

CLASS A MEDICAL OFFICE SPACE FOR LEASE

WILLOWBROOK MEDICAL ARTS BUILDING

13215 DOTSON ROAD | HOUSTON, TEXAS 77070

MEDICAL COLONY
Suite 300
Dr. Kavaria, M.D.
Dr. Mark, M.D.
Dr. Thelma, M.D.

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 TRANSWESTERN REAL ESTATE SERVICES

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BUILDING SPECS

- 3-Story Class A Medical Office Building
- 63,082 Rentable Square Feet
- Surface Parking - Ratio of 3.93:1,000
- Generous TI's

AVAILABILITY

- **2,190 SF Available for Lease**
- **4,213 SF Available for Sublease**
- Lease Term: Minimum 60 Months
- Rate – 1st year: \$22.00/RSF, NNN
- Estimated OpEx: \$18.42/RSF

FEATURES

- Across from the Houston Methodist Willowbrook Hospital
- Immediate Access to SH 249 (Tomball Parkway) and only minutes from FM 1960
- Convenient Access to SH 249, Beltway 8, Highway 6 and Highway 290



CONTACT
SARAH CARTER | VP

713.231.1629

sarah.carter@transwestern.com

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