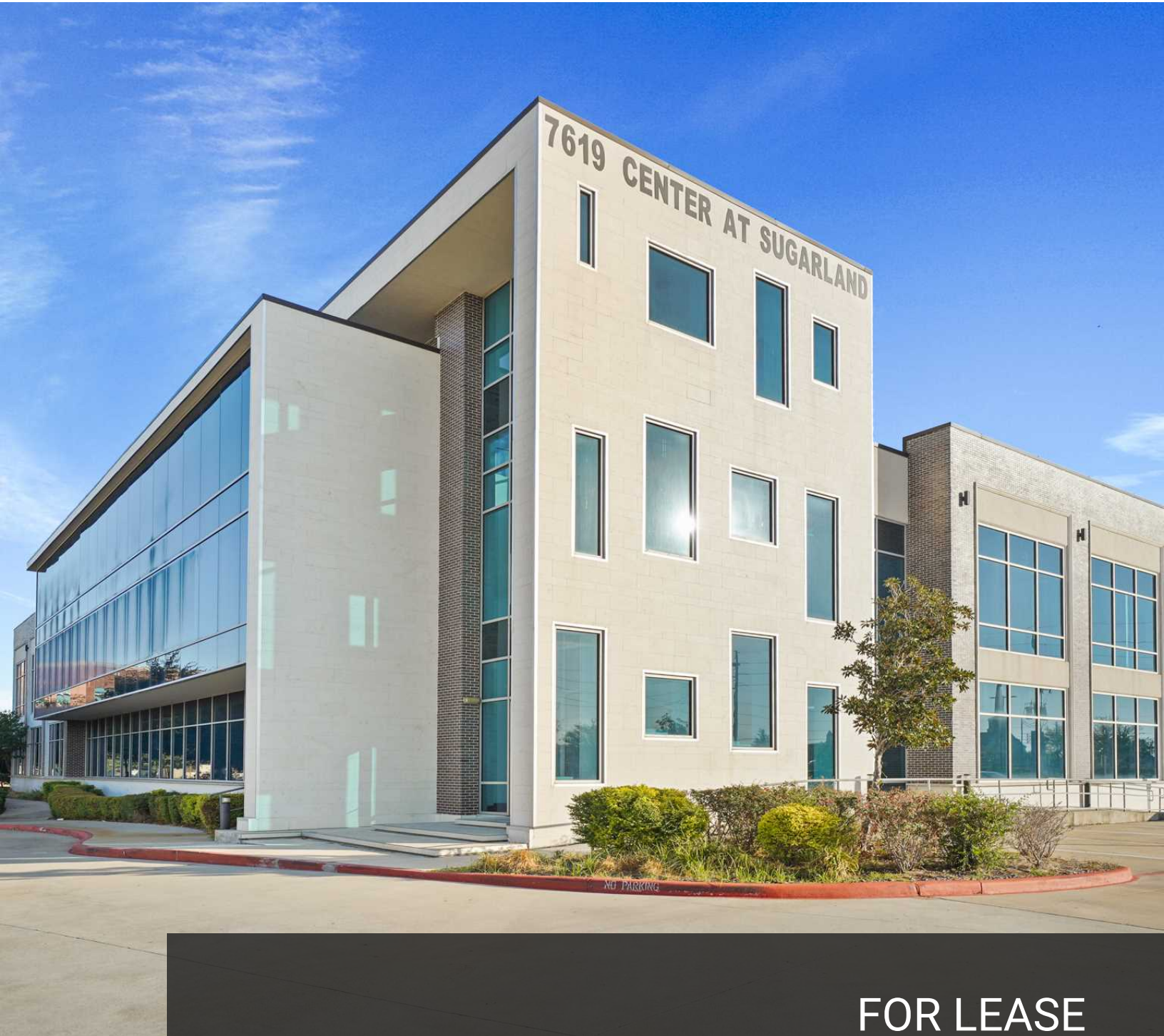


MEDICAL OFFICE SUBLEASE AT

7619 BRANFORD PLACE, STE 260

7619 BRANFORD PLACE, SUGAR LAND, TX 77479



FOR LEASE

KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

PRESENTED BY:

BO FABER

Managing Director

O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

7619 BRANFORD PLACE



OFFERING SUMMARY

ADDRESS1:	7619 Branford Place
ADDRESS2:	Sugar Land, TX 77479
LEASE RATE:	\$18.00
BUILDING SF:	37,413
RENTABLE SF:	2,832
AVAILABLE SF:	2,832
YEAR BUILT:	2019
BUILDING CLASS:	B
CROSS STREETS:	Wescott Ave.
OCCUPANCY:	January 01, 2025
PARKING:	173
ZONING:	Commercial

PROPERTY OVERVIEW

2,832 SF Sublease Opportunity below market rate, with lease expiring in February 2026. This Medical Space includes a waiting area, reception, nurses station, lab, 5 Exam rooms, Ultrasound room, and 3 offices.

Located near Highway 59 S. and University Blvd. next to CostCo; central to the well-established communities of Telfair and First Colony. Free surface parking.

PROPERTY HIGHLIGHTS

- Sublease space available from current tenant
- Lease rate does not include utilities, property expenses or building services
- Fits 8 - 23 People
- Space is in Excellent Condition
- Kitchen
- Located in 2nd Floor
- 7 Private Offices
- Central Air Conditioning
- High Ceilings
- Partitioned Offices
- Secure Storage
- Natural Light
- Central Heating
- Reception

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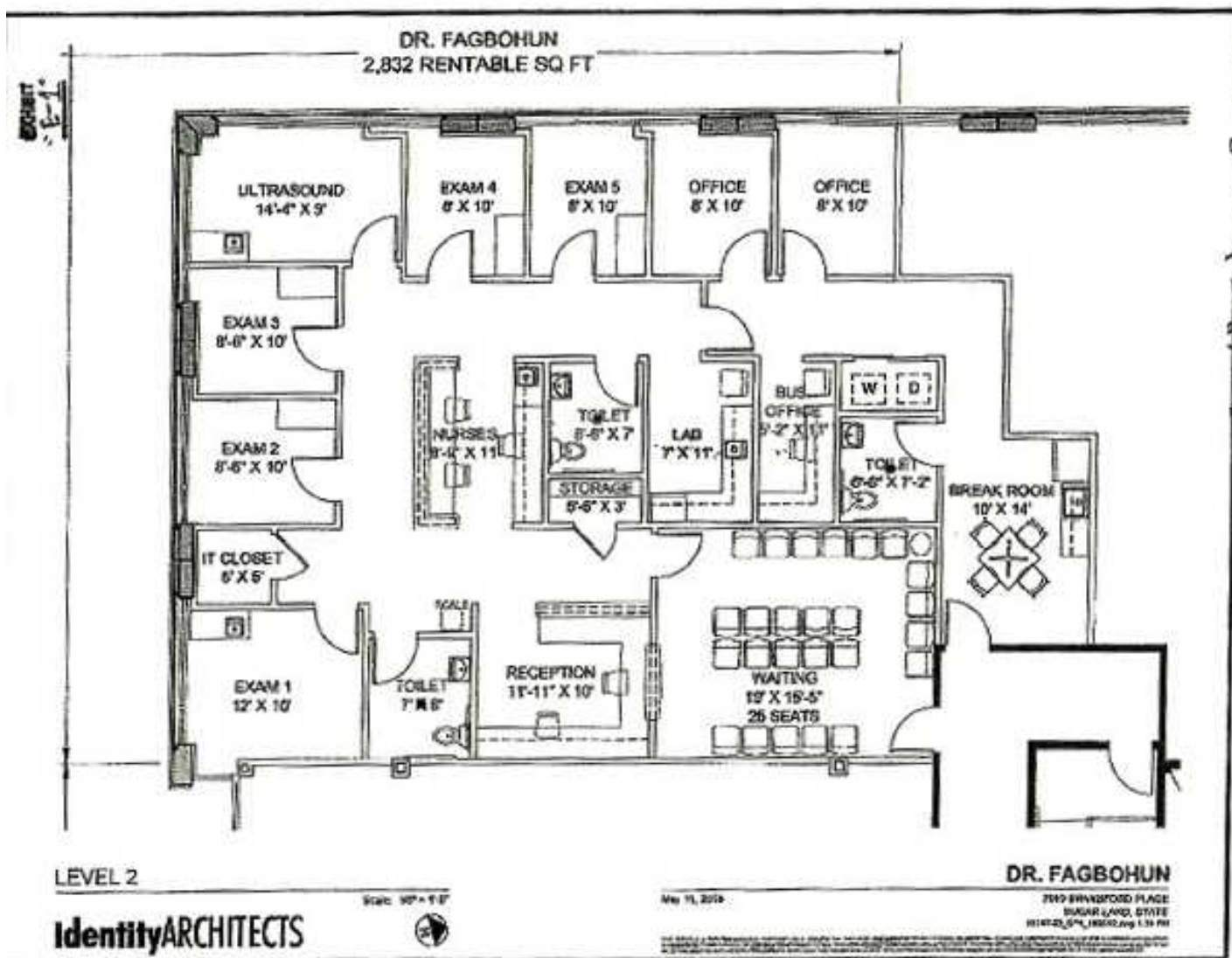
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PROPERTY PHOTOS

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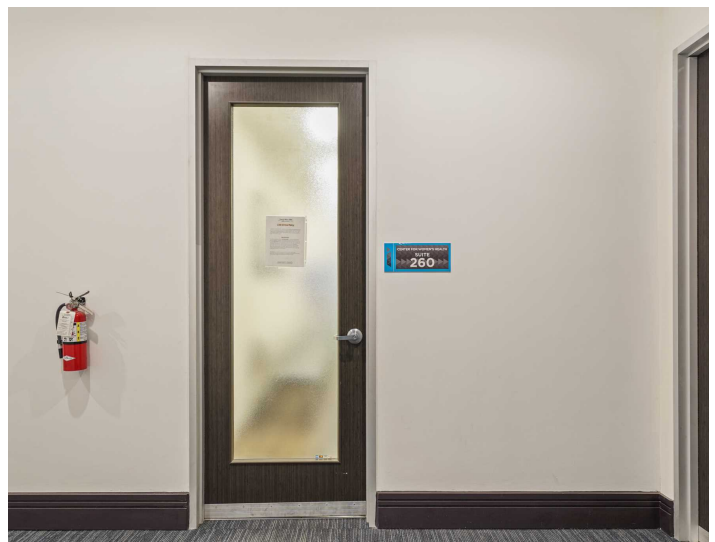
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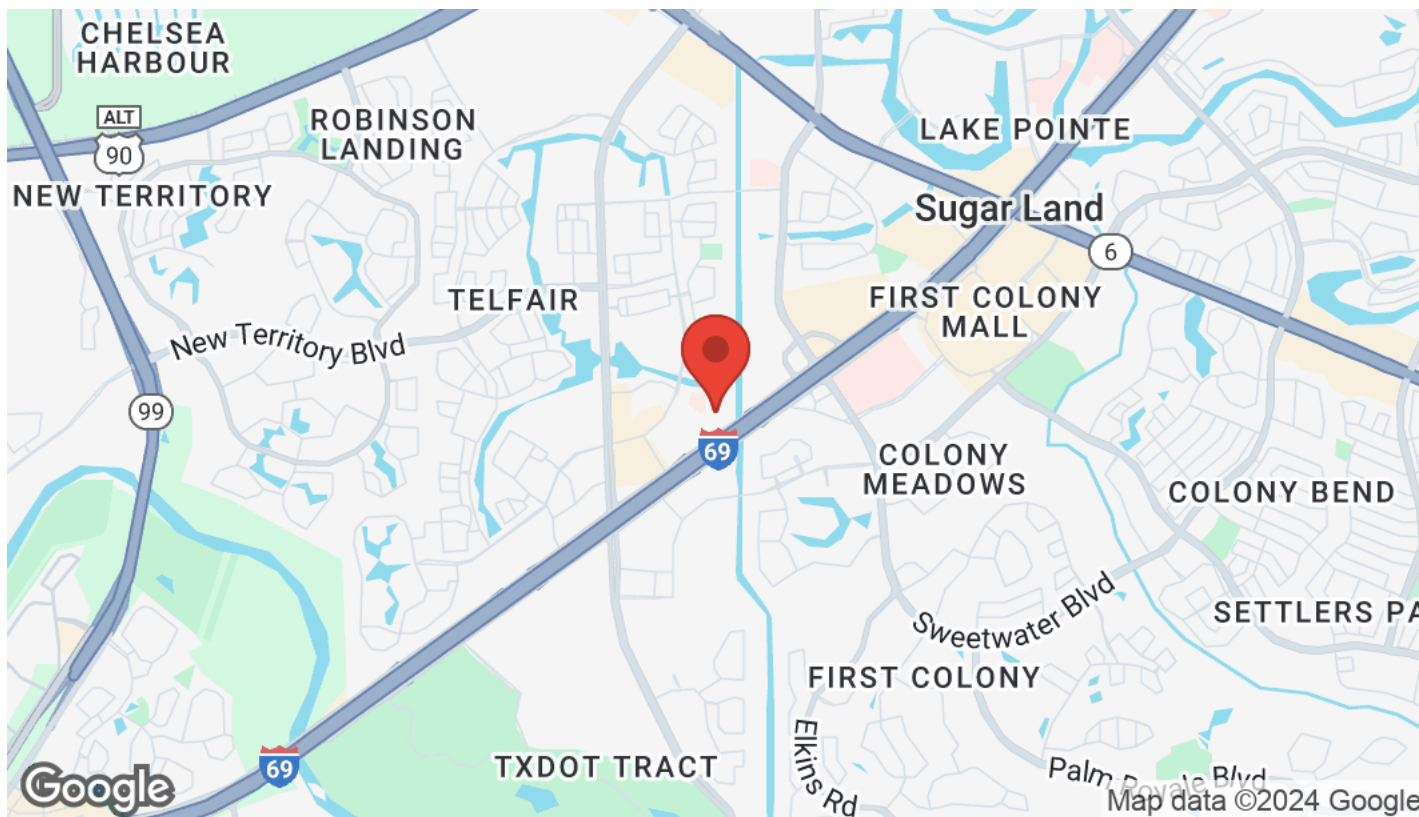
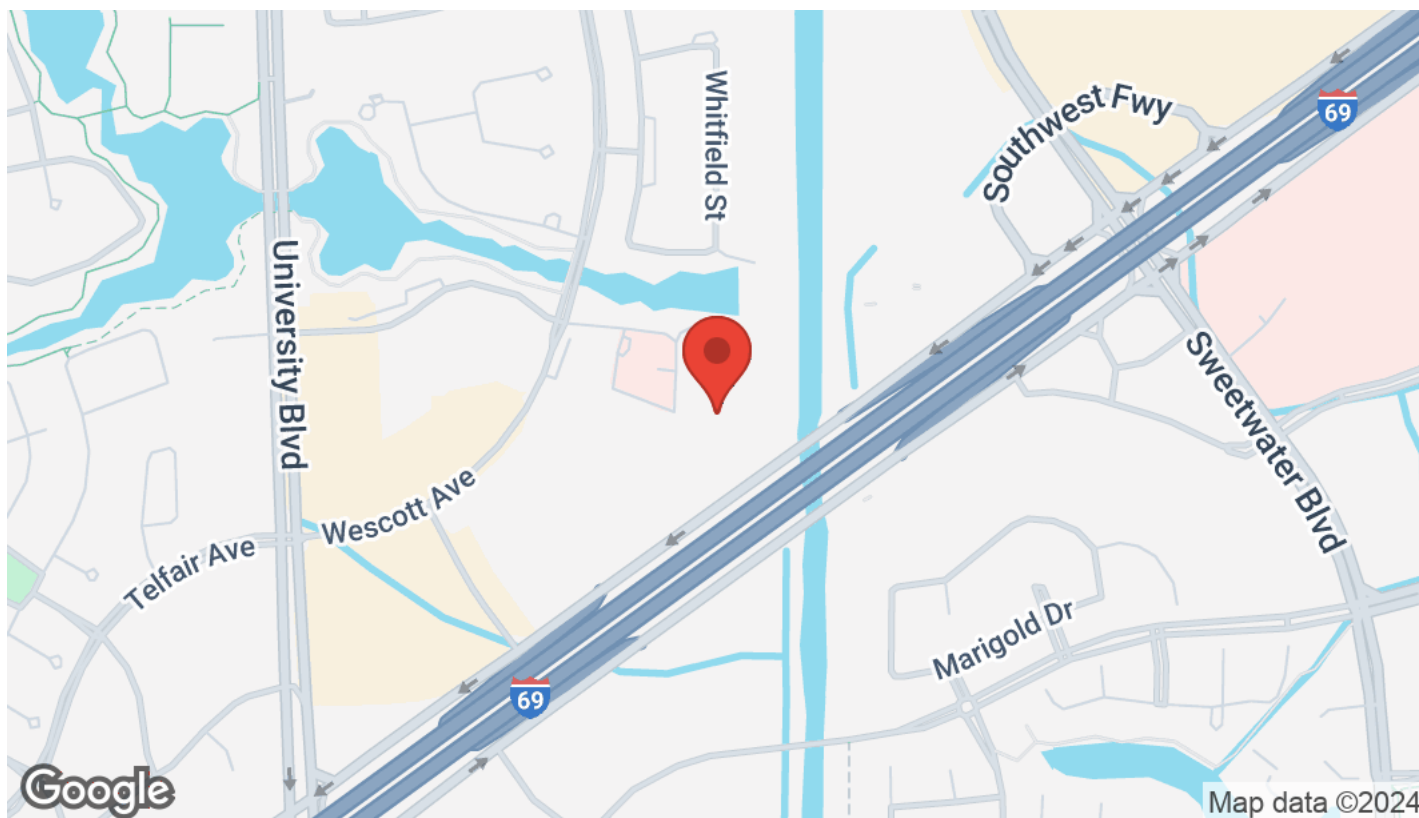
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LOCATION MAPS

7619 BRANFORD PLACE



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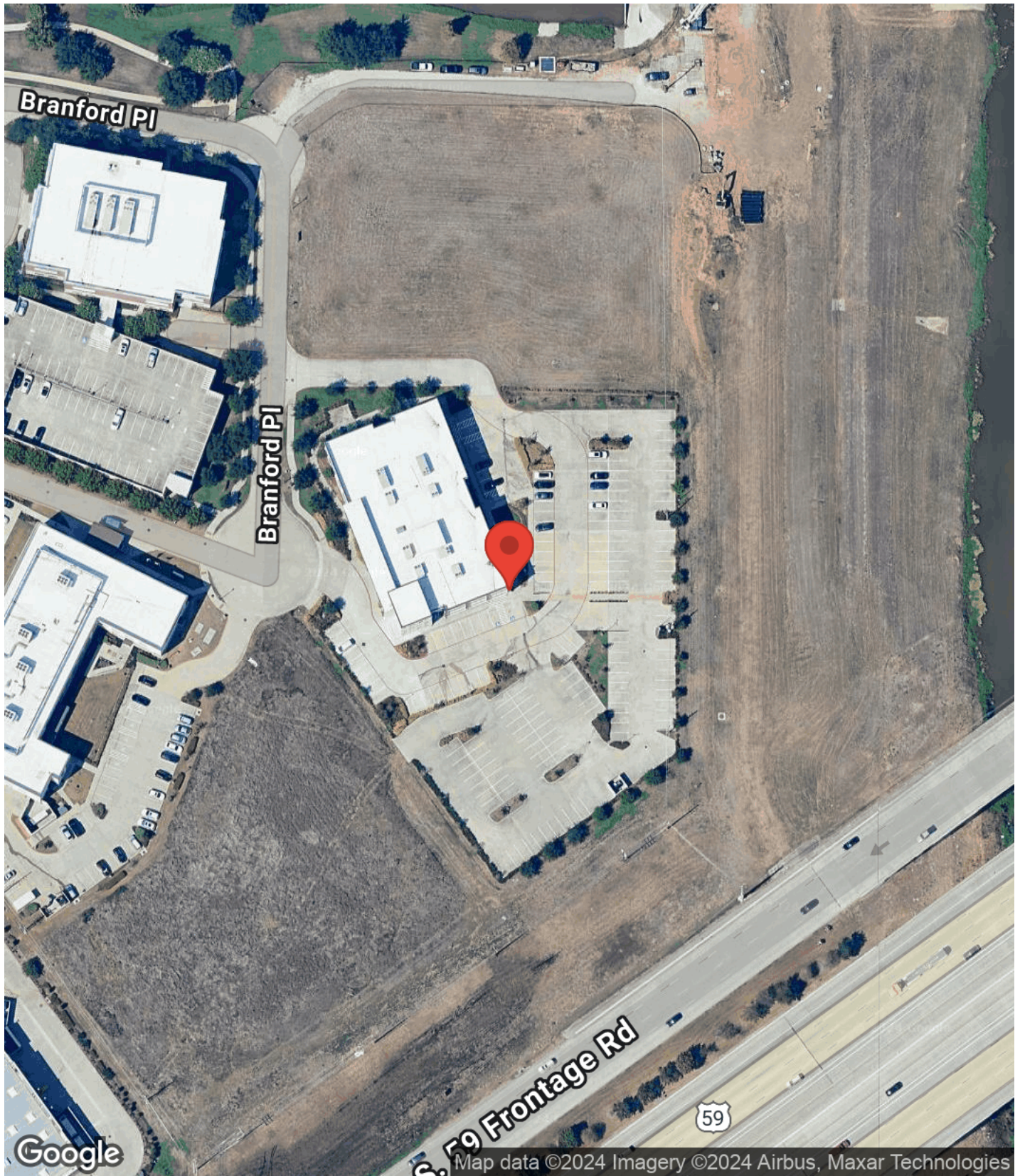
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AERIAL MAP

7619 BRANFORD PLACE



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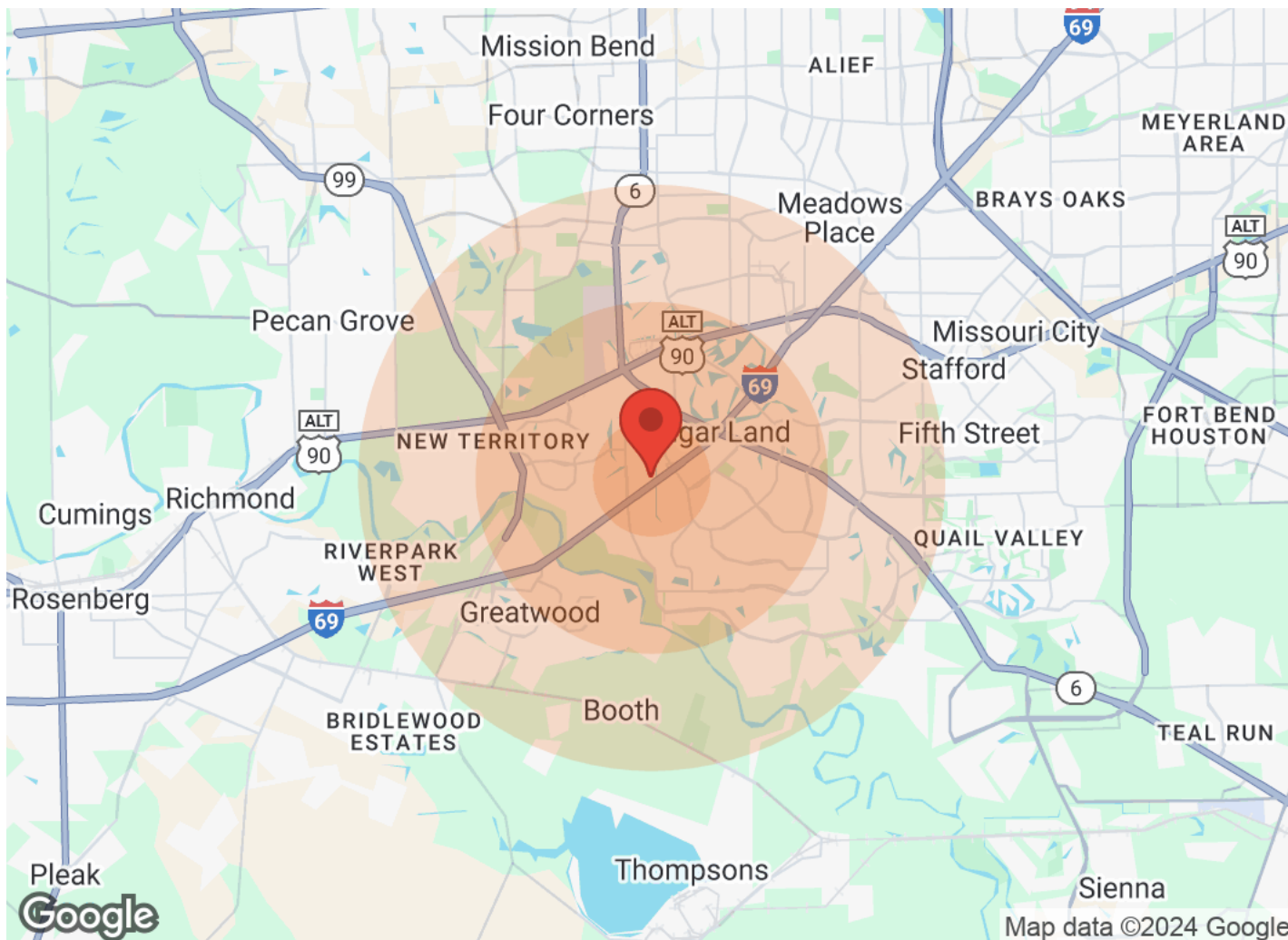
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DEMOGRAPHICS

7619 BRANFORD PLACE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,259	34,588	99,897	Median	\$144,274	\$136,624	\$95,713
Female	4,113	34,307	99,591	< \$15,000	35	1,020	3,345
Total Population	8,372	68,895	199,488	\$15,000-\$24,999	134	867	2,909
				\$25,000-\$34,999	37	964	3,310
Age				\$35,000-\$49,999	76	1,658	6,098
Ages 0-14	1,803	12,901	39,611	\$50,000-\$74,999	122	2,794	10,151
Ages 15-24	1,347	10,567	30,439	\$75,000-\$99,999	272	2,900	9,039
Ages 25-54	2,689	25,809	77,919	\$100,000-\$149,999	930	4,825	13,961
Ages 55-64	933	9,686	26,618	\$150,000-\$199,999	379	3,431	7,408
Ages 65+	1,600	9,932	24,901	> \$200,000	528	4,796	8,629
				Housing			
Race				Total Units	2,518	24,814	66,426
White	2,088	34,683	97,569	Occupied	2,405	23,856	63,884
Black	215	3,707	21,777	Owner Occupied	2,226	19,152	49,849
Am In/AK Nat	N/A	21	117	Renter Occupied	179	4,704	14,035
Hawaiian	N/A	N/A	14	Vacant	113	958	2,542
Hispanic	370	5,631	27,082				
Multi-Racial	580	5,042	24,256				

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