

SOLDIERS FIELD MEDICAL

1200 Soldiers Field Dr | Sugar Land, TX 77479

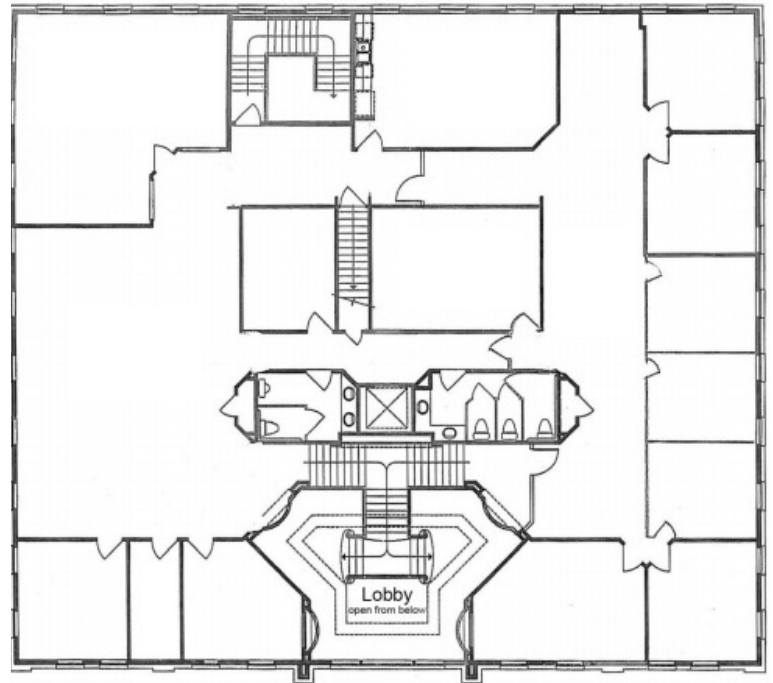


Building Features

- 15,000 RSF two-story medical office building
- Covered patient dropoff
- Availabilities from 1,200 - 6,500 SF
- Parking ratio 3.5/1,000 SF

Rate

- \$30.00 NNN
- Estimated OPEX \$12.00



Leasing Information:

Christian Connell
713.231.1588
Christian.Connell@transwestern.com



Premier Location

Healthcare

67.8%

Private Insurance

9.7k

Healthcare Spending

81%

Doctor Visits in 2023

Economics

40

Median Age

\$150k

Per Household Income

Employment

9.6%

Service Employment

10.8%

Blue Collar Employment

79.7%

White Collar Employment

Population

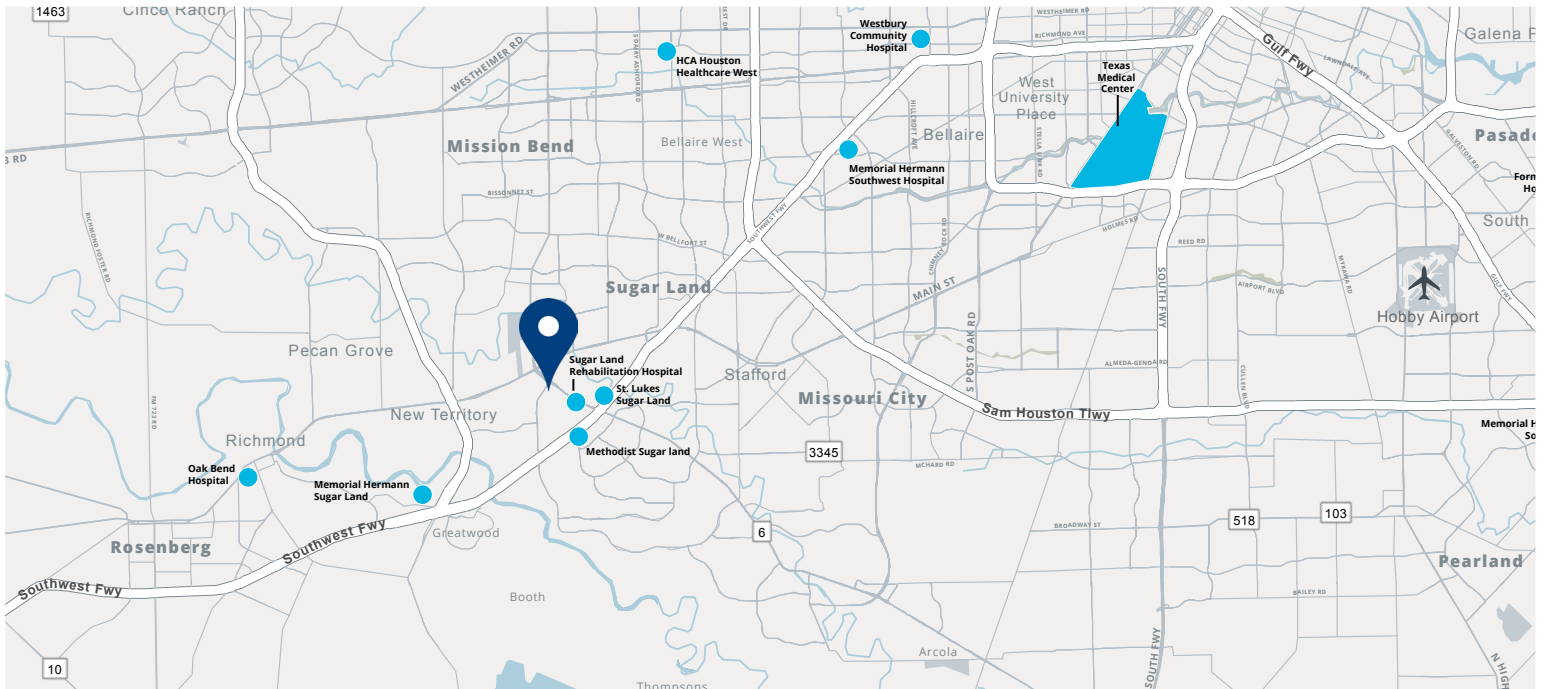
193k

Total Population

190k

Total Daytime Population

*Demographics is within 5 miles of the property



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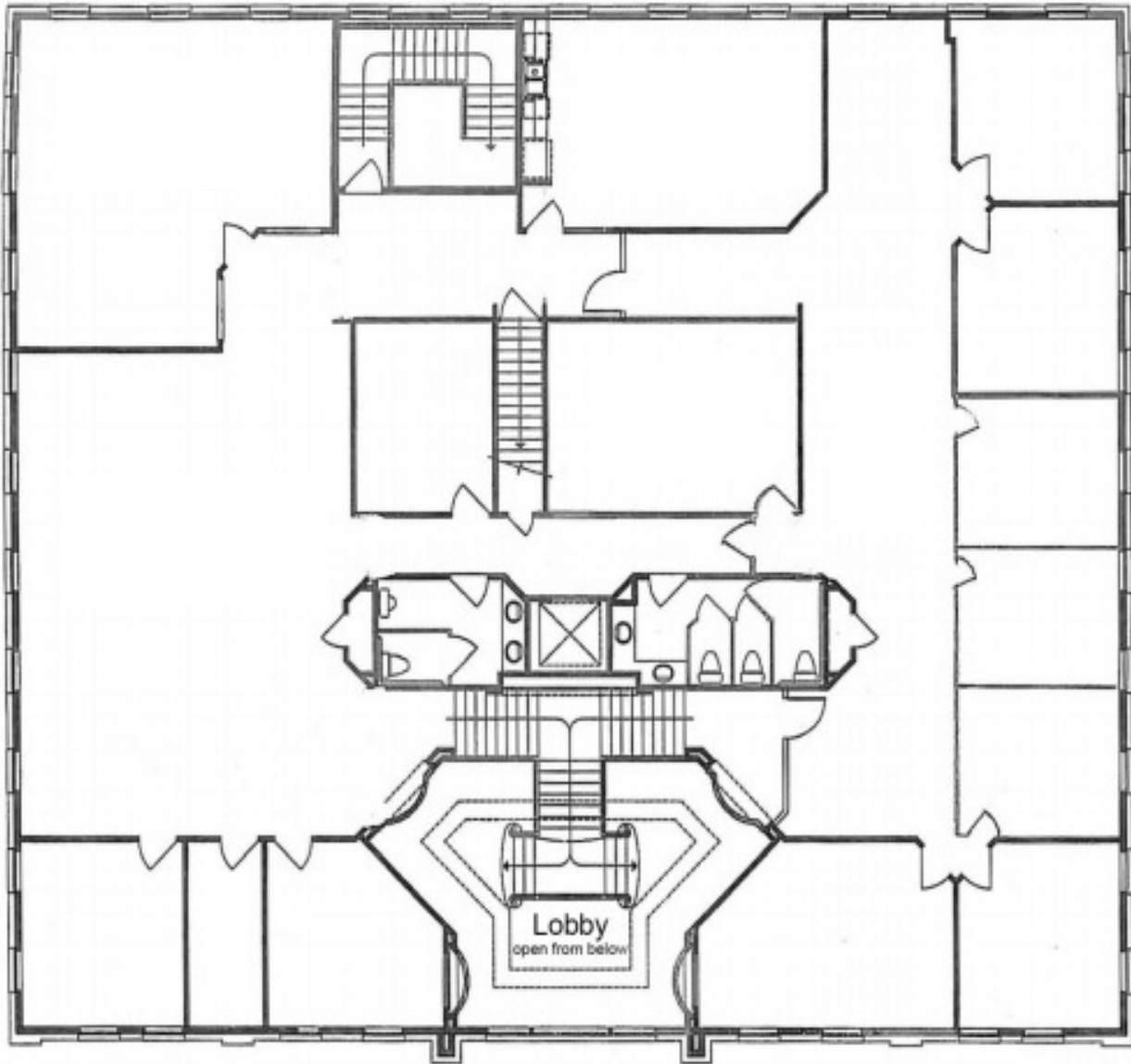
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Second Floor

6,500 SF



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