



THE OFFICES AT SWEETWATER

4645-4675 SWEETWATER BLVD | SUGAR LAND, TX 77479

CBRE



THE OFFICES AT SWEETWATER

The Offices at Sweetwater is a four-building medical office park consists of a total of 72,978 RSF, providing exceptional opportunities for healthcare providers and professional offices.

■ 4645 Sweetwater: 20,963 SF

■ 4665 Sweetwater: 20,941 SF

■ 4655 Sweetwater: 22,833 SF

■ 4675 Sweetwater: 6,685 SF

Prime Location:

Nestled in Sugar Land's bustling First Colony neighborhood on Sweetwater Blvd, just south of I-69 near Lexington Blvd, providing patients easy access to major thoroughfares.

Ample Parking:

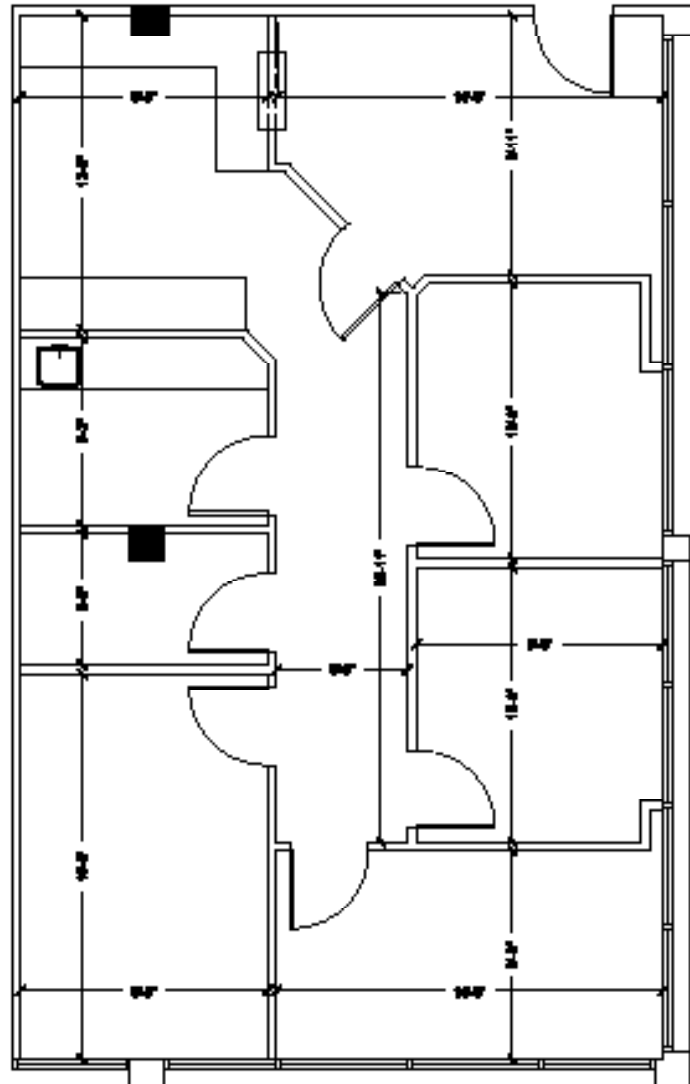
The property has a 4/1,000 SF parking ratio, including covered reserved spaces available.

Modern Amenities:

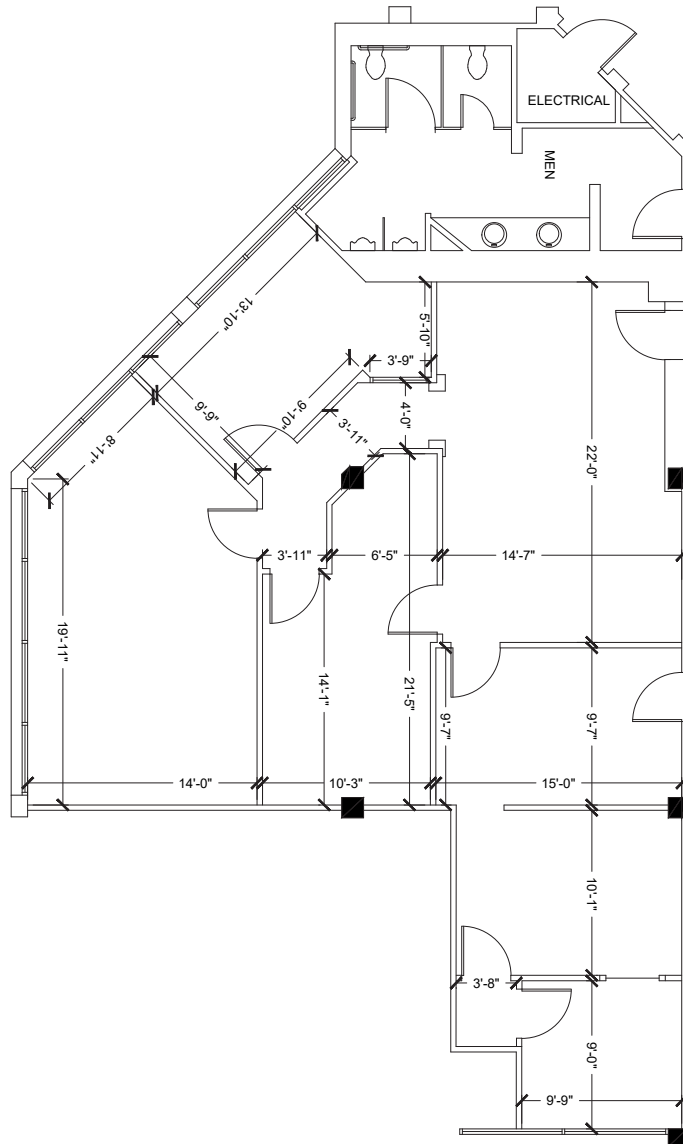
All four buildings have recently completed full renovation of the interior common area, lobby, and restrooms providing for a more modern and patient friendly atmosphere.

Signage:

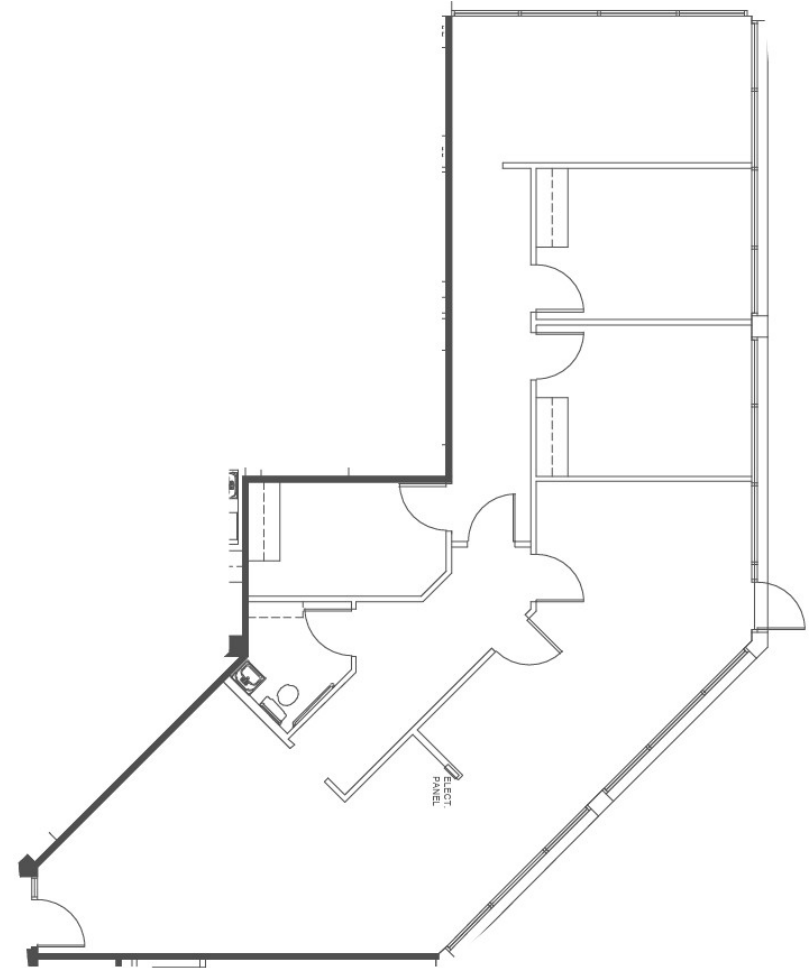
Each building has its own monument sign, providing ample signage opportunities.



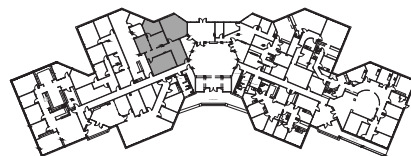
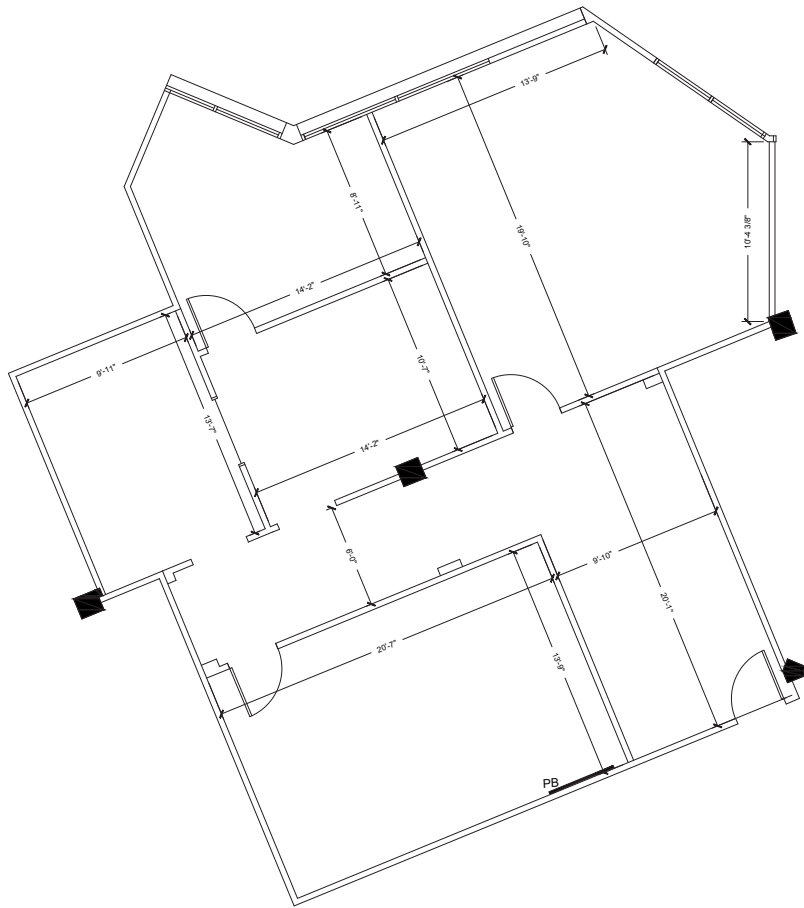
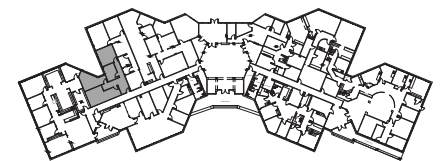
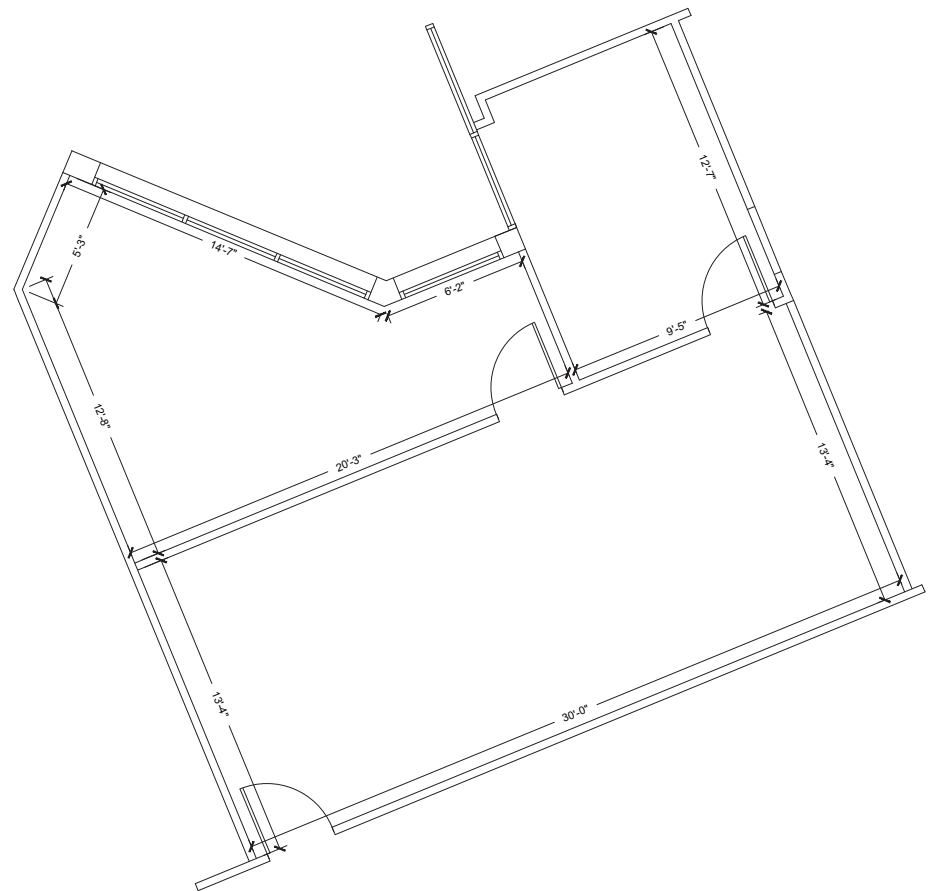
SUITE 100 - 1,809 SF

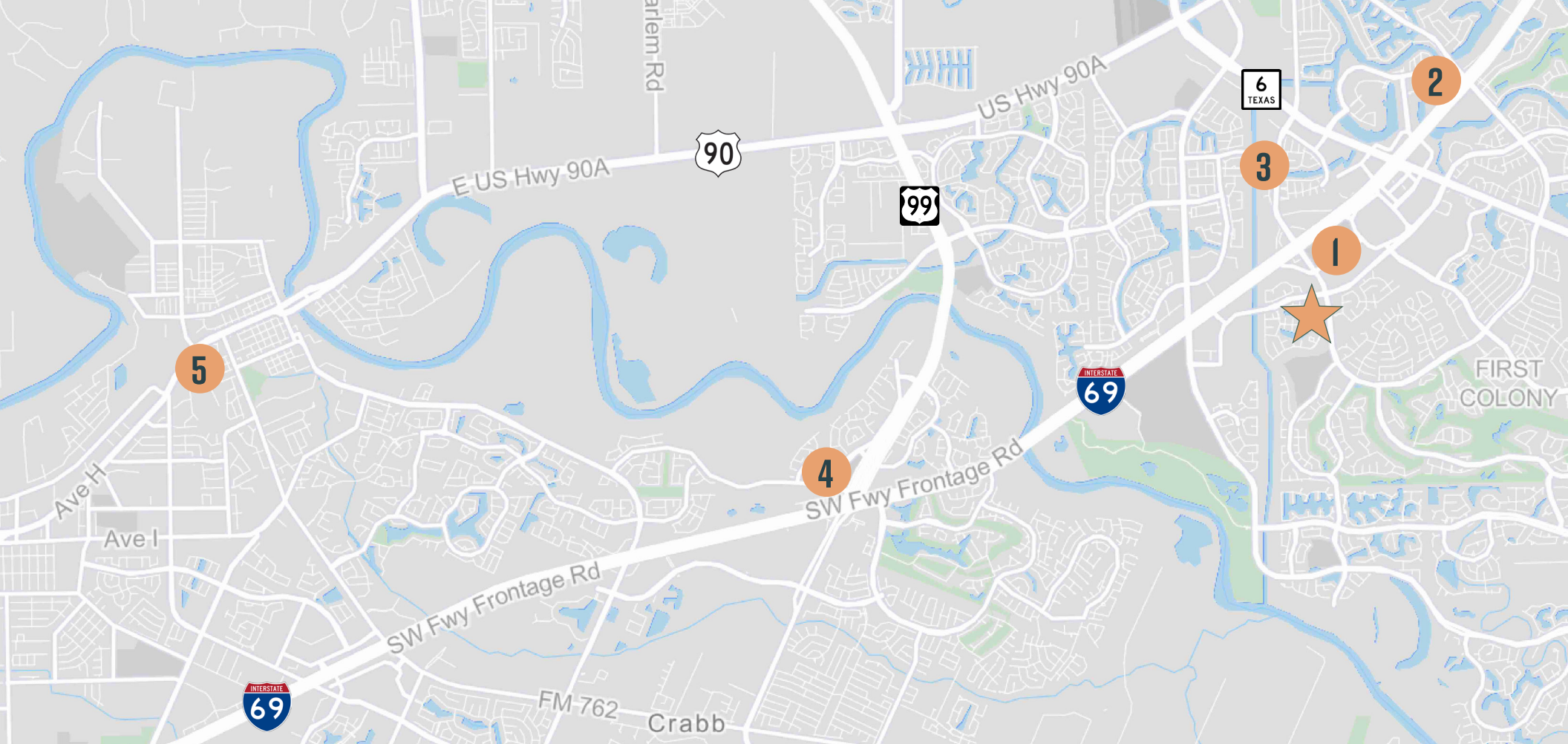


SUITE 450 - 2,007 SF



SUITE 100 - 1,795 SF

**SUITE 103 - 943 SF**



STRATEGIC LOCATION

The Offices at Sweetwater is located within three miles of multiple major hospitals, ensuring easy reach to comprehensive health services



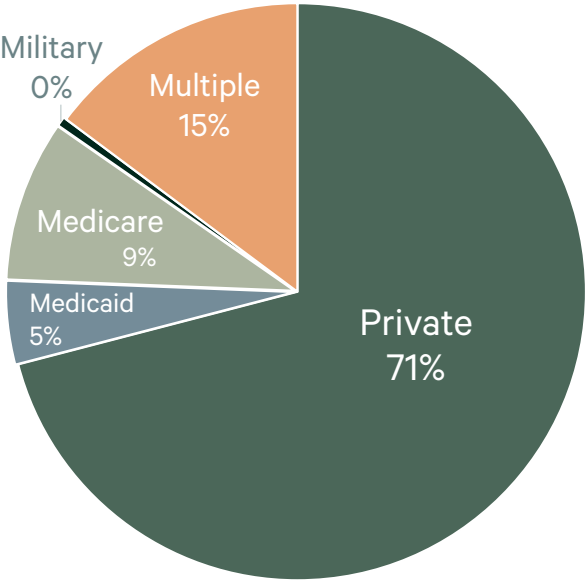
THE OFFICES AT SWEETWATER

- 1 HOUSTON METHODIST SUGAR LAND HOSPITAL
- 2 ST LUKE'S HEALTH SUGAR LAND HOSPITAL
- 3 KINDRED HOSPITAL - SUGAR LAND
- 4 MEMORIAL HERMANN SUGAR LAND HOSPITAL
- 5 OAK BEND MEDICAL CENTER

DEMOGRAPHICS

2025 Estimate	1 Mile	3 Miles	5 Miles
Population	9,716	72,729	191,868
Population - 5 Yr Projection	10,301	77,422	206,386
Median Age	45.2	44.1	41.3
Avg. Household Income	\$198,223	\$186,545	\$162,522

INSURANCE MIX - 3 MILES





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