

UP TO 6,071 SF SPACE **FOR LEASE**



# SUGAR CREEK HEALTH CENTER

14815-14897 SW FREEWAY | SUGAR LAND, TX 77478

**CBRE**

# PROPERTY OVERVIEW

**Sugar Creek Health Center** is a 90,143 SF, one-story medical office building located in the heart of Sugar Land. With easy access to the Southwest Freeway (I-69) and Highway 6, this prime location provides a high level of visibility and accessibility for patients and healthcare professionals.

With a diverse tenant base comprised of both private practices and major health systems, this property is the perfect solution for those seeking a convenient and accessible location. Building signage is available for each tenant, further enhancing their brand recognition.

Additionally, the property's close proximity to numerous restaurants and shopping centers makes it an attractive location for patients and healthcare professionals alike.



**BUILDING SIGNAGE  
AVAILABLE FOR EACH  
TENANT**



**TENANT BASE CONSISTS  
OF BOTH PRIVATE  
PRACTICES AND MAJOR  
HEALTH SYSTEMS**



**SUGAR LAND LOCATION  
WITH EASY ACCESS TO  
SOUTHWEST FWY (I-69)  
AND HIGHWAY 6**



**AMPLE FREE, SURFACE  
PARKING**



**CLOSE PROXIMITY TO  
NUMEROUS RESTAURANTS  
AND SHOPPING CENTERS**





# AVAILABILITIES

Suite 14825	2,453 SF	<a href="#">VIRTUAL TOUR</a>
Suite 14855	2,330 SF	<a href="#">VIRTUAL TOUR</a>
Suite 14859	3,230 SF	<a href="#">VIRTUAL TOUR</a>
Suite 14863	2,841 SF	<a href="#">VIRTUAL TOUR</a>

\*Suite 14859 & 14863 are contiguous to up to 6,071 SF

**ANCHOR TENANTS**

SUGAR CREEK HEALTH CENTER

MEMORIAL HERMANN HEALTH SYSTEM

UTMB HEALTH

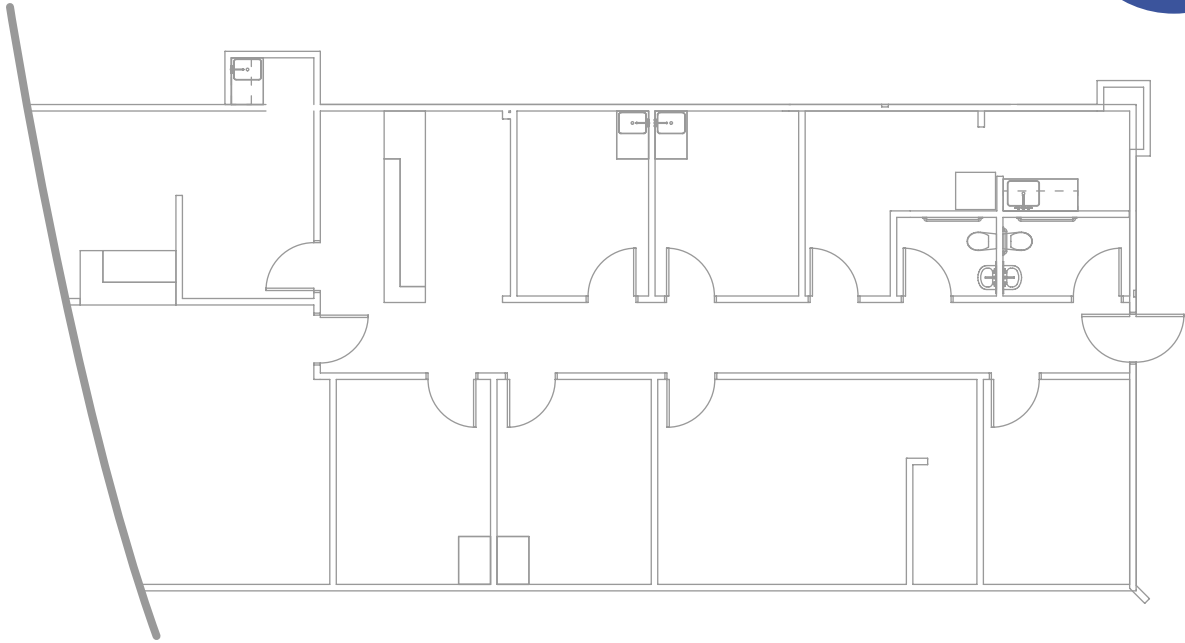
OAKBEND MEDICAL CENTER

FORT BEND SURGERY CENTER

ST HOPE FOUNDATION

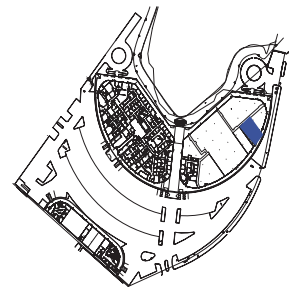
# SUITE 14825 - 2,452 SF

## FLOOR PLAN

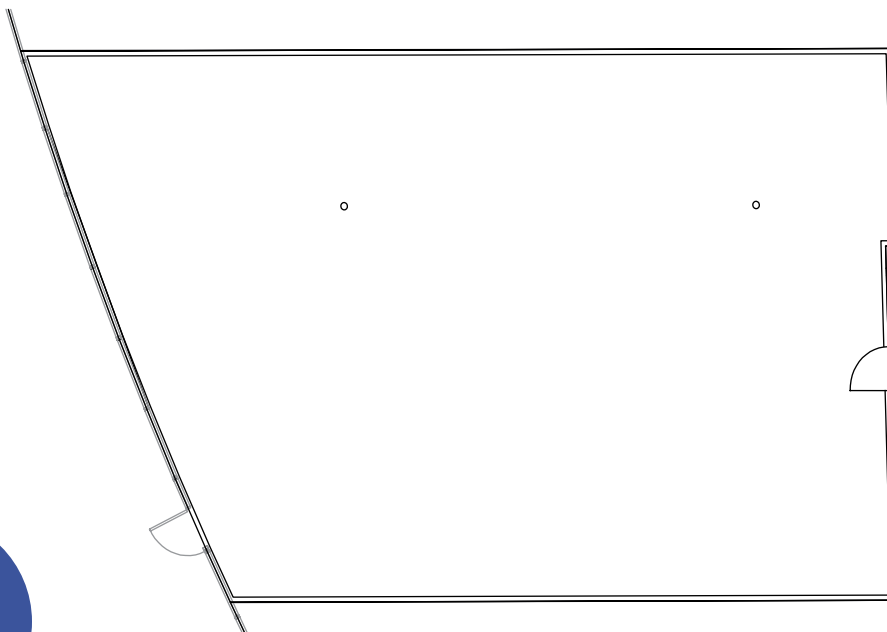


# SUITE 14855 - 2,330 SF

## FLOOR PLAN

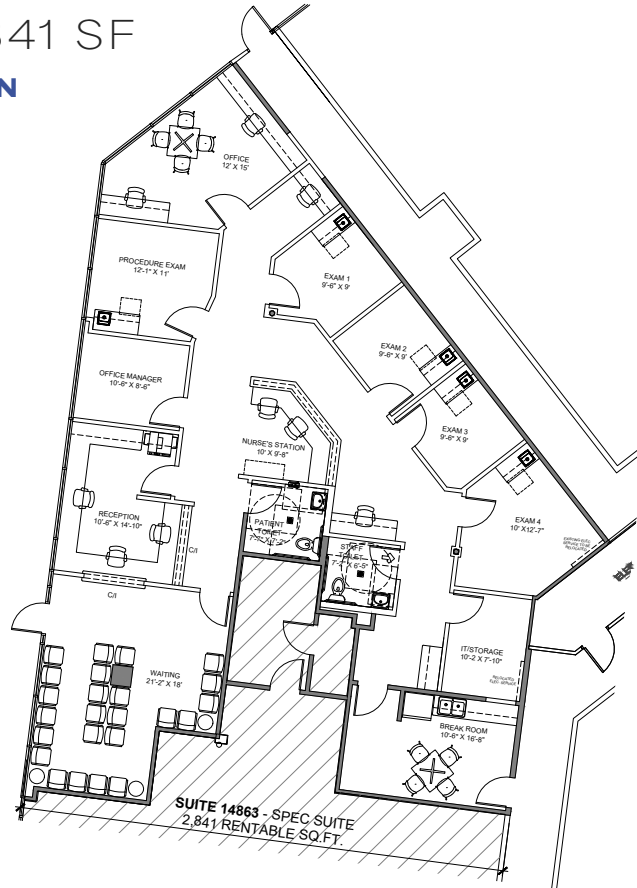


Floor Plate



# SUITE 14863 - 2,841 SF

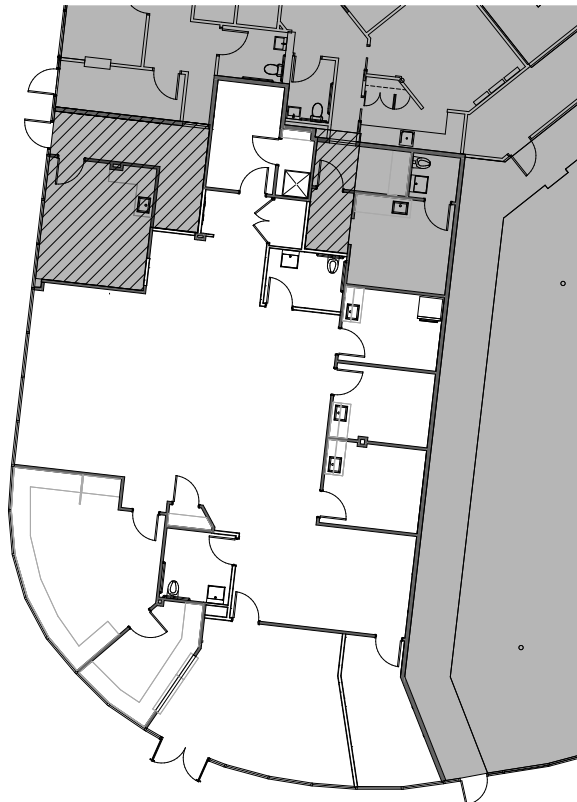
## CONCEPTUAL FLOOR PLAN



# SUITE 14859 - 3,230 SF

## FLOOR PLAN

2nd Generation  
Physical Therapy Space





# SUGAR CREEK HEALTH CENTER

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