

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 | VIRTUAL TOUR |
| Suite 14855 | 2,330 SF | VIRTUAL TOUR |
| Suite 14859 | 3,230 SF | VIRTUAL TOUR |
| Suite 14863 | 2,841 SF | VIRTUAL TOUR |
| Suite 14891 | 1,148 SF | |

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

**ANCHOR
TENANTS**

**SUGAR CREEK
HEALTH CENTER**

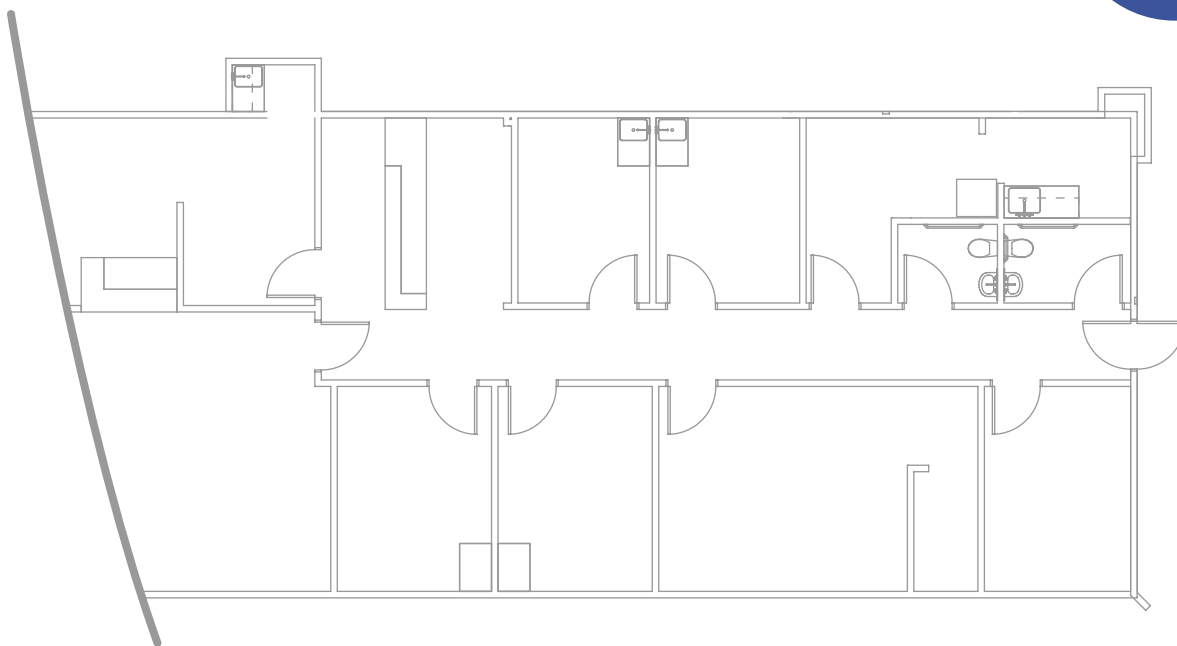
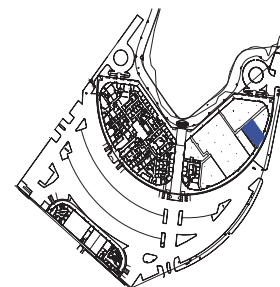
**MEMORIAL HERMANN
HEALTH SYSTEM**

UTMB HEALTH

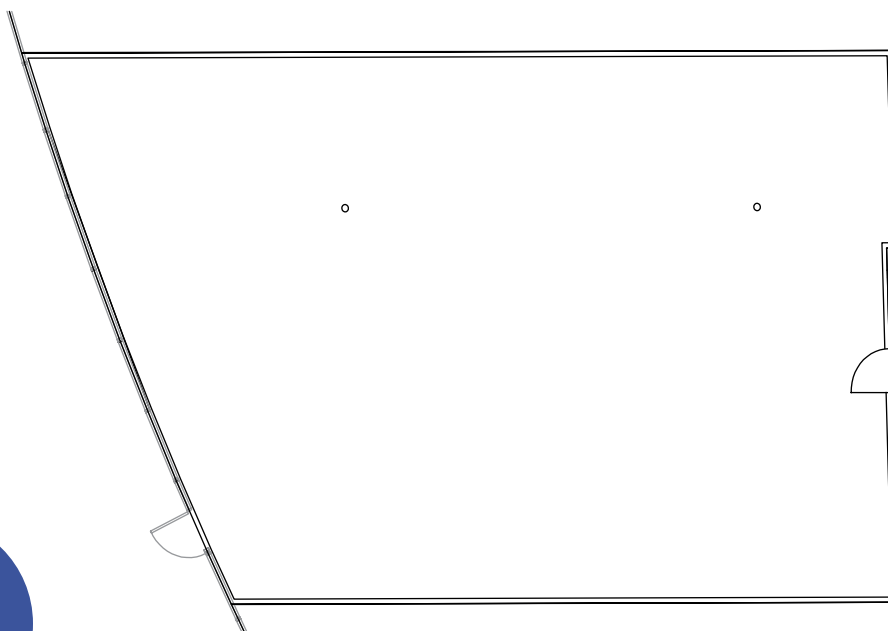
**OAKBEND MEDICAL
CENTER**

**FORT BEND SURGERY
CENTER**

ST HOPE FOUNDATION

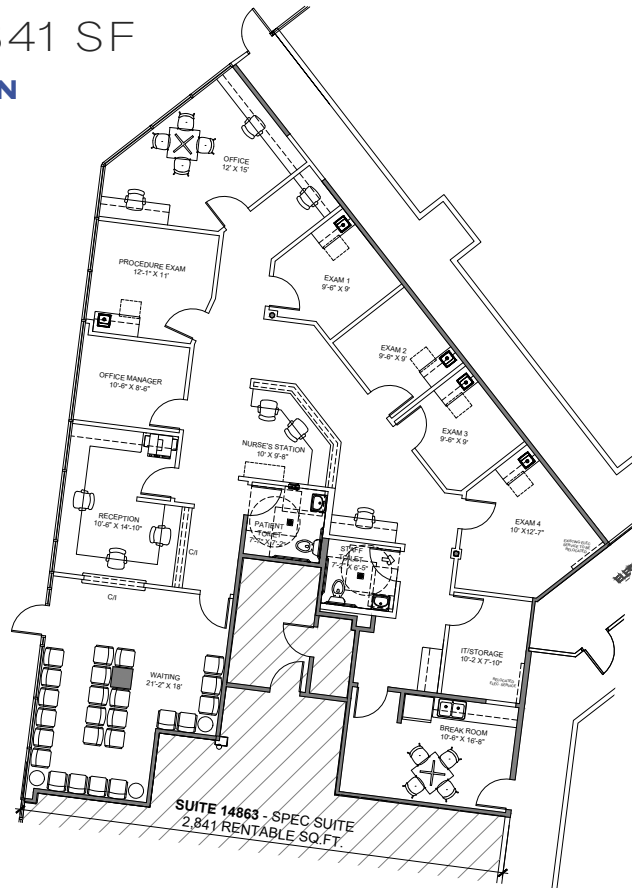
SUITE 14825 - 2,452 SF**FLOOR PLAN****SUITE 14855 - 2,330 SF****FLOOR PLAN**

Floor Plate



SUITE 14863 - 2,841 SF

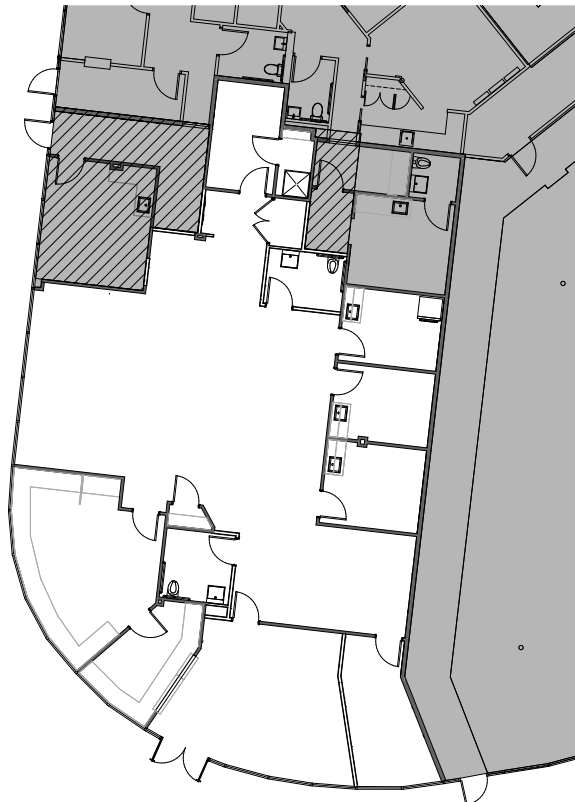
CONCEPTUAL FLOOR PLAN



SUITE 14859 - 3,230 SF

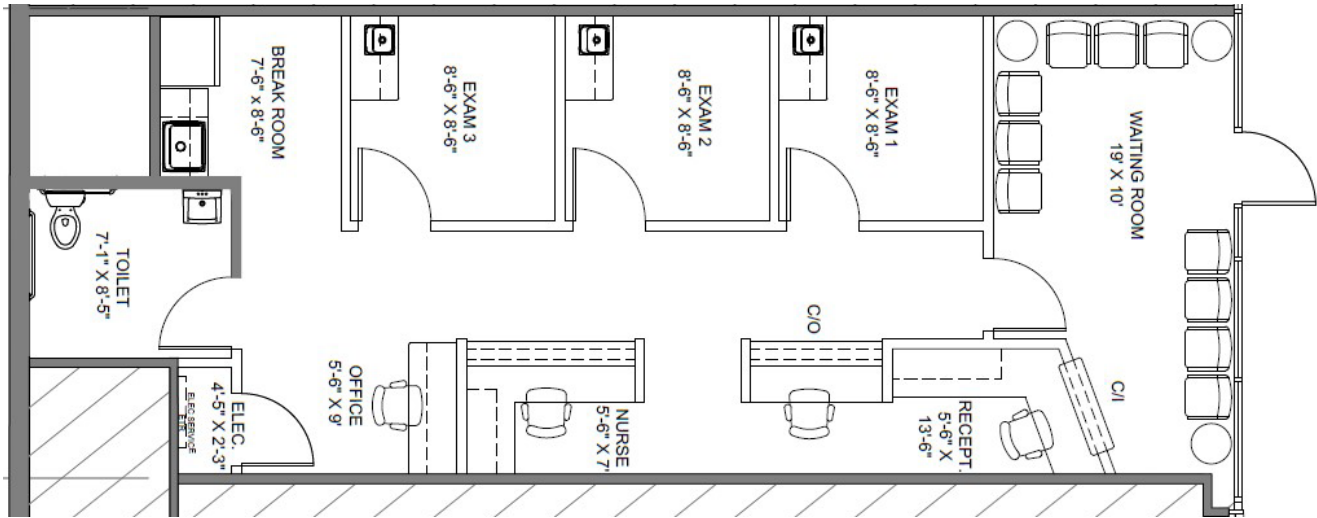
FLOOR PLAN

2nd Generation
Physical Therapy Space



SUITE 14891 - 1,148 SF

CONCEPTUAL FLOOR PLAN





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