

PREMIUM MEDICAL & PROFESSIONAL OFFICE SUITES AVAILABLE FOR PURCHASE & LEASE



13905 UNIVERSITY BLVD. SUGAR LAND, TX 77479

DPEG University Building

Class A+ Medical & Professional Office Condominiums

Position your business in one of Sugar Land's fastest-growing medical and professional corridors. The DPEG University Building offers premium office condominium suites designed for healthcare providers, medical specialists, and professional service businesses seeking a modern, high-visibility location.

Available Suite Types

- Medical Office Suites
- Professional Office Suites
- Flexible layouts for healthcare & commercial users

Available Suite Sizes

1,000 GSF – Up to 15,000 GSF

Ideal For

Physicians • Dental Practices • Mental Health Providers • Physical Therapy • Attorneys • Financial Advisors • CPAs • Professional Firms

Property Highlights

- Class A+ professional office development
- Modern lobby and common areas
- Elevator access
- Ample structured and surface parking
- Convenient access to US-59 / I-69
- Located near major healthcare systems & medical centers: *MD Anderson, Houston Methodist Sugar Land, Memorial Hermann, St. Luke's, Kindred, and Oakland Medical Center*

Why DPEG University Building

Strategic Location

Located less than one minute from the future \$777M MD Anderson Cancer Center expansion, the property is also adjacent to Houston Methodist Sugar Land, Memorial Hermann, St. Luke's, Kindred, and OakBend Medical Center – placing your business at the center of a thriving healthcare ecosystem.

Professional Environment

The building is designed for high-quality medical and professional users, offering a modern Class A+ environment ideal for physicians, healthcare providers, legal professionals, financial services, and other established businesses seeking a premier address.

High Visibility & Accessibility

With 45,000+ daily vehicles along University Blvd and immediate access to US-59/I-69, the property provides exceptional visibility and convenient access for patients, clients, and staff throughout the greater Houston area.

Limited Ownership Opportunities

Office condominium opportunities in this corridor are limited. Secure your presence in one of Sugar Land's fastest-growing professional markets while suite availability remains available.

Availability

Suites

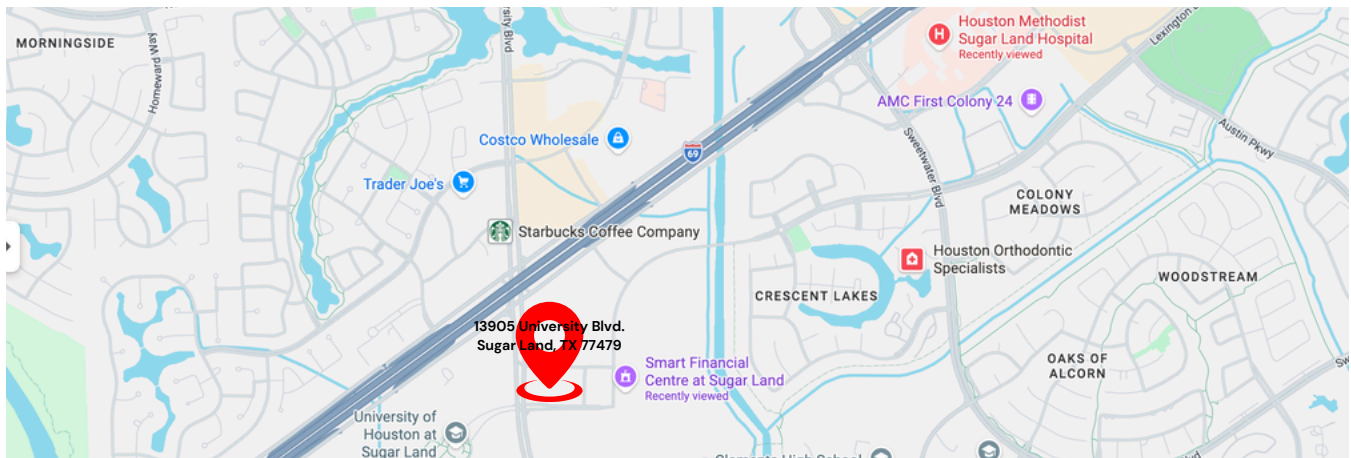
Level 2: Suites 204, 205, 206, 207, 208, 209, 210, 213, 214, 215, 216

Level 3: Suites 301, 304, 305, 306, 309, 313, 315

Pricing

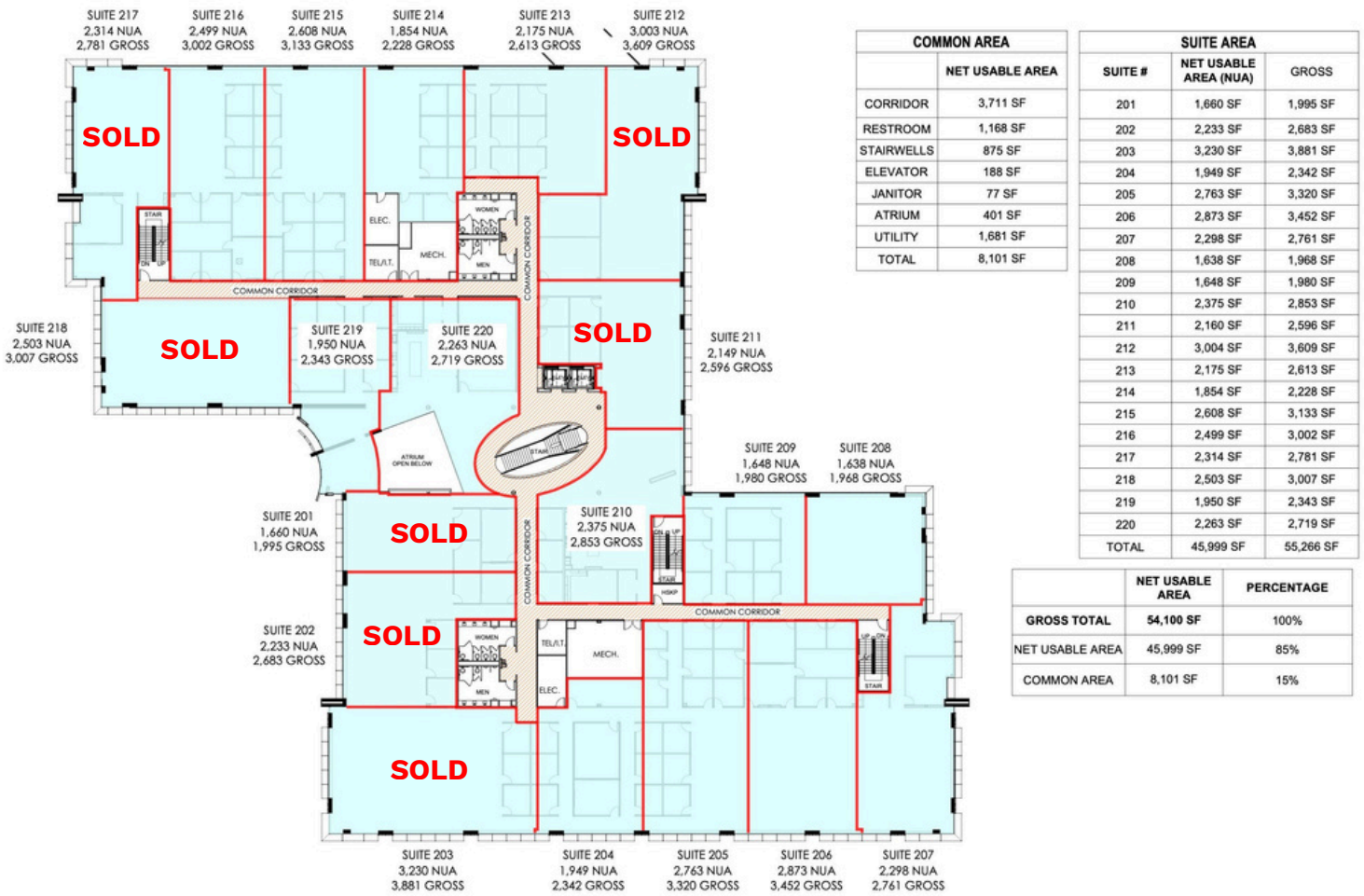
Shell Space Starting at \$340–\$350 GSF

Pricing varies by suite, views, and current availability. Subject to availability and change without notice.





Level 2 – Floor Plan



Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-built must be verified. Not for regulatory approval, permitting, or construction.



Level 3 – Floor Plan



COMMON AREA CALCULATION	
	NET USABLE AREA
CORRIDOR	3,724 SF
RESTROOM	1,168 SF
STAIRWELLS	875 SF
ELEVATOR	188 SF
JANITOR	76 SF
ATRIUM	401 SF
UTILITY	1,681
TOTAL	8,113 SF

SUITE AREA		
SUITE #	NET USABLE AREA (NUA)	GROSS
301	2,743 SF	3,296 SF
302	2,904 SF	3,489 SF
303	3,230 SF	3,881 SF
304	1,949 SF	2,342 SF
305	2,763 SF	3,320 SF
306	2,873 SF	3,452 SF
307	2,298 SF	2,761 SF
308	1,638 SF	1,968 SF
309	1,648 SF	1,980 SF
310	2,371 SF	2,849 SF
311	2,149 SF	2,582 SF
312	3,003 SF	3,608 SF
313	2,175 SF	2,613 SF
314	1,854 SF	2,228 SF
315	2,607 SF	3,132 SF
316	2,499 SF	3,002 SF
317	2,314 SF	2,780 SF
318	1,844 SF	2,215 SF
319	1,844 SF	2,215 SF
320	1,844 SF	2,215 SF
TOTAL	46,550 SF	55,928 SF

	NET USABLE AREA	PERCENTAGE
GROSS TOTAL	54,663 SF	100%
NET USABLE AREA	46,550 SF	85%
COMMON AREA	8,113 SF	15%

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SCHEDULE A TOUR TODAY

SECURE YOUR PRESENCE IN SUGAR LAND'S PREMIER MEDICAL & PROFESSIONAL CORRIDOR



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