

# FOR LEASE



1,500 — 6,000 SF  
FOR LEASE

## WOODBIDGE MEDICAL PLAZA 2

11507 S HWY 6 | SUGAR LAND, TX 77498 | BUILDING B

**gold**  
PROPERTIES

**INQUIRE  
NOW**



Ahmad Umer  
(832) 335-2310

GoldRegLLC@Gmail.com

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## PROPERTY HIGHLIGHTS

- Intersection of HWY 6 & W Airport Blvd – **50k VPD**
- **2024** Class A Construction
- **2 Dedicated Street Cuts** from HWY 6
- **2 Large Monument Signs** with Excellent Visibility
- Building Signage Allowed
- **60** Parking Spaces
- Central hub to well-established Master Planned Communities of **Woodbridge, Telfair, Mission Bend, Aliana, Four Corners, Cinco Ranch, & Riverstone**
- Easy access to **US-59, US-90, I-99**, and **Westpark Tollway**



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**READY TO  
MOVE-IN**

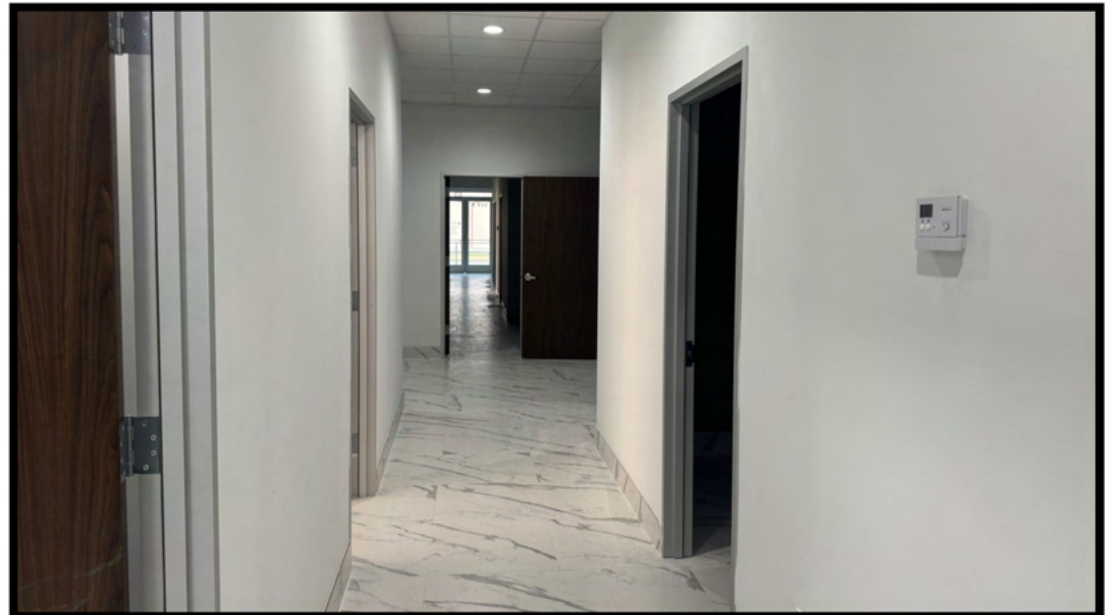
**TURNKEY  
MEDICAL OFFICE  
SUITES**



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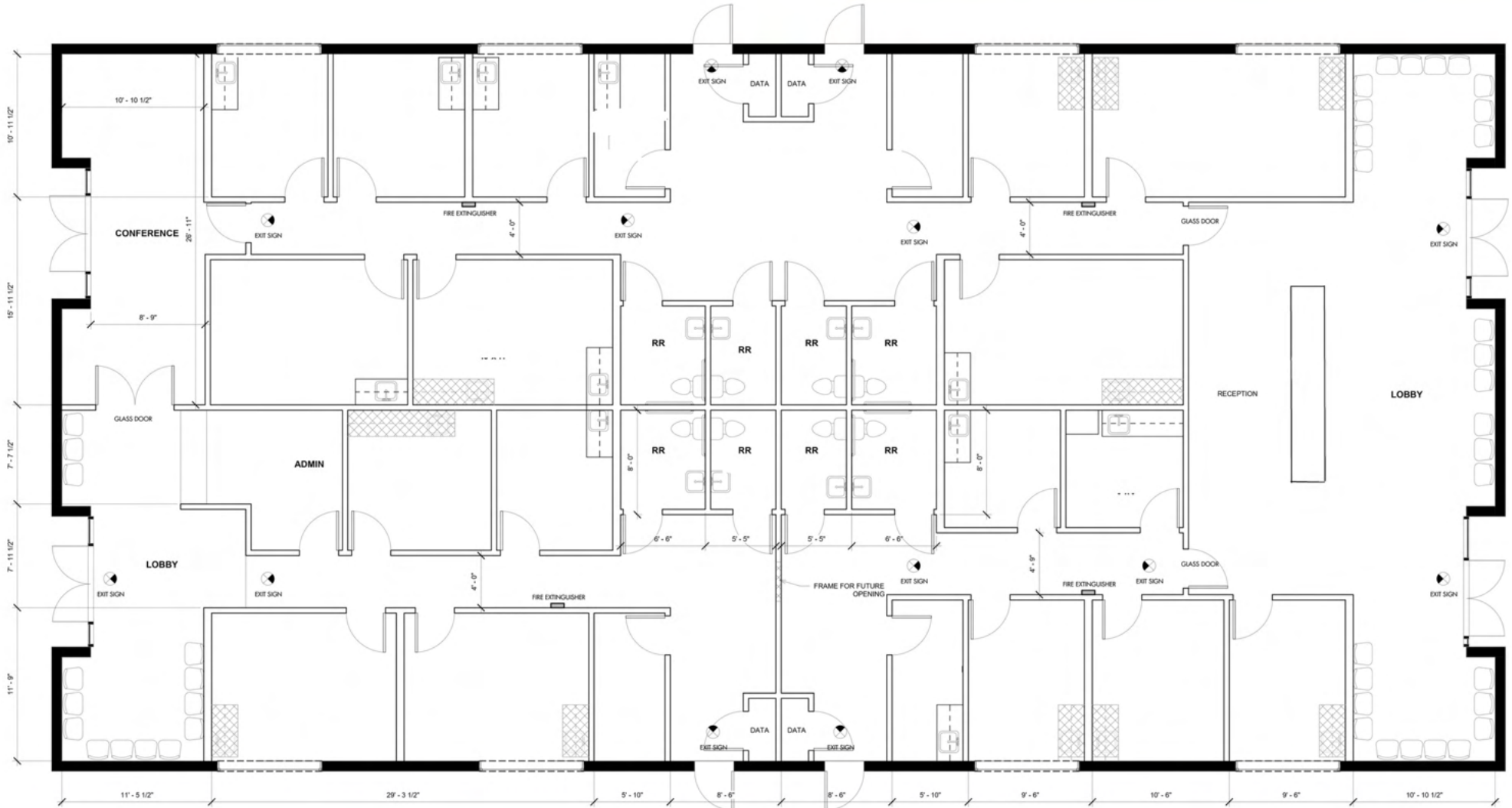
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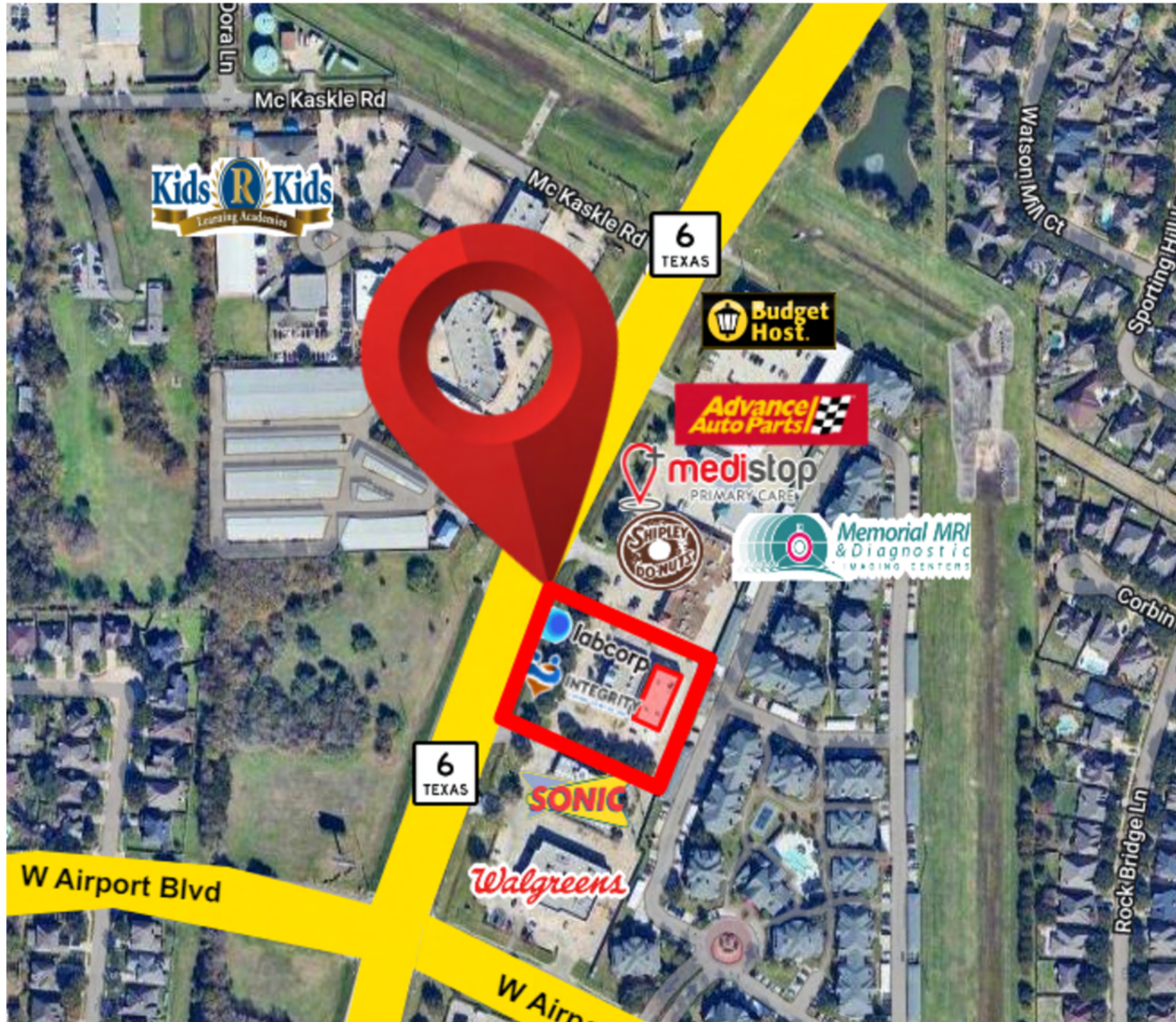


**BUILDING B | 6,000 SF AVAILABLE**  
**WILLING TO SUBDIVIDE 1,500, 3,000, OR 4,500 SF**

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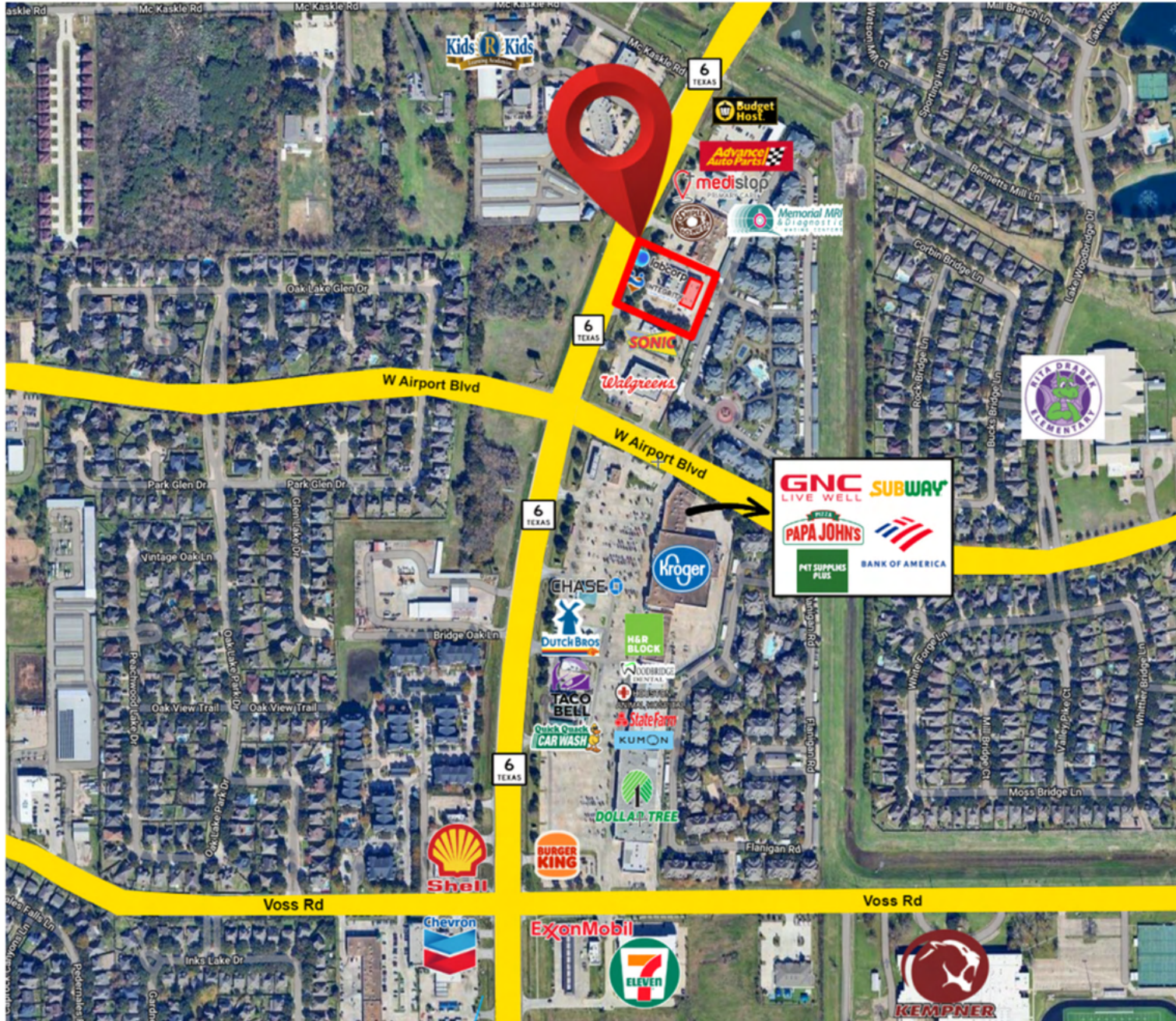
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