

Medical at Imperial

Class A Medical Office For Lease
1120 Imperial Blvd, Sugar Land, TX 77498



NEWMARK

Overview

Medical at Imperial

Address1120 Imperial Blvd, Sugar Land, TX 77498

Size (RSF)44,923 SF

Year Built2025

of StoriesThree (3)

of ElevatorsTwo (2)

Parking Spaces225 Spots (Ratio: 5.00 / 1,000 SF)

Current Occupancy32.3%
TX Regional Physicians (14,525 SF)

Availability:
2nd Floor - Up to 15,402 SF
3rd Floor - Up to 15,166 SF



Building Specs



Covered Patient Drop-Off



Surface Parking



Superior Access & Visibility



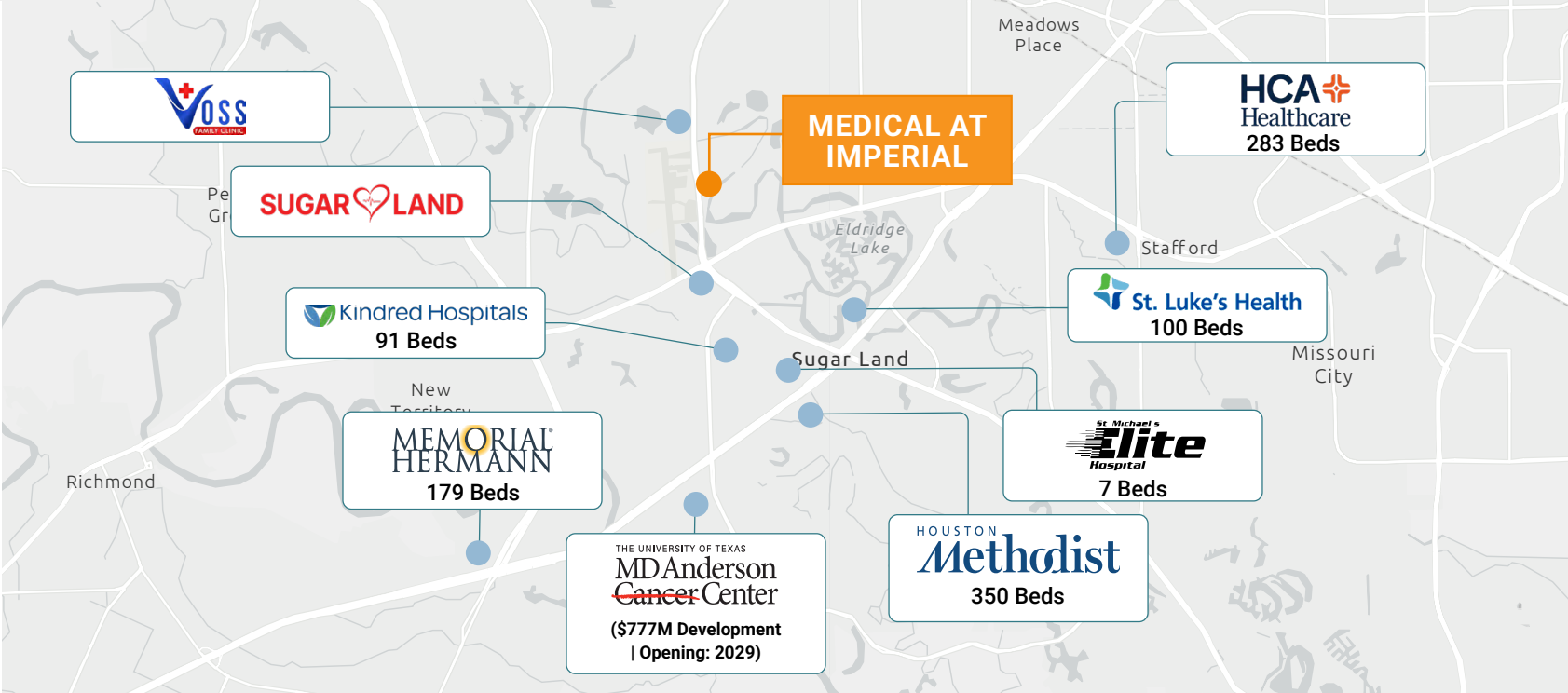
Exterior Signage Opportunity



Dense Medical Corridor



High-Traffic Area



Rare Full Floor Opportunity

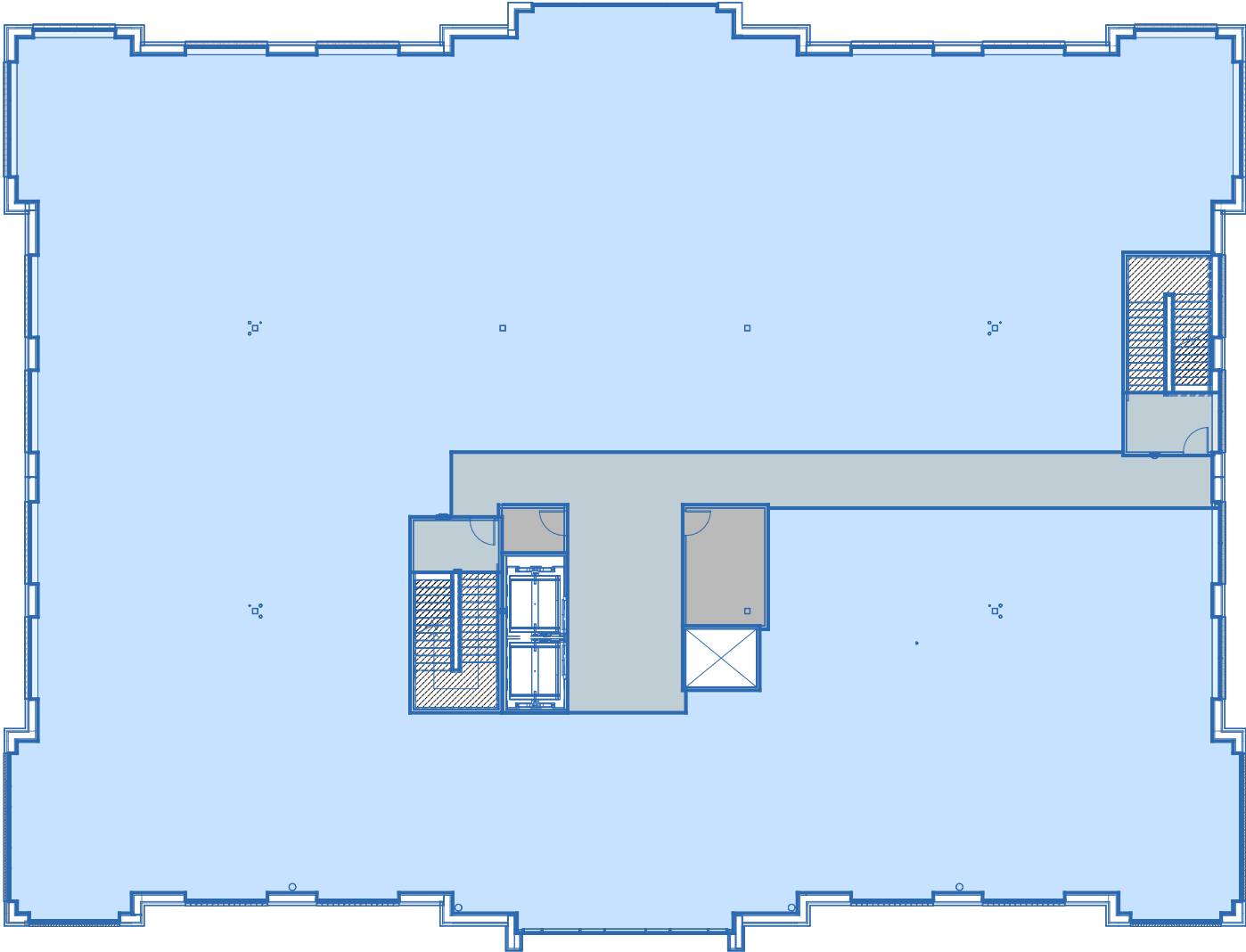
Floor 2 2,000 - 15,402 SF

Floor 3 2,000 - 15,166 SF



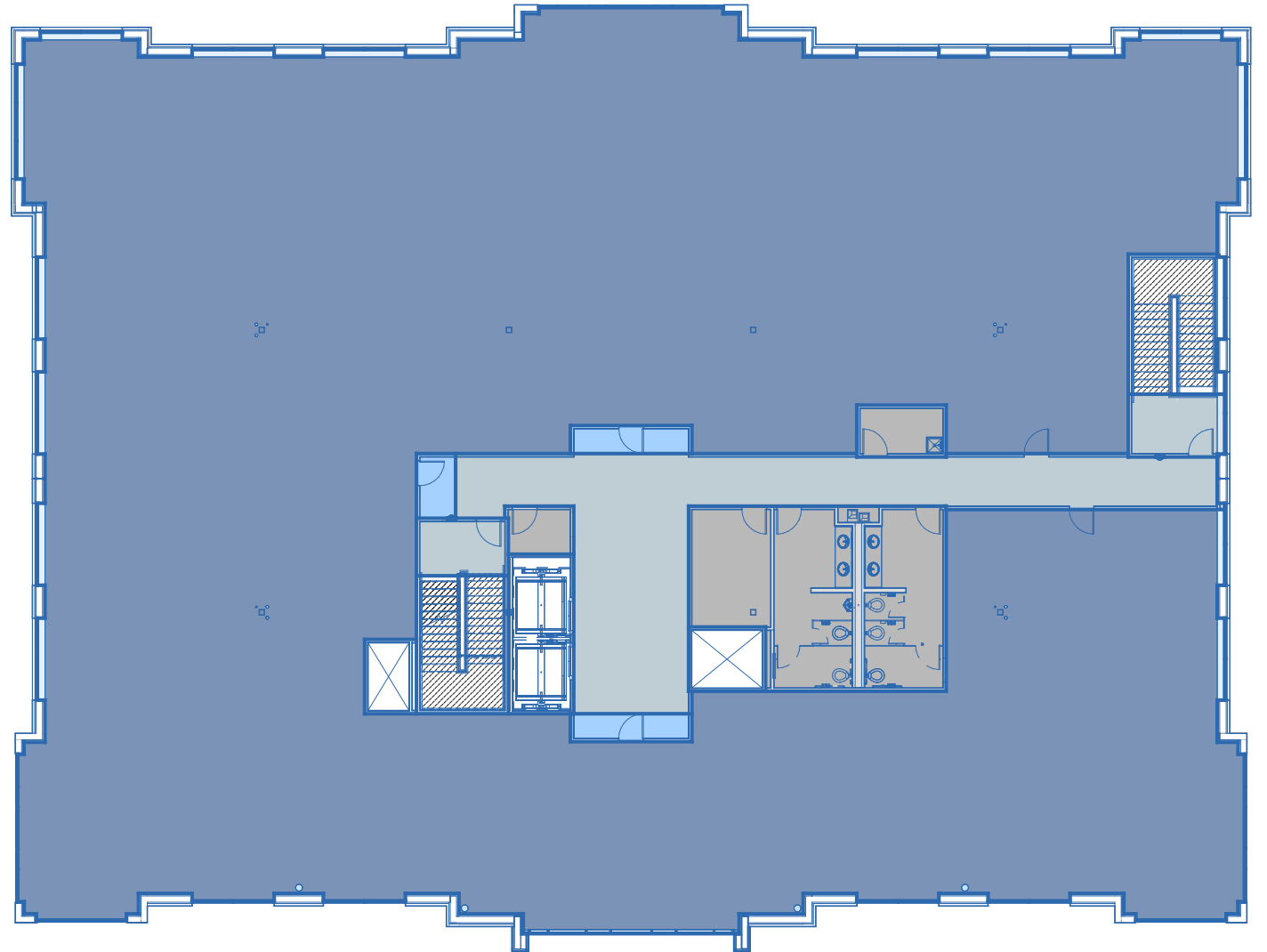
2nd Floor

Size : Up to 15,402 SF

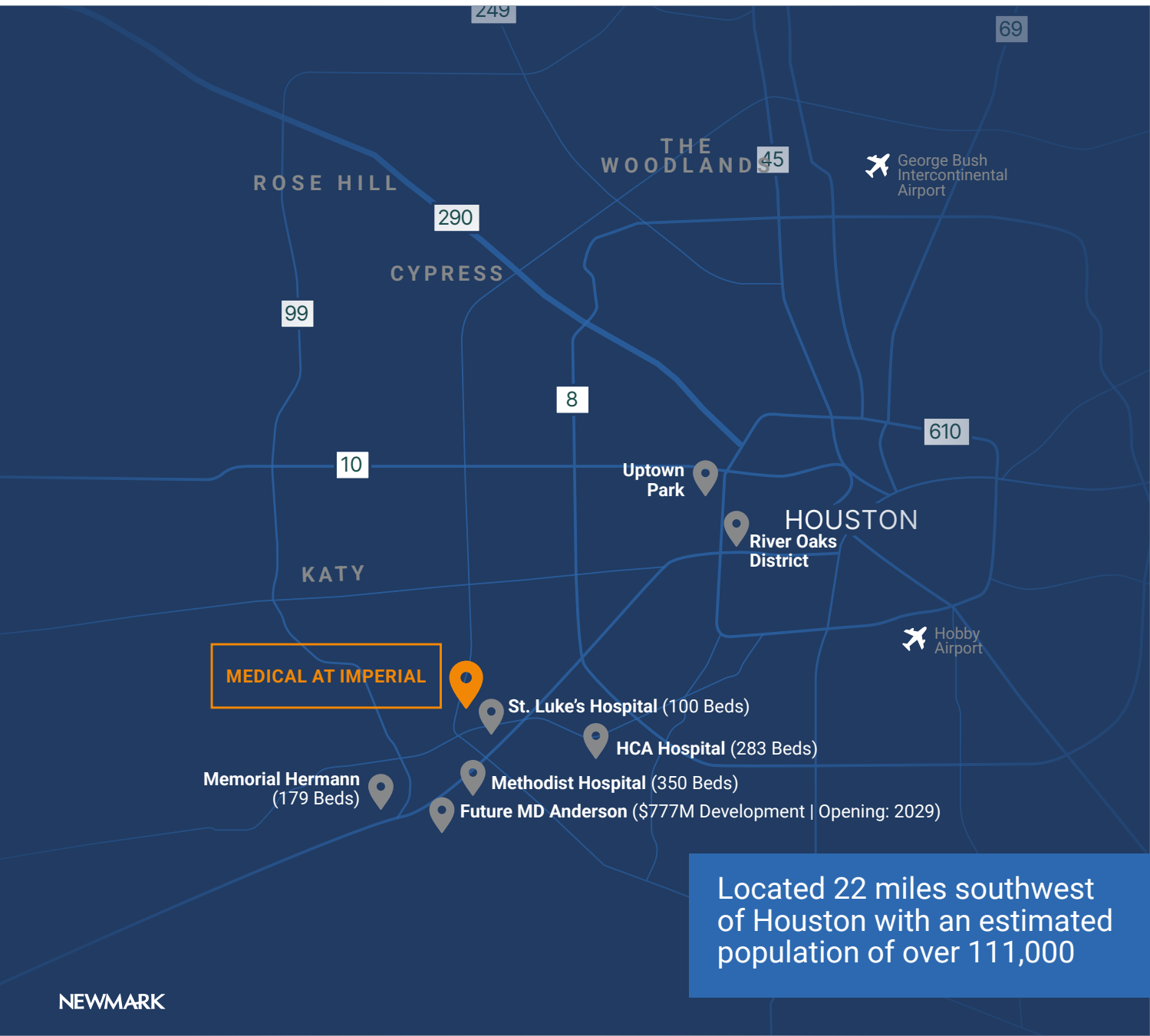


3rd Floor

Size : Up to 15,166 SF



Location Overview



Demographic Summary

	3 Miles	5 Miles	10 Miles
 Population (2025)	88,724	305,128	1,160,897
 Est. Average HH Income	\$137,922	\$123,821	\$105,608
 Households	29,091	98,976	363,862
 Median House Value	\$409,397	\$350,633	\$340,339
 Median Age	40.8	39.7	37.7

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MEDICAL AT IMPERIAL

RETAIL / DINING AMENITIES



RETAIL / DINING AMENITIES



HOSPITALS

91 Beds

100 Beds

7 Beds

350 Beds

179 Beds

HOSPITALS

283 Beds

RETAIL / DINING AMENITIES



HOTELS & DESTINATION DRIVERS

HOSPITALS

(\$777M Development | Opening: 2029)

RETAIL / DINING AMENITIES



Property Photos



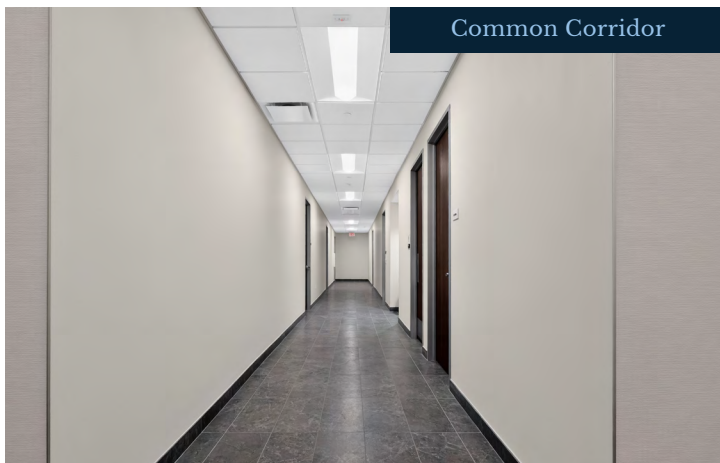
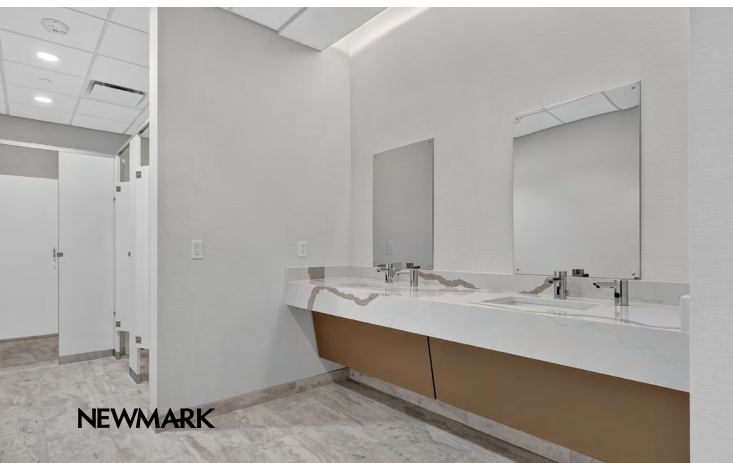
Vacant Floor Plate



Exterior Signage Opportunity



Covered Patient Drop-Off



Common Corridor



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Medical at Imperial

Sugar Land, TX 77498

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