

# Imperial Medical Center

1111-1211 HIGHWAY 6 | SUGAR LAND, TX 77478

MEDICAL OFFICE FOR LEASE

*Under New Ownership*



Lincoln



PGIM

CBRE



# Overview

## YOUR HEALTHCARE DESTINATION, CONVENIENTLY LOCATED

Imperial Medical Center, located at 1111-1211 Highway 6 in Sugar Land, TX, is a Class A medical office building offering 132,152 SF of space for lease.

- Multiple covered patient drop-off areas
- No use restrictions
- 2nd generation clinical space available
- Key tenants:
  - Memorial Hermann
  - Alpha Surgical Center (ASC)
  - Texas Advanced Imaging



## Highlights



132,152

Rentable Building  
Area (SF)



13,243

Largest Space  
Available (SF)



2

Stories



3.75

Parking Ratio  
per 1,000 SF

Under New Ownership – Lincoln Property Company



# First Floor Availability

Up to 13,243 SF Contiguous Space

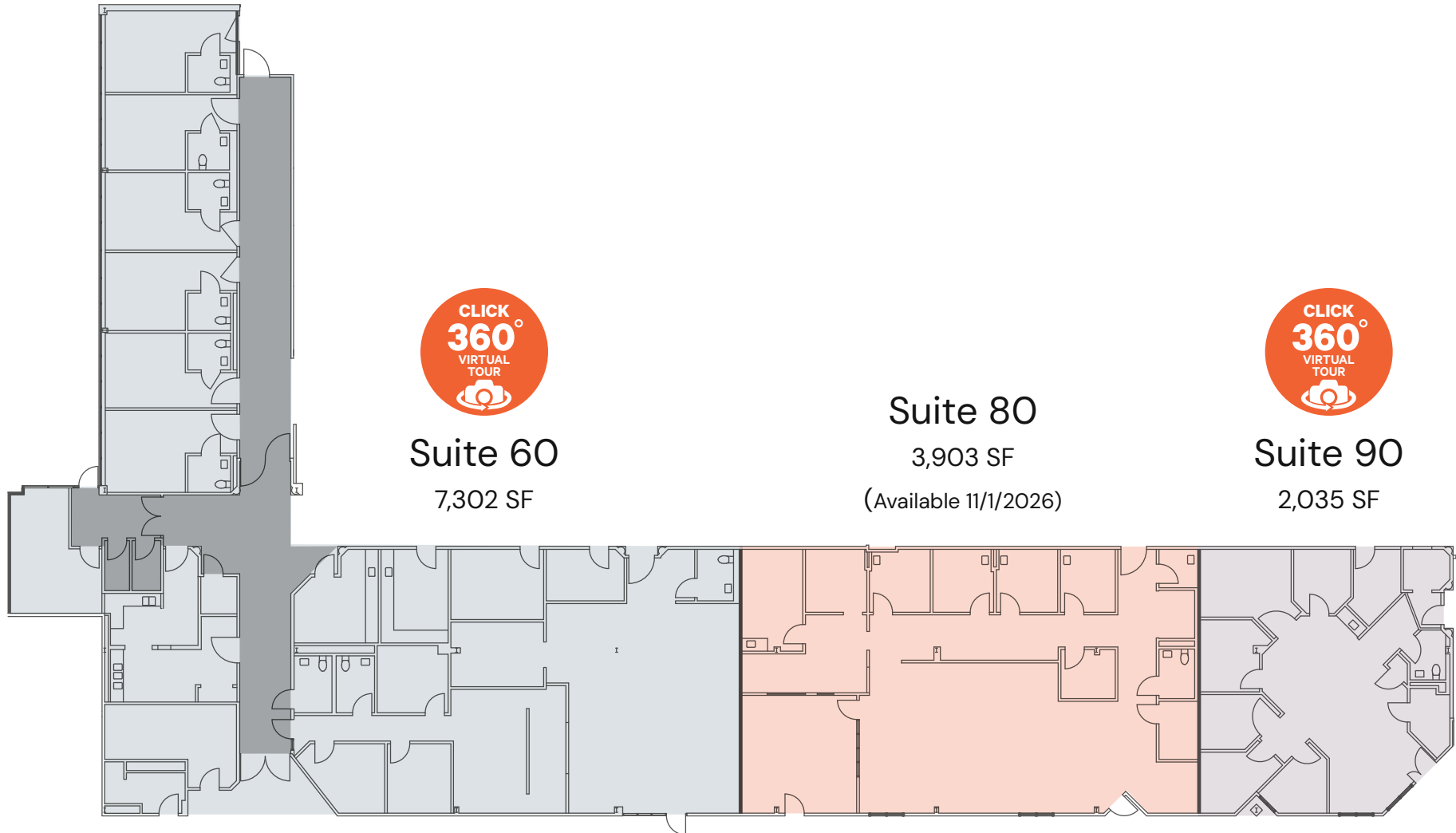
1111-1211 HIGHWAY 6  
SUGAR LAND, TX 77478



# Suite 60/80/90

13,243 SF

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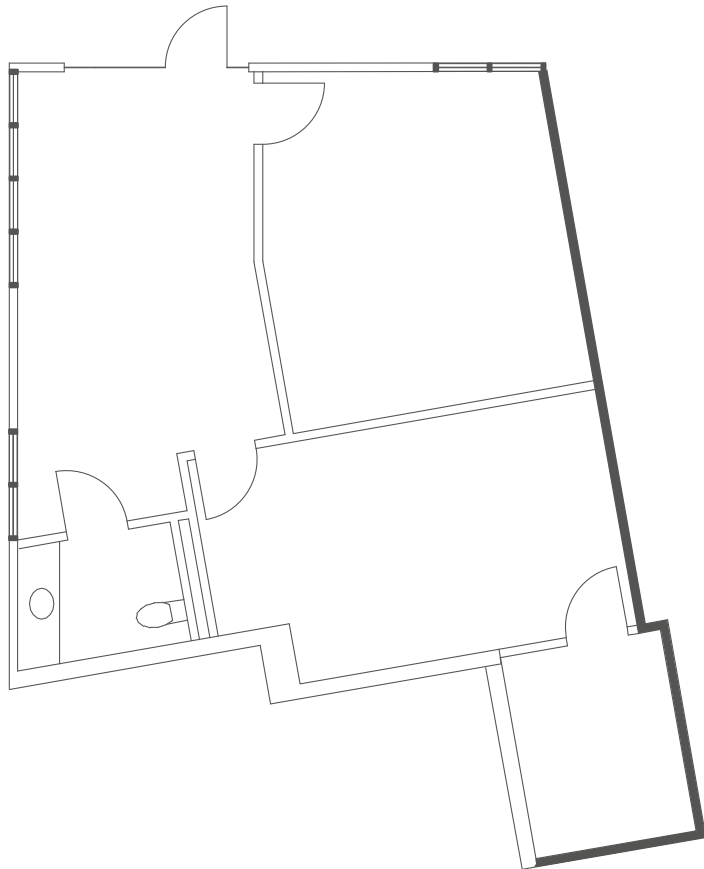




## Suite 115

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1,088 SF

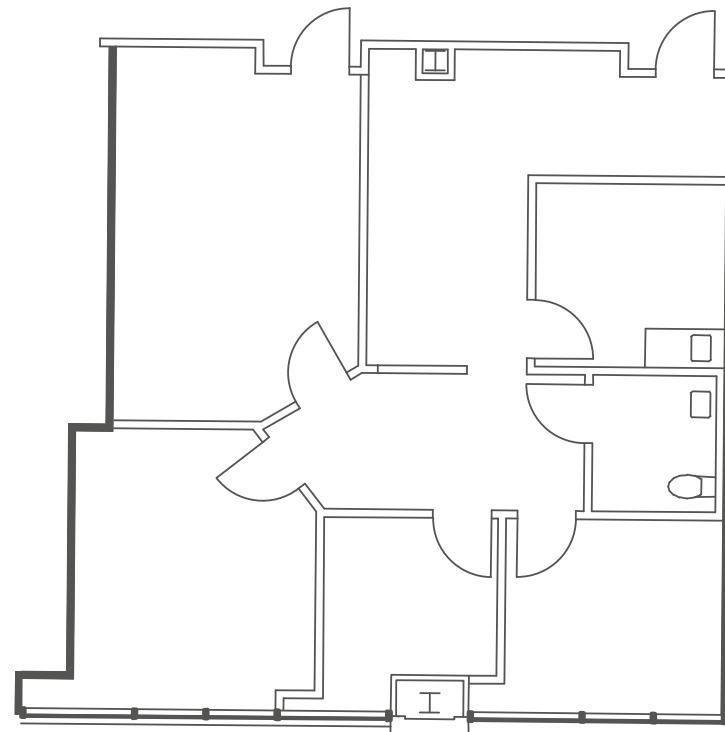


## Suite 125

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1,465 SF

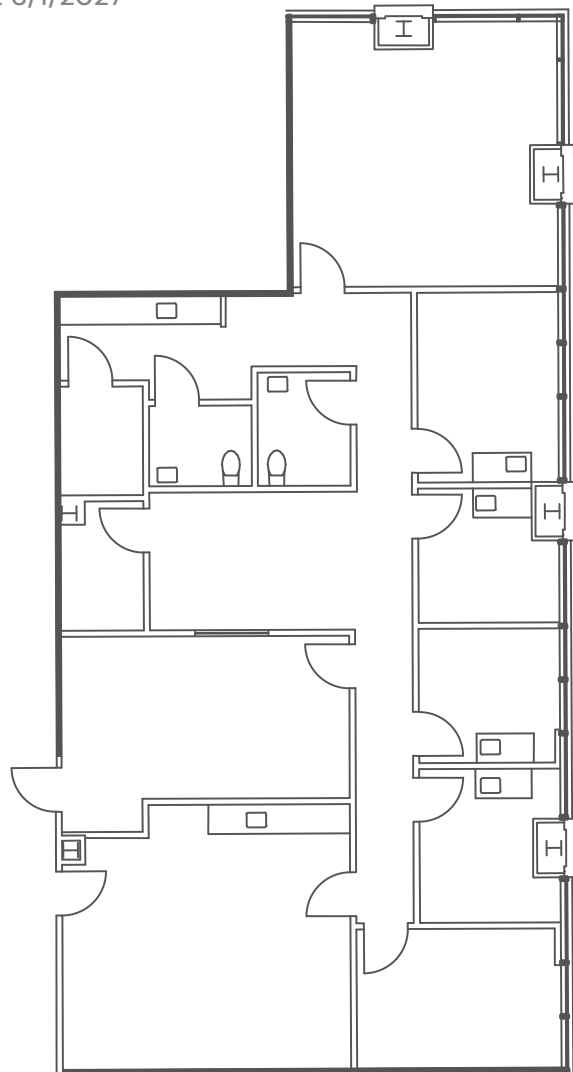
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# Suite 135

2,840 SF

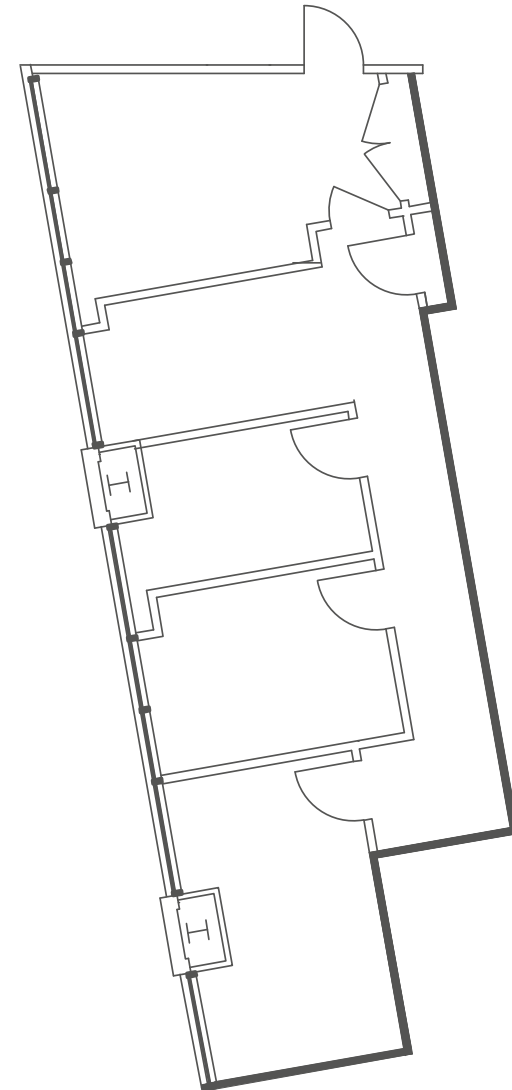
AVAILABLE 8/1/2027



# Suite 157

991 SF

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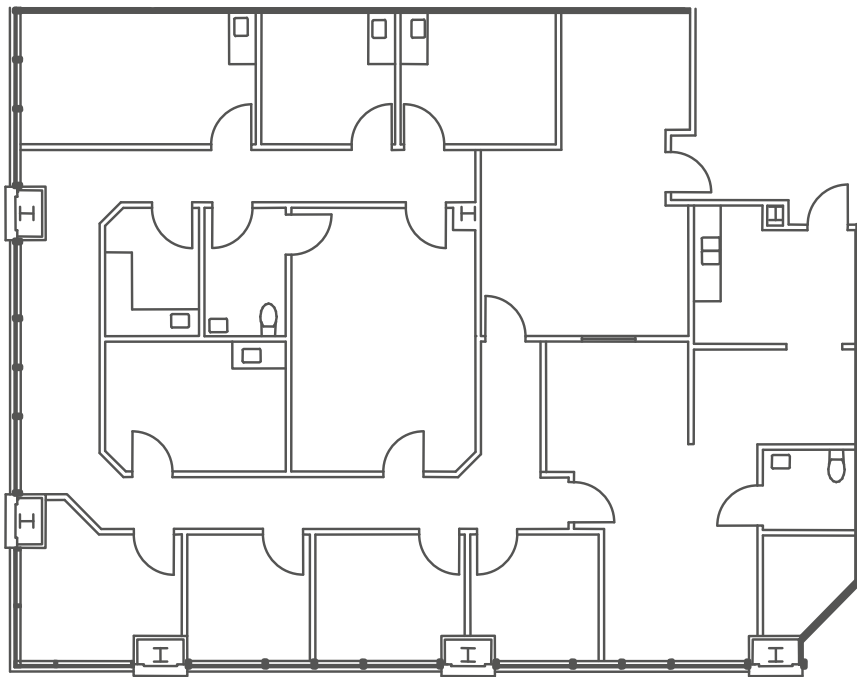




# Suite 160

3,770 SF

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# Second Floor Availability

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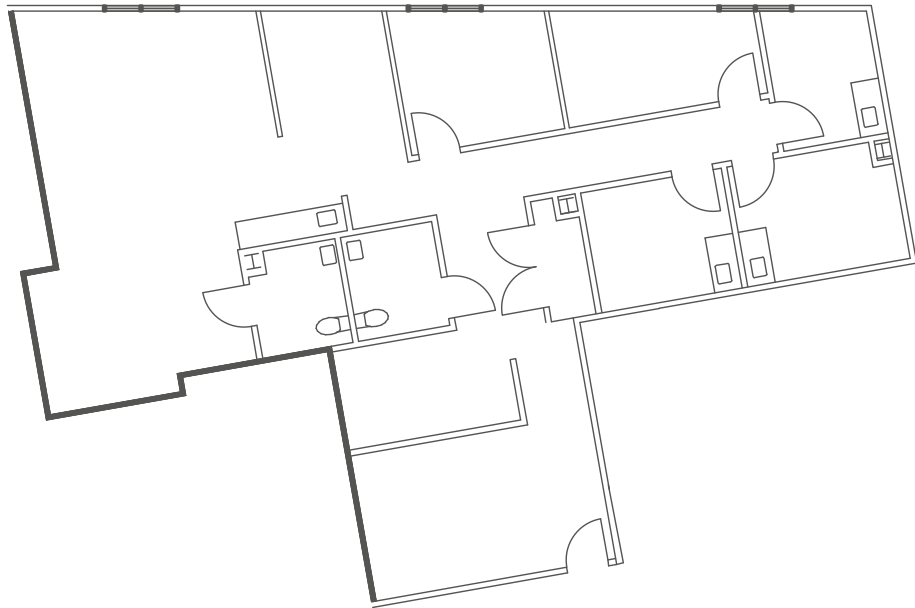
Up to 4,444 SF Contiguous Space

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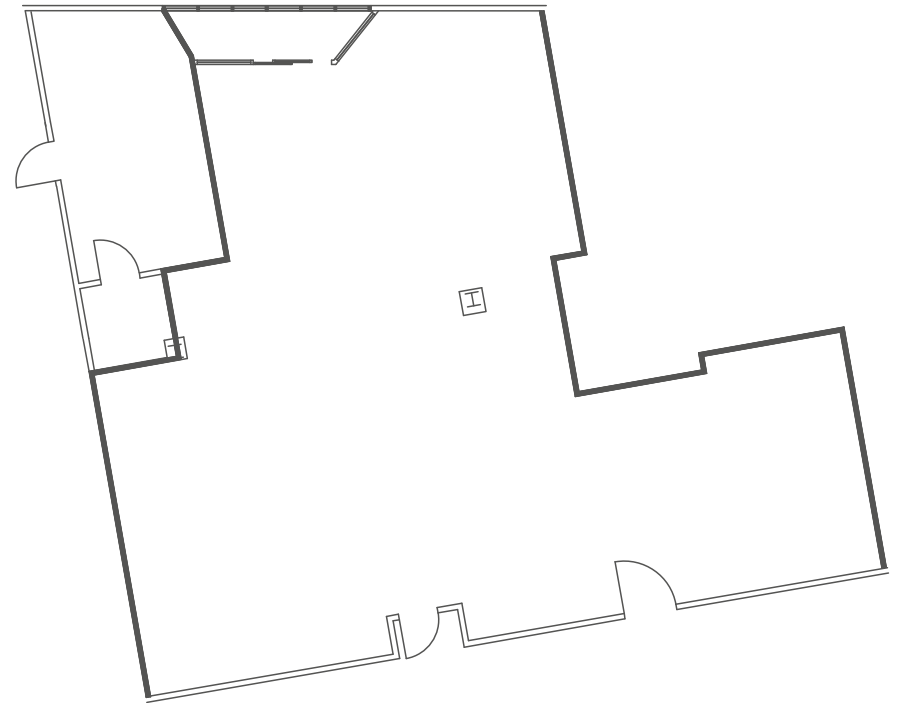
# Suite 200

2,110 SF



# Suite 210

2,334 SF



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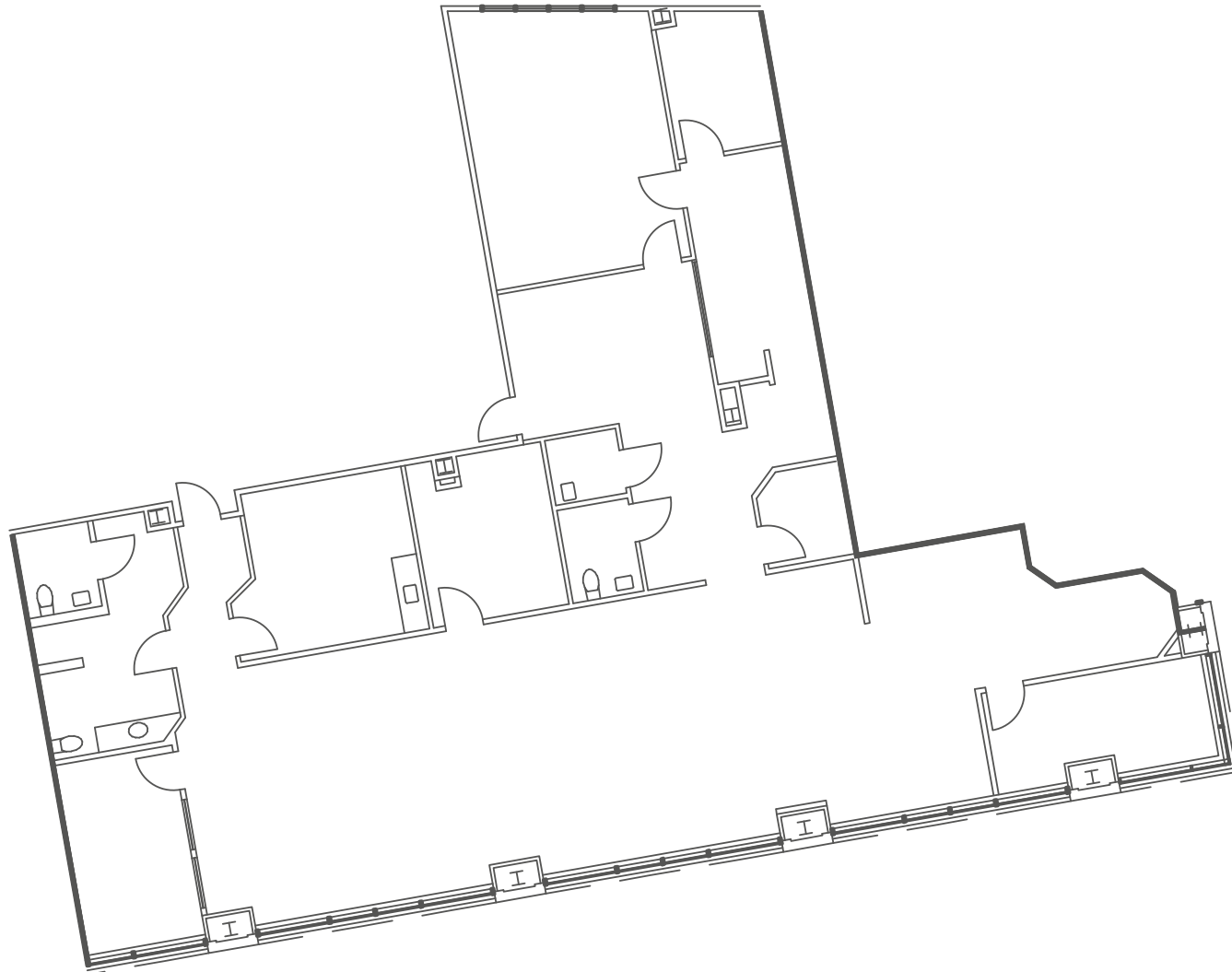




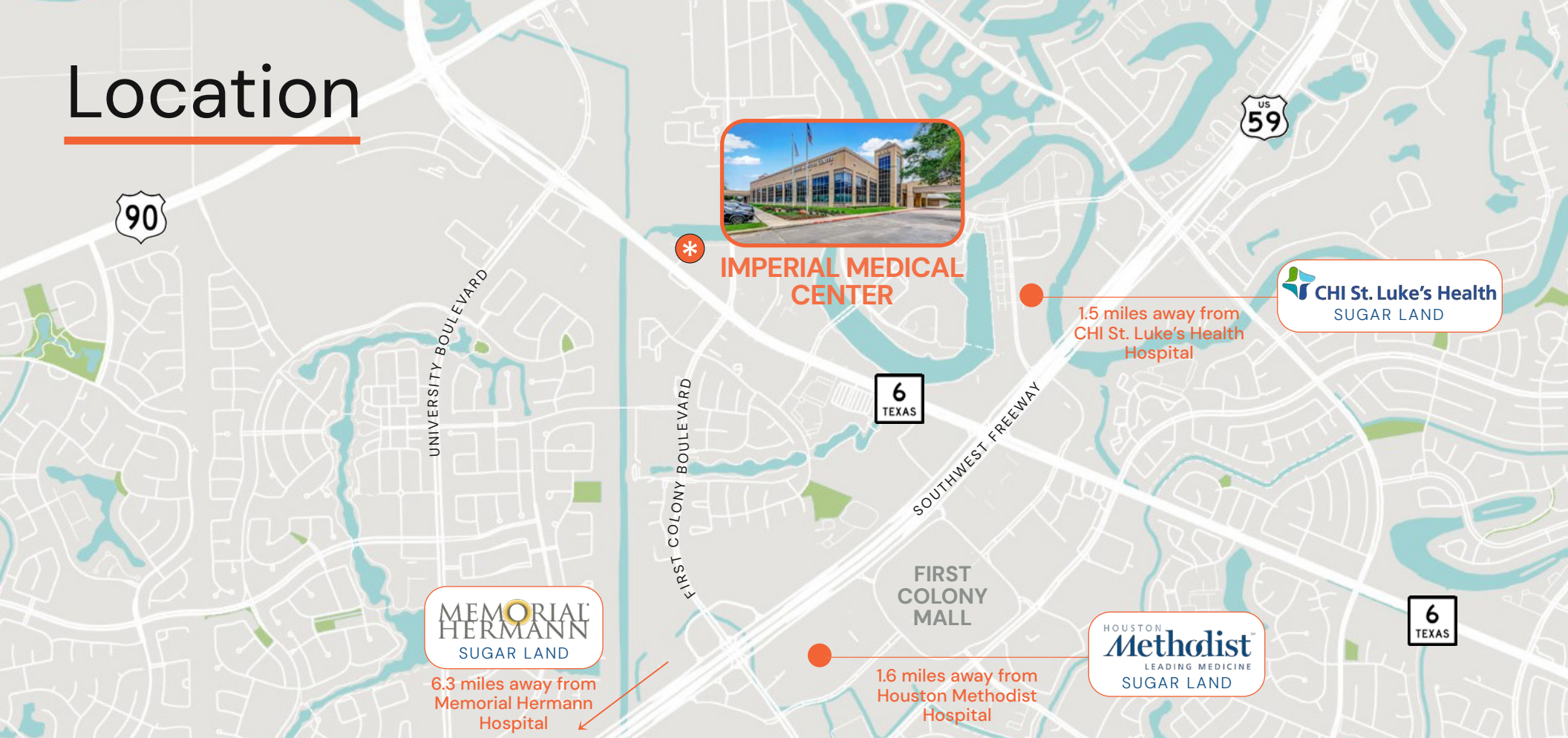
# Suite 235

4,211 SF

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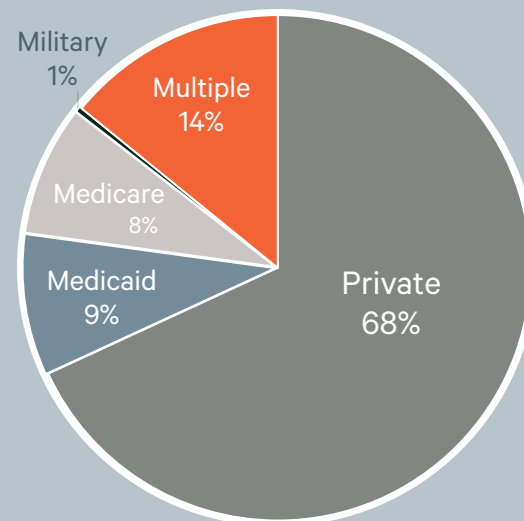


# Location



## Demographics

| 2025 ESTIMATE                | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------|-----------|-----------|-----------|
| Population                   | 6,204     | 73,647    | 226,876   |
| Population 5-Year Projection | 6,580     | 78,216    | 244,541   |
| Median Age                   | 48        | 43.8      | 40.3      |
| Avg Household Income         | \$176,571 | \$170,104 | \$150,348 |



## Insurance Mix

5 Miles (2025 Est.)

- PRIVATE 68%
- MULTIPLE 14%
- MEDICAID 9%
- MEDICARE 8%
- MILITARY 1%



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