



BUILDING INFORMATION

- ◆ 9,519 SF
- ◆ Parking Ratio 5.7:1000
- ◆ Built in 2005, All Brick, Single Story Building
- ◆ Existing tenants include:
 - Upright MRI
 - Fort Bend Neurology
 - Prime Laser Center
- ◆ Close proximity to three major hospital systems (Memorial Hermann, Texas Children's, Methodist)
- ◆ Easy access to US-59 and State Highway 6

LEASE DETAILS

- ◆ Suite 130 2,664 SF available 10/1/14
- ◆ 2nd Generation medical office
- ◆ Base Rate: \$22.50 per SF
- ◆ NNN Lease
- ◆ Janitorial Services (5 days per week) included in CAM

2012 DEMOGRAPHICS

Population	1 mile	85,209
	3 mile	85,209
Average Household Income		
	1 mile	\$104,393
	3 mile	\$129,264

*Source—Loopnet.com 2012

Vista

LEASING CONTACT | Courtney Lavender | The Vista Companies | 281.560.7320 | courtney@vistahouston.com

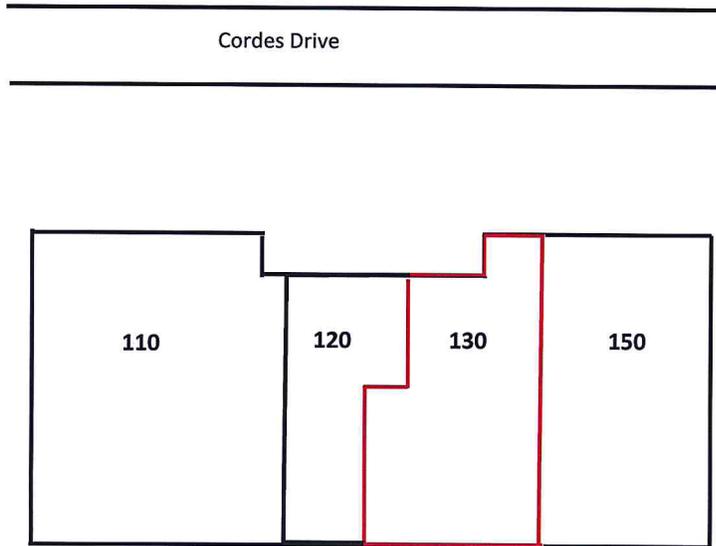
Cordes Medical Building

2655 Cordes Drive
Sugar Land, TX



1/2 Mile to the intersection
of US-59 & Highway 6

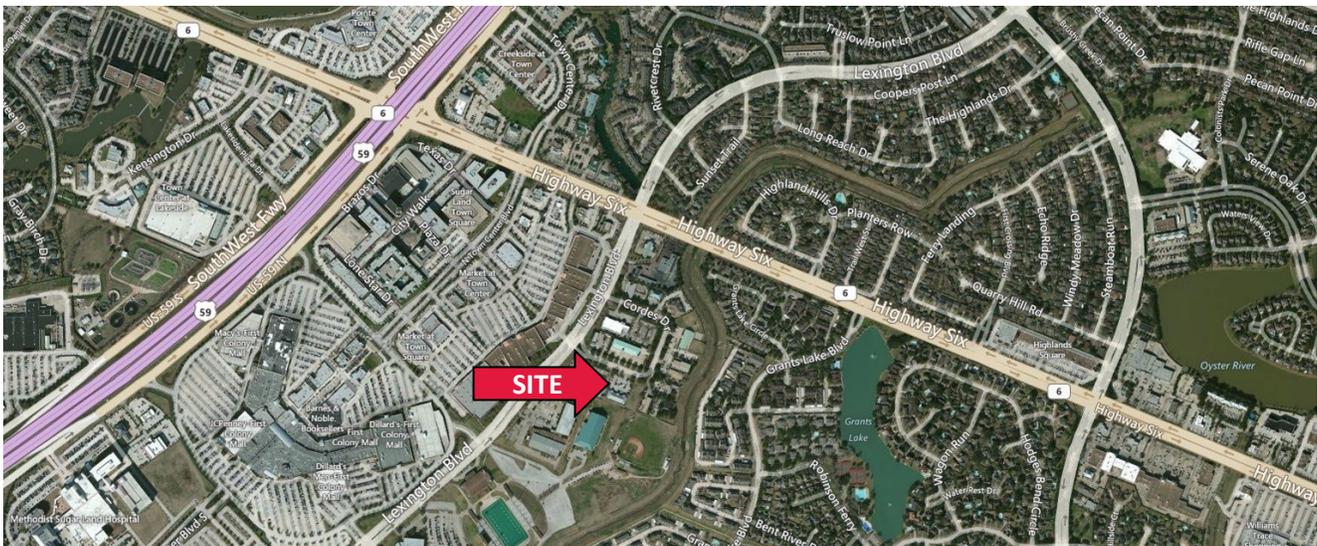
SITE PLAN



SUITE	TENANT	SF
110	Fort Bend Neurology	3,708
120	Prime Laser Center	1,101
130	Houston Spine & Rehab	2,664
	(AVAILABLE 10/1/14)	
150	Upright MRI	2,046
TOTAL		9,519

Development Synopsis			
Land Area	Bldg SF	Parking Spaces	Parking Ratio
42,029 SF	9,519	55	5.7/1000

AERIAL



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