

MEDICAL OFFICE FOR LEASE

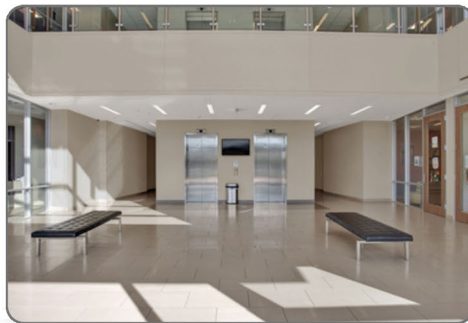
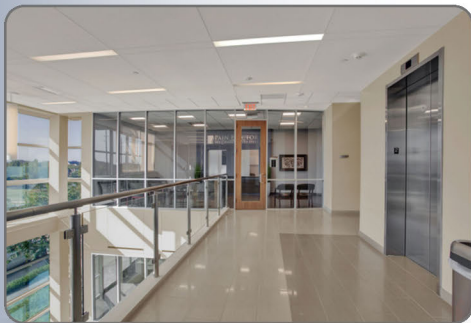


SUGAR LAND PHYSICIANS CENTER
7616 BRANFORD PL | SUGAR LAND, TX 77479

825 TOWN & COUNTRY WAY, SUITE 1200, HOUSTON, TX 77024 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY HIGHLIGHTS

- 7616 Branford Place of Sugar Land Physicians Center offers Class A medical office space in turnkey, move-in-ready condition.
- Affluent client base with an average household income of \$179,108 that spends about \$66 million annually on healthcare within a 3-mile radius.
- Walkable to dozens of amenities such as Costco, Tropical Smoothie, McAlister's Deli, CVS, Gyro Hut, Schlotzky's, Kung Fu Tea, and Black Bear Diner.
- Highly accessible location just off Highway 59, 30 minutes from Downtown Houston, with 150 covered and 75 uncovered parking spaces.
- Sugar Land's population is projected to reach 111,026 by the end of 2025 and leans very young as about 30% of current residents are 24 or under.
- EDC of Sugar Land identifies life sciences as a key sector, hosting companies like Houston Methodist, MD Anderson, Bluebonnet Nutrition, and more.



PROPERTY SUMMARY

ASSET OVERVIEW



OFFERING SUMMARY

ADDRESS	7616 Branford Pl Sugar Land, TX 77479
LEASE RATE	Call for Pricing
AVAILABLE SPACE	670 - 14,192 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	2014
BUILDING SIZE	56,000 SF
BUILDING CLASS	A
BUILDING HEIGHT	3 Stories
PARKING	Garage Parking: 150 Covered 75 Uncovered

LEASE TYPE	NNN	LEASE TERM/LEASE RATE	Negotiable
TOTAL SPACE	670 - 14,192 SF	T.I.	Negotiable

SUITE	SIZE (SF)	TYPE	LEASE TYPE	DESCRIPTION
110	3,626	NNN		Available: December 2025
150	3,565	Medical Office	NNN	Now Available
305	670	Medical Office	NNN	Suite 305 and 310 are contiguous for 3,767 SF
310	3,097	Medical Office	NNN	Now Available
320	5,675	Medical Office	NNN	Available - Q2 2026
340	4,750 -14,192	Medical Office	NNN	Now Available - Total contiguous: 14,192 SF [Separated by a fire exit [3,767 SF + 10,425 SF]



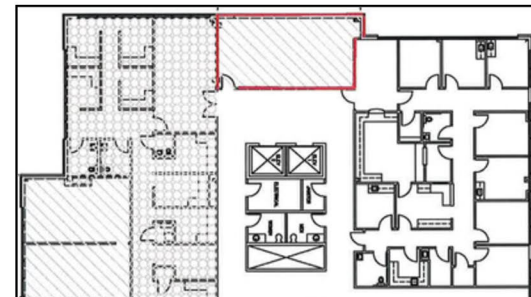
SUITE 110 - 3,626 SF



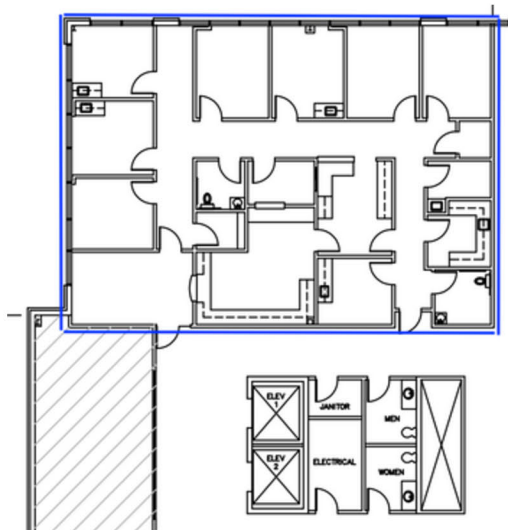
SUITE 150 - 3,565 SF



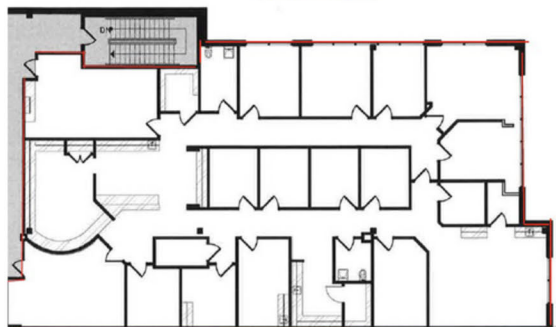
SUITE 305 - 670 SF



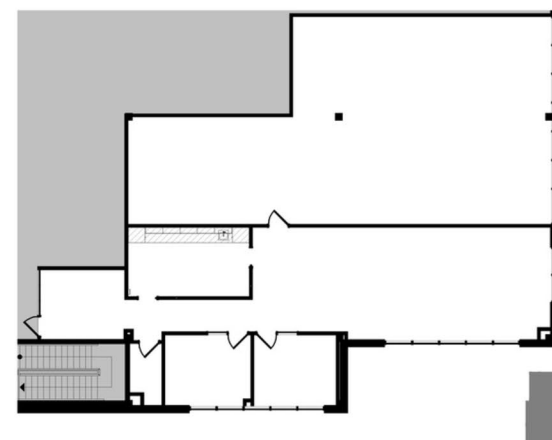
SUITE 310 - 3,097 SF



SUITE 320 - 5,675 SF



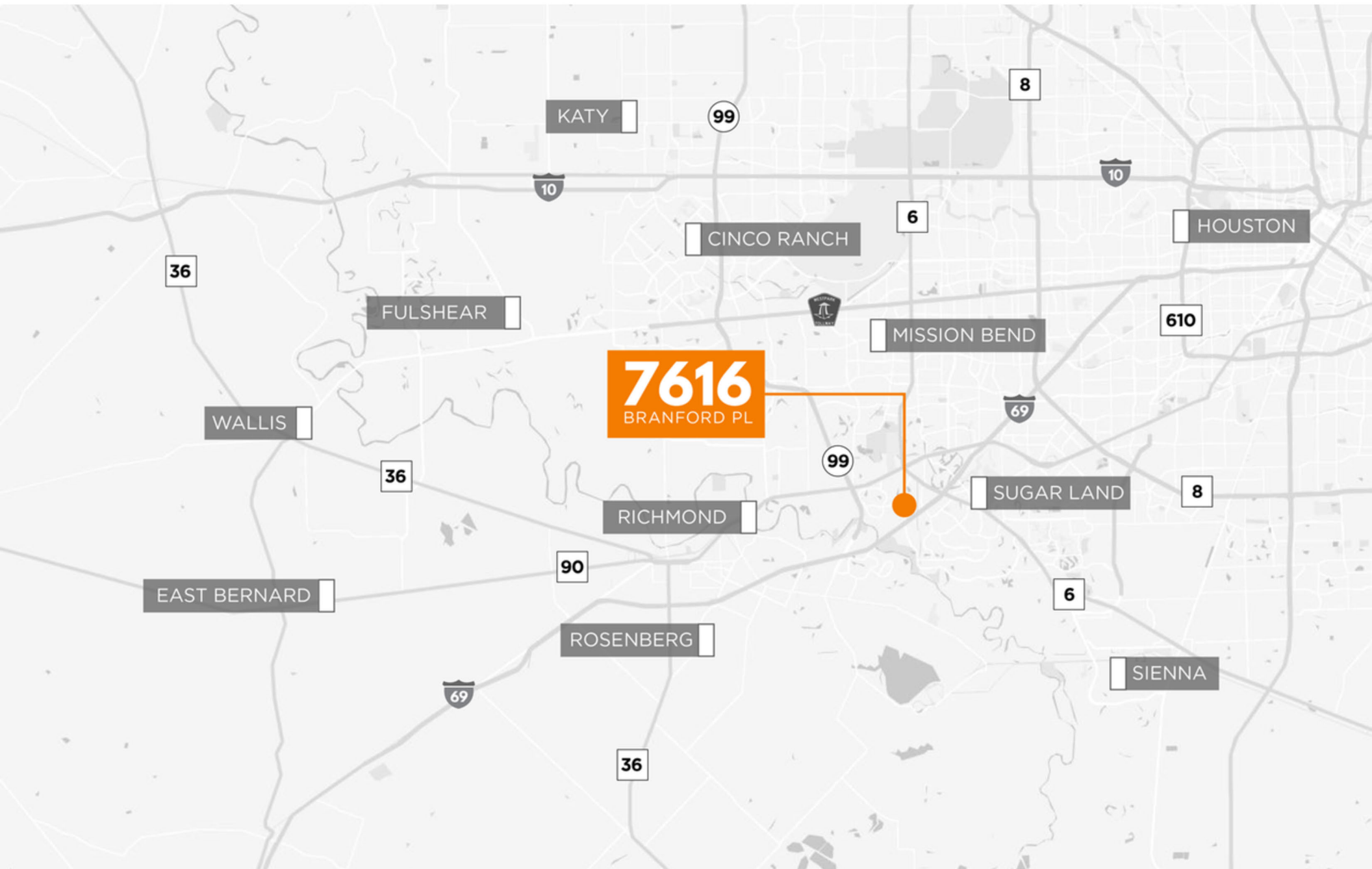
SUITE 340 - 2,572 SF

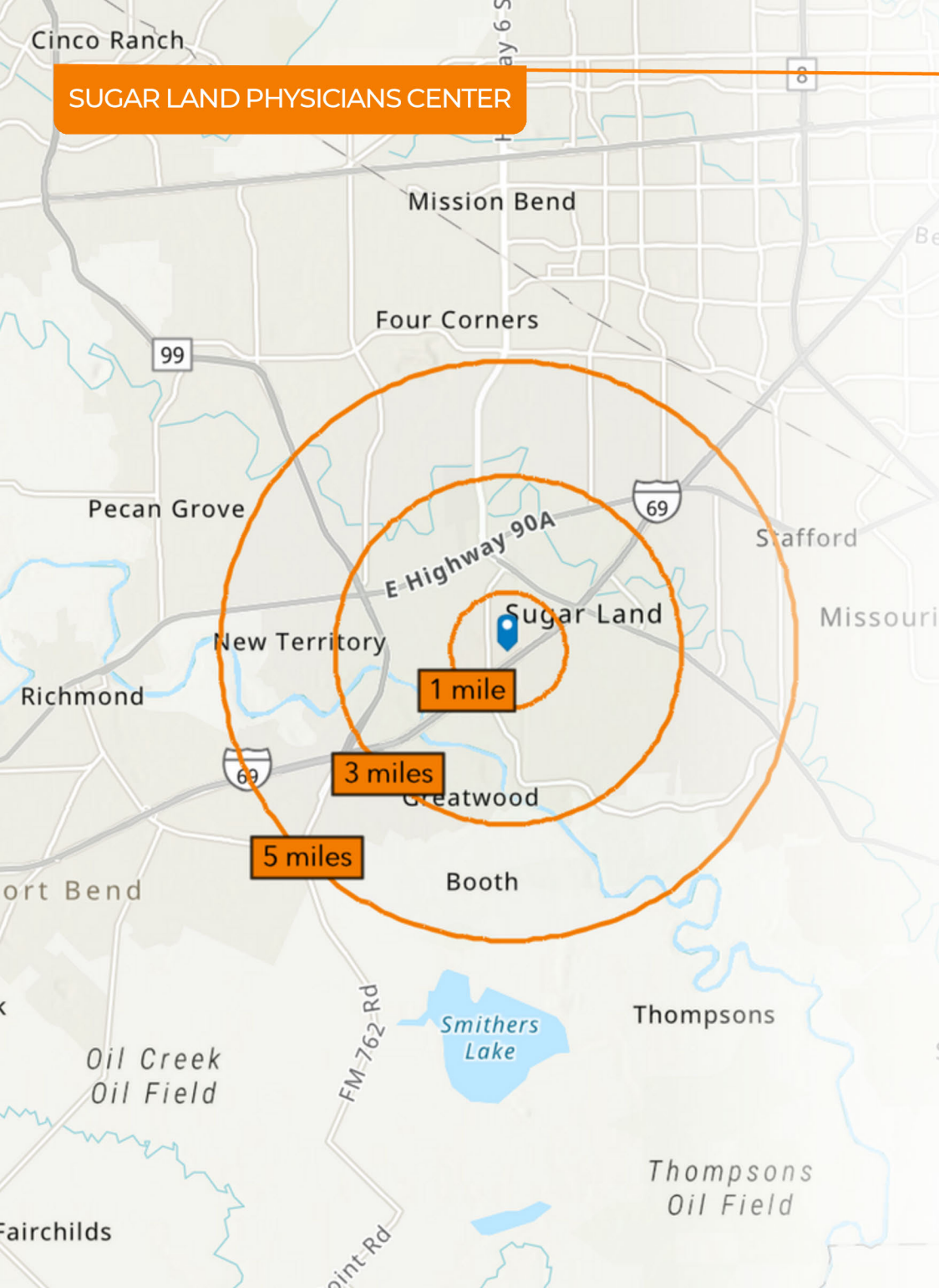












METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	10,176	71,442	193,677
2025 Total Daytime Population	18,287	88,621	208,424
Workers	12,965	51,923	111,806
Residents	5,322	36,698	96,618
Household Summary			
2025 Average Household Size	3.03	2.82	2.90
2030 Average Household Size	2.98	2.77	2.87
2025 - 2030 Annual Rate	1.50%	1.54%	1.79%
Housing Unit Summary			
2025 Housing Units	3,525	26,394	69,530
Owner Occupied Housing Units	70.6%	72.2%	71.1%
Renter Occupied Housing Units	24.7%	22.7%	24.3%
Income			
2025 Household Income Base	3,360	25,321	66,360
Average Household Income	\$213,326	\$182,450	\$162,572
Median Household Income			
2025	\$179,270	\$142,497	\$123,620
2030	\$202,115	\$157,829	\$137,122
Per Capita Income			
2025	\$69,271	\$64,798	\$56,064
2030	\$74,257	\$70,220	\$61,129



SUGAR LAND - MARKET OVERVIEW

Sugar Land is a city in Fort Bend County, Texas, and is located approximately 20 miles southwest of downtown Houston. Sugar Land is a populous suburban municipality centered around the junction of Texas State Highway 6 and U.S. Route 59. Sugar Land was ranked as one of the "Top Cities in Texas" for business relocation and expansion by both Outlook Magazine and Texas Business.

Sugar Land holds the headquarters to CVR Energy, Western Airways, Nalco Champion's Energy Services division, Schlumberger (an oil services company that has a 33 acre campus with over 250,000 square feet of Class A office space and a 100,000 square foot amenity building), Minute Maid and BMC Software. Sugar Land also has a large number of international energy, software, engineering and product firms.



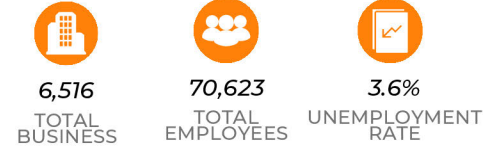
KEY FACTS



INCOME



BUSINESS



EDUCATION



EMPLOYMENT TRENDS

CIVILIAN LABOR FORCE

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
157,789	721,377	5,979,215

EMPLOYED

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
96,163	446,697	3,733,387

UNEMPLOYED

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
3.9%	3.7%	4.3%

WORKFORCE ANALYSIS



TOP EMPLOYERS

Houston Methodist Sugar Land Hospital

Methodist Sugar Land Hospital

Schlumber

Accredo Packaging Inc.

Flour Enterprises Inc.

ABM

Applied Optoelectronics Inc

CHI St. Luke's Health - Sugar Land Hospital

HCSS

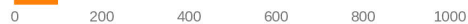
Healix Inc.

QuVa Pharma

Texas Instruments

Tramontina

Amazon



FOR MORE INFORMATION:

BRANDI SIKES

281-367-2220 EXT 171
brandi.sikes@svn.com

KATHERINE BOWLER

281-367-2220 EXT 175
katherinebowler@svn.com



281.367.2220

JBEARDCOMPANY.COM

825 TOWN & COUNTRY LN | SUITE 1200
HOUSTON, TX 77024

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SVN J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jeff.beard@svn.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date