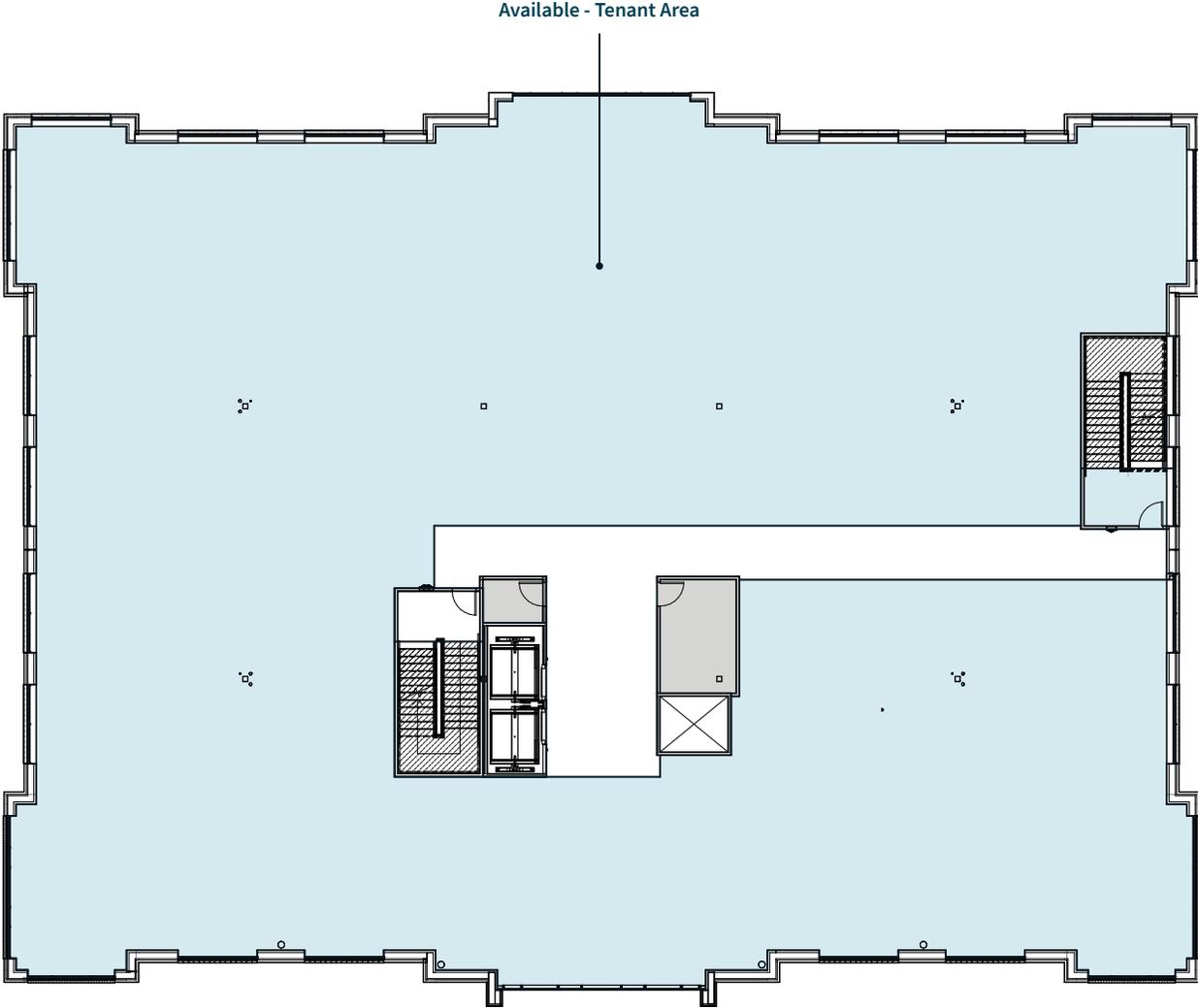
Highlights

- Class A, 44,923 RSF, 3-story, Medical office building
- Year built 2025
- 5.0/1,000 parking ratio per SF
- Located at the corner of Highway 6 and Imperial Blvd, just north of Alt 90 and I-69
- Easy access to nearby dining and shopping amenities
- Convenient covered patient drop-off/pick-up
- Ample ground-level parking accommodating both staff and patients
- No use restrictions
- Building signage available



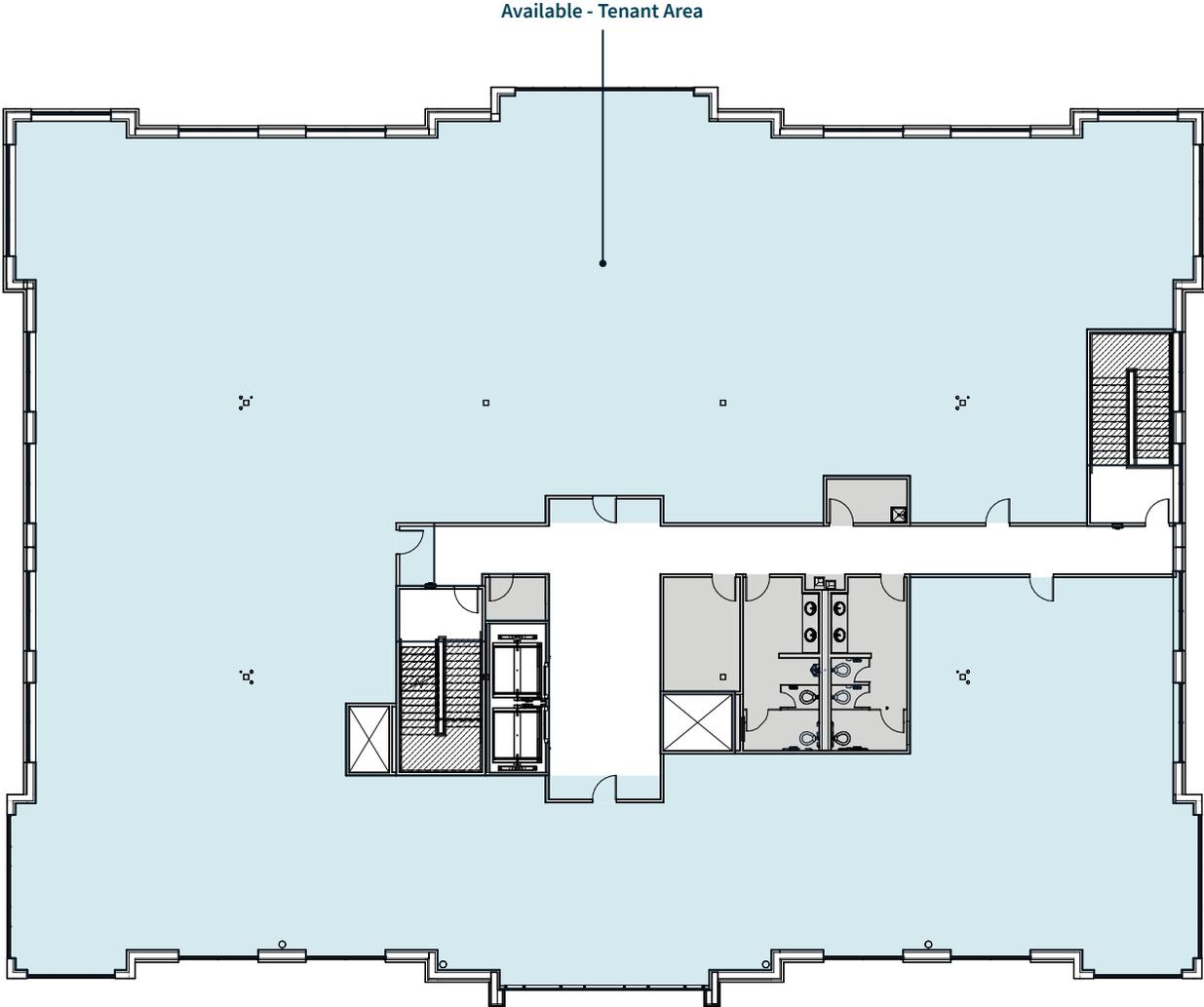
Floorplan - Level 2

2,000 - 15,402 SF
Available



Floorplan - Level 3

2,000 - 15,166 SF
Available



Area demographics

15 minute drive

Key facts



2.98

Average household size



409,468

Population



38

Median Age



\$90,341

Median household income

Insurance mix



59%

Commercial insurance (%)



21%

Medicare (%)



9%

Medicaid (%)



11%

No insurance (%)

Employment



70%

White collar



17%

Blue collar



13%

Services



4.1%

Unemployment rate

Education



45%

Bachelor's/Grad/Prof degree



24%

Some college



20%

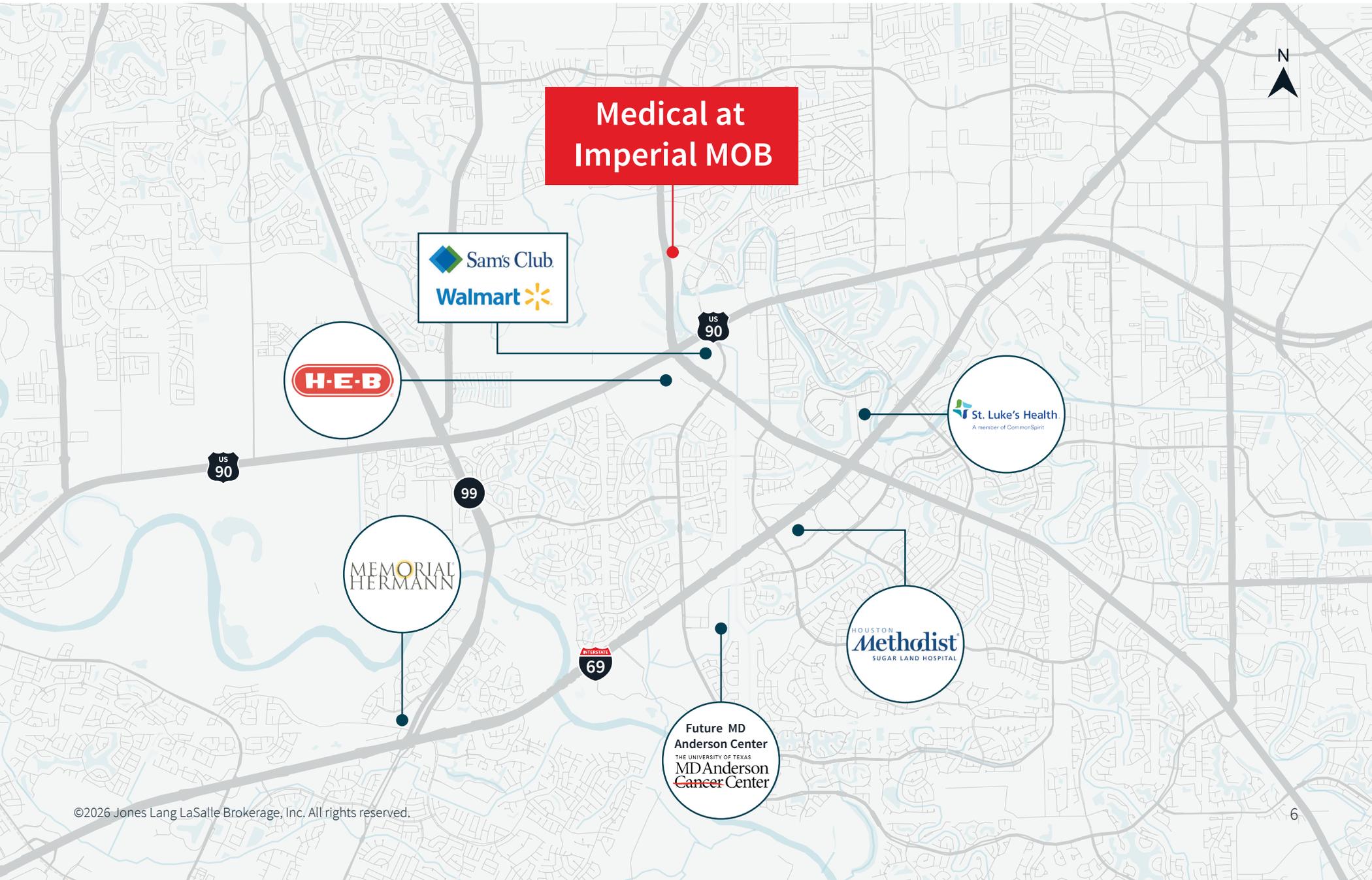
High school graduate



11%

No high school diploma

Location map





For Leasing Information, Contact:

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