

# FOR LEASE

## Built-Out Medical Office in Sugar Land's Premier Healthcare Corridor



**3521 Town Center Boulevard S | Sugar Land, TX 77479 | \$36.00/SF + \$15.00/SF NNN**

**Melanne Carpenter** — Managing Director | (713) 489-9819 | [melanne@kwcommercial.com](mailto:melanne@kwcommercial.com) | 1220 Augusta Dr., Ste. 300, Houston, TX 77057 | [www.kwcommercial.com](http://www.kwcommercial.com)

Each Office is Independently Owned and Operated.

## EXECUTIVE SUMMARY

Now available for lease, 4,800 SF of fully built-out medical office space directly across from the Houston Methodist Medical Complex. This suite includes an efficient second-generation layout with reception, dual waiting areas, exam rooms, physician offices, nurse stations, and support space—ideal for a variety of outpatient medical users seeking a plug-and-play opportunity in a premier Sugar Land healthcare location.

## DEAL SUMMARY

**Property:** Fully Built-Out Medical Office Opportunity

**Address:** 3521 Town Center Boulevard S, Sugar Land, TX 77479

**Available Space:** 4,800 SF

**Lease Rate:** \$36.00/SF

**NNN:** \$15.00/SF

**Building Size:** 9,156 SF

**Layout:** Reception, dual waiting areas, exam rooms, physician offices, nurse stations, and support space

**Traffic Count:** Up to 30,695 VPD

**Proximity:** Directly across from Houston Methodist Medical Complex



3521 Town Center Boulevard S,  
Sugar Land, TX 77479

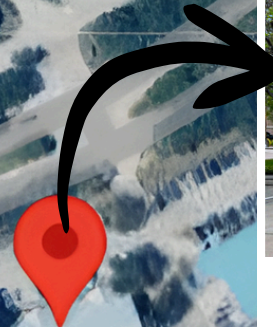
# Directly Across from Houston Methodist in the Heart of Sugar Land!



**Houston Methodist  
Sugarland Hospital**



**3521 Town Center Boulevard  
S, Sugar Land, TX 77479**



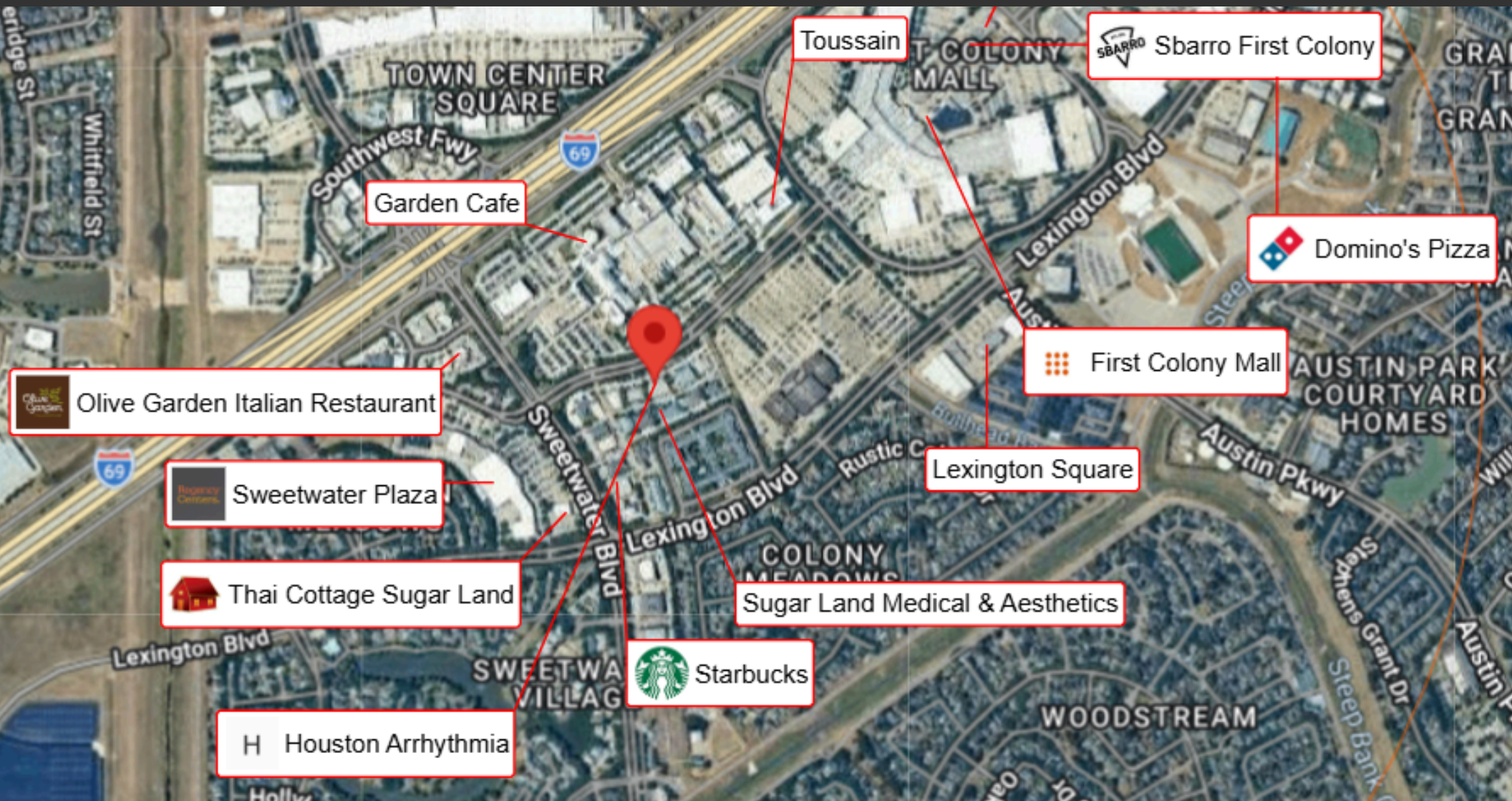
Sweetwater Blvd  
Sweetwater Blvd

## LOCATION SUMMARY

This property benefits from immediate proximity to one of Sugar Land's leading healthcare anchors, creating a location story that is far stronger than traditional suburban office space. Being directly across from the Houston Methodist Medical Complex gives the suite built-in relevance for medical users who value accessibility, professional surroundings, and a location already associated with healthcare delivery.

The surrounding corridor also offers strong day-to-day access. Nearby traffic counts reach 30,695 vehicles per day along Sweetwater Blvd / Town Center Blvd S, with additional nearby counts of 17,483 and 11,429 vehicles per day, reinforcing the property's convenience for patients, staff, and referring providers.

# TRADE AREA & RETAIL SYNERGY



The property is positioned in one of Sugar Land's most established healthcare corridors. Surrounded by premier retail, dense rooftops, and daily traffic counts up to 30,695 VPD, this location delivers visibility and convenience that matter to outpatient users. With 80,368 residents within 3 miles and 225,698 within 5 miles, the property serves a deep and growing patient base.





# DEMOGRAPHICS

3521 TOWN CENTER BOULEVARD S  
SUGAR LAND, TX 77479

## TRAFFIC COUNT (VPD)

Sweetwater Blvd	30,695
Town Center Blvd	17,483

## MEDIAN HOME VALUE

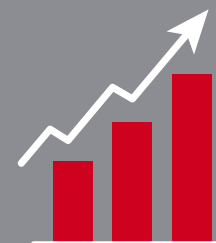
1 mile	3 miles	5 miles
\$469,546	\$490,231	\$426,977

## POPULATION GROWTH 2030 PROJECTION

1 mile	3 miles	5 miles
12,409	90,179	254,220

## AVERAGE HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$147,402	\$164,996	\$147,582





# ABOUT US

KW Commercial is the commercial division of Keller Williams Realty International — a global network of more than 2,000 brokers in 800+ offices. Built on collaboration, innovation, and education, we operate across every major real estate sector, from Office and Retail to Industrial, Land, and Development. KW Commercial provides the foundation for professionals who lead with expertise and purpose.

At KW Memorial, we bring KW Commercial's national strength to the local Houston market. As the #1 KW Commercial Market Center in Houston by both volume and agent count, our team represents the city's most connected and productive commercial professionals. Within this environment, collaboration and mentorship drive success — and Houston's top-performing agents call KW Memorial home.

## MELANNE CARPENTER

M A N A G I N G   D I R E C T O R

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

**Melanne Carpenter - Managing Director**

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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.



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
<a href="#">Roger Aad</a>	692211	<a href="mailto:Rogeraad@kw.com">Rogeraad@kw.com</a>	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<a href="#">Melanne Carpenter</a>	0741309	<a href="mailto:melanne@kwcommercial.com">melanne@kwcommercial.com</a>	(832) 720-5626
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**



# Position Your Practice Across from Houston Methodist

3521 TOWN CENTER BOULEVARD S  
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