

**APEX
REALTORS**

Second-Gen Pharmacy

**1403 Hwy 6
Sugar Land, TX 77478**

RETAIL

For Lease



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**5444 Westheimer Rd #1620
Houston, TX 77056**

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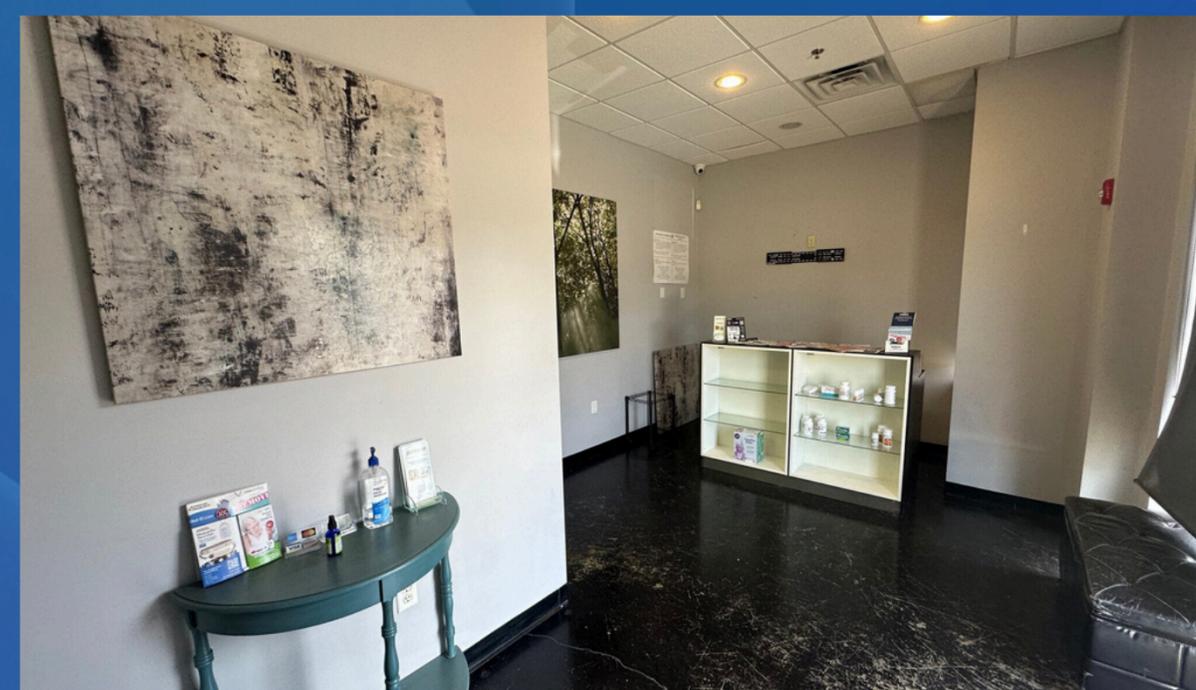
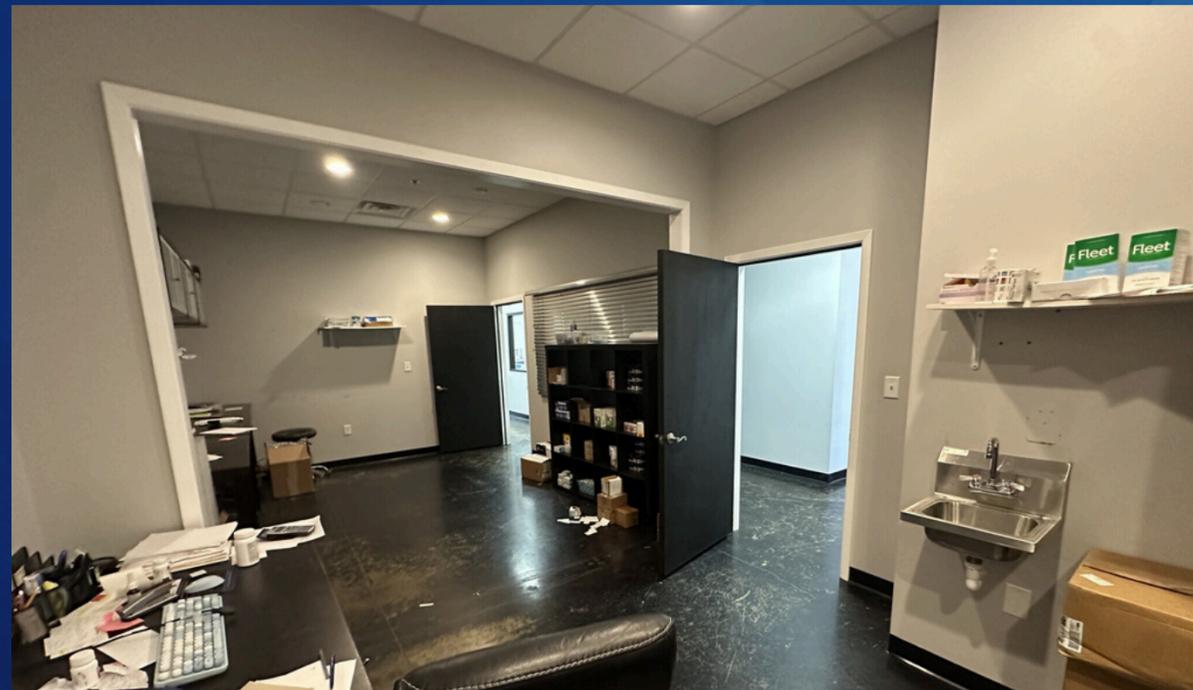
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Move-In Ready Second-Generation Pharmacy Space

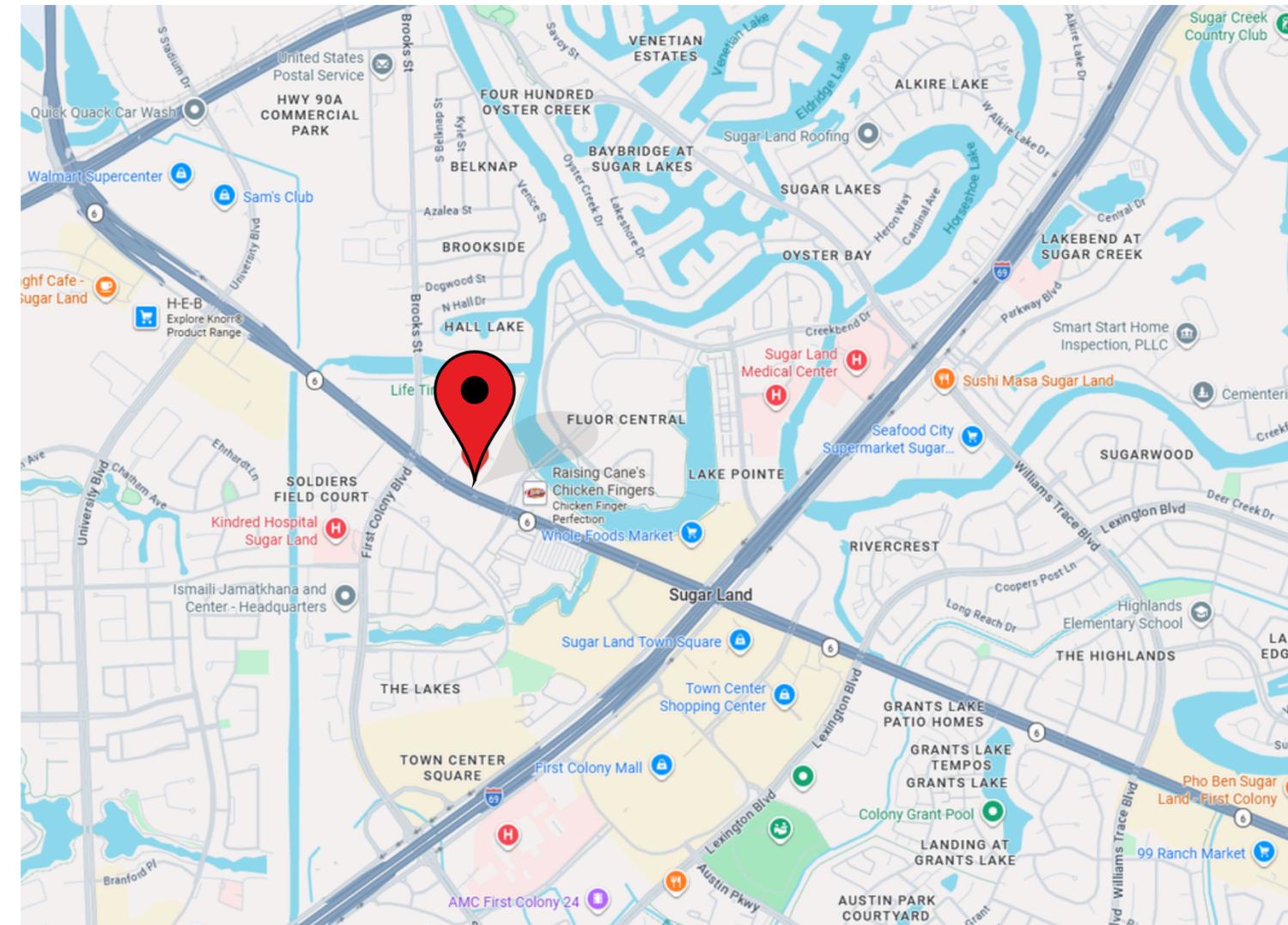
Take advantage of this fully built-out second-generation pharmacy space positioned along one of Sugar Land's busiest retail corridors. This turnkey suite is thoughtfully designed for immediate occupancy and is well-suited for pharmacy users, medical providers, and wellness concepts seeking strong visibility and easy customer access. The current floor plan features a welcoming reception area, three private offices, two restrooms, and a dedicated break room. Existing furniture, fixtures, and equipment are included, helping reduce upfront costs and accelerate your opening timeline. Situated at 1403 Highway 6 S, the property benefits from excellent frontage, steady traffic flow, and proximity to established retail anchors.

Highlights:

- **Purpose-Built Layout:** Configured for compounding use with designated non-sterile cleanroom area, lab workspace, and ample storage
- **Operational Head Start:** Infrastructure in place to streamline pharmacy licensing and reopening
- **Strong Street Presence:** Direct Highway 6 frontage with high daily traffic and surrounding retail synergy
- **Professional Buildout:** Includes reception, consultation space, compounding area, staff facilities, and secure rear access
- **Mechanical Systems:** Zoned HVAC and plumbing designed to support pharmaceutical requirements
- **Permitted Use:** Suitable for medical and healthcare operations (tenant to verify)

conscious path to launch or expand without the delays of new construction.

Available Space: STE 300 - 1,700 SF



IDEAL USES

Retail or independent pharmacies | Medical or specialty clinics | Wellness and healthcare retail concepts

