

EXTRAORDINARY

40
YEARS

CLASS B MEDICAL AND OFFICE SPACE FOR LEASE NEW TERRITORY MEDICAL PROFESSIONAL BUILDING

4907 SANDHILL DRIVE | SUGAR LAND, TEXAS 77479

 **OAKBEND**
Imaging Center

4907
SUITE A

FOR LEASE
713-974-1777x.106
Stacy Estess Realty Group, Inc.

4907
SUITE B

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NEW TERRITORY MEDICAL PROFESSIONAL BUILDING

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AMENITIES

- Adjacent to Oak Bend Medical Center
- Immediate Access to TX 99 and HWY 90

AVAILABILITIES

- Suite A - 1,500 SF
- Suite B - 1,500 SF
- Suite D - 1,500 SF
- Suite F - 1,250 SF

BUILDING SPECS

- Class B Office Building
- 9,316 Gross Square Feet
- Parking Ratio: 4.29:1,000
- 40 Surface spaces are Available

RATE

\$24.00 NNN
\$7.90 Estimated OPEX

AREA DEMOGRAPHICS



POPULATION

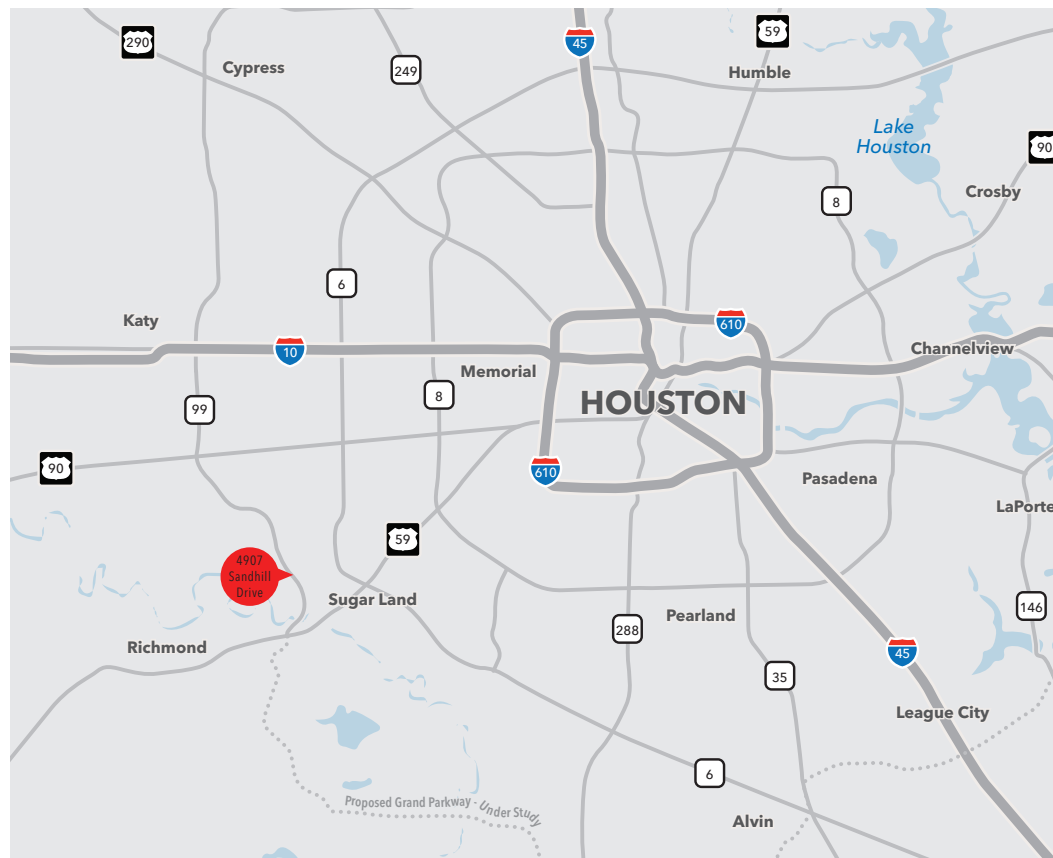
1 Mile	3 Miles	5 Miles
10,114	50,226	158,289



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$112,495	\$113,773	\$103,205

GALLERIA	18.0 mi.
TEXAS MEDICAL CENTER	20.7 mi.
GEORGE BUSH/IAH AIRPORT	45.4 mi.
HOBBY AIRPORT	32.1 mi.
DOWNTOWN HOUSTON	24.8 mi.



JUSTIN BRASELL, EVP

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CONTACT

HEINRICH CRONJE

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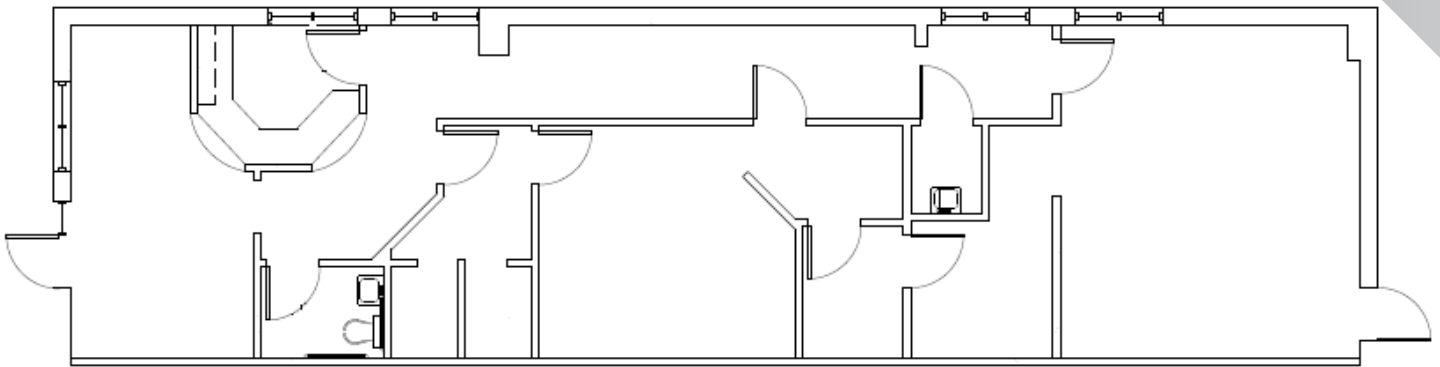
T TRANSWESTERN®

1900 West Loop S
Suite 1300
Houston, Texas 77027

T: 713.230.7700
F 13.270.6285
transwestern.com

FLOOR PLAN

SUITE A 1,500 SF



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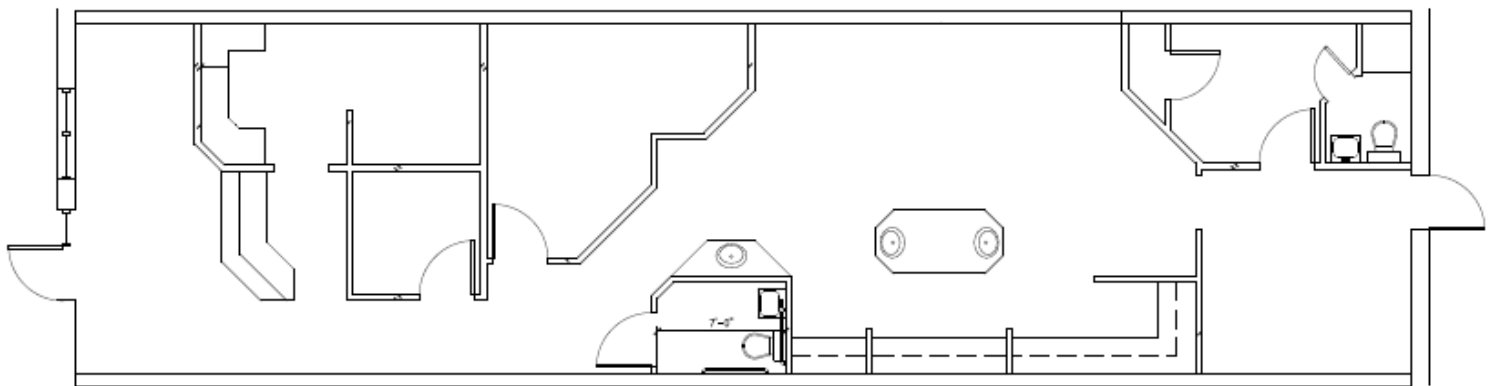
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FLOOR PLAN

SUITE B: 1,500 SF



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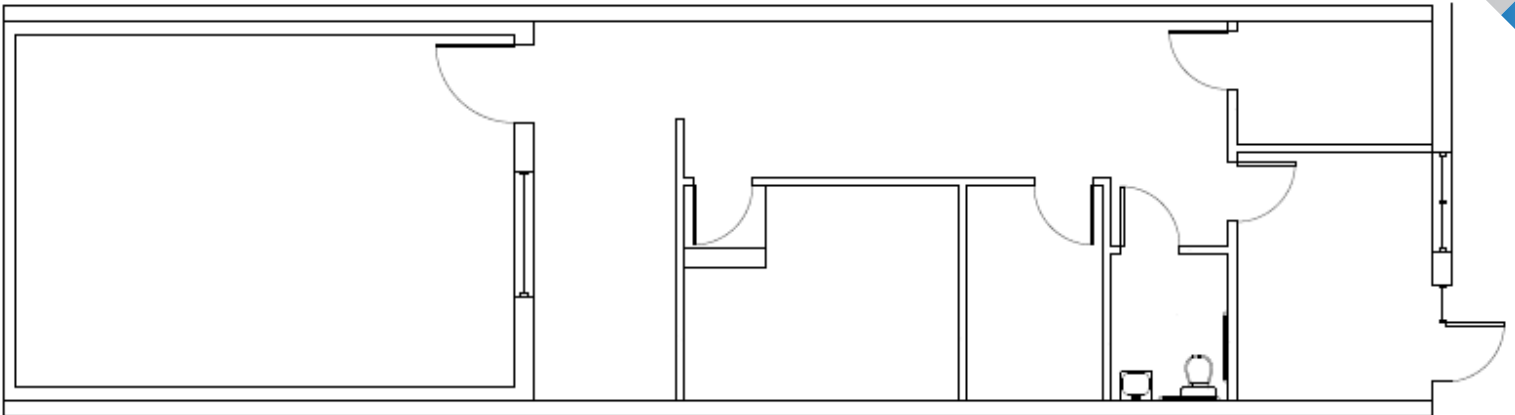
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FLOOR PLAN

SUITE D: 1,500 SF



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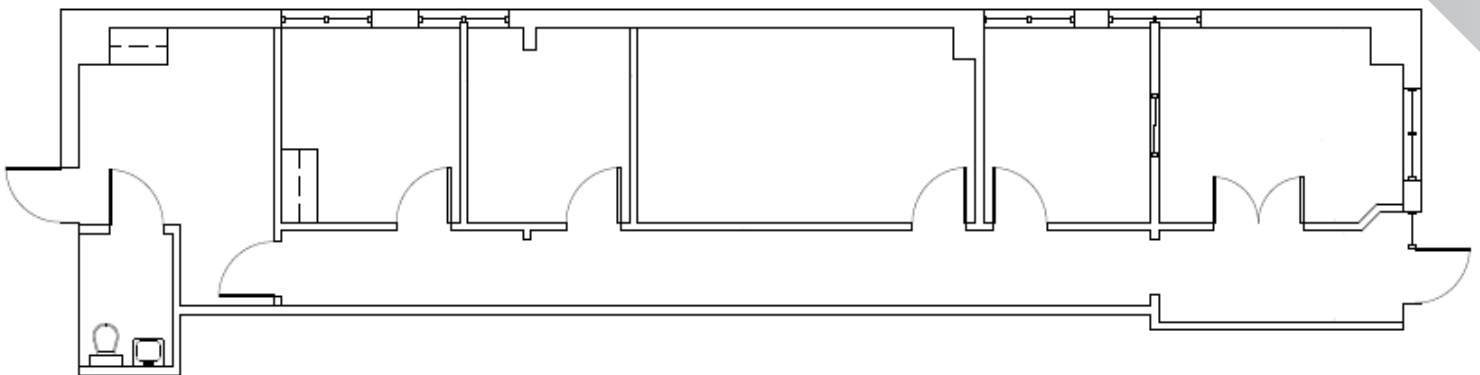
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FLOOR PLAN

SUITE F: 1,250 SF



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