

**MEDICAL  
OFFICE  
FOR LEASE**

12,000 SF

CLASS A  
MEDICAL  
OFFICE SPACE

RECENTLY  
COMPLETED



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# PHYSICIANS CENTER AT TELGE CROSSING

12719 TELGE ROAD | CYPRESS, TX 77429



**Leasing Information:**

**Lisa Bovermann | SVP**

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**Emily Gwaltney | Associate**

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## Building Specs:

- One-Story Class A Medical Office Building
- 12,000 Gross Square Feet
- 6.7/1000 Parking Ratio
- Reserved Patient Parking
- Tenant-Specific Storefronts

## Availability:

- **9,600 SF Remaining**
- NNN Lease Structure
- \$8.50 Estimated 2020 OPEX
- TI: Aggressive TI Packages Available

## Location Features:

- New 24-Acre Mixed-Use Development
- 300+ Class "A" Multi-Family Units
- 15,000 RSF In-Line Retail
- Triple AM Corner
- Traffic Count: 25,000 cars/day

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THREE MILE RADIUS

## POPULATION



**72,969**  
Population

## INCOME



**\$105,160**  
Median Household  
Income

## BUSINESS

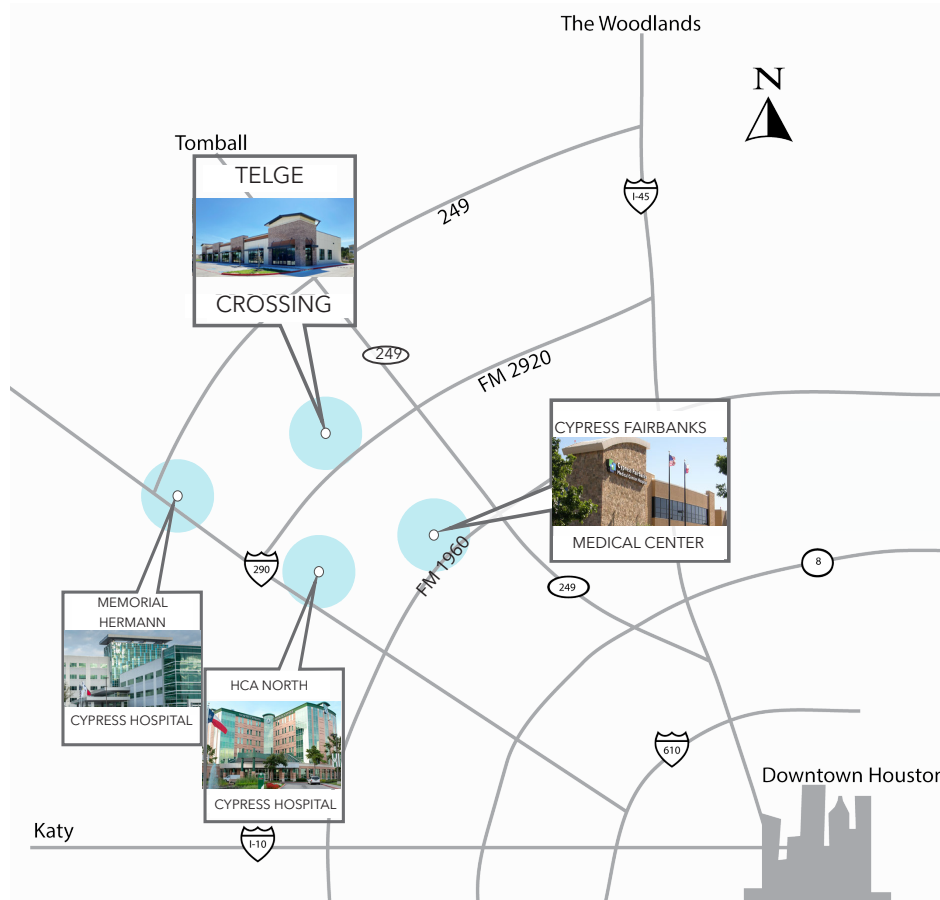


**23,199**  
Total Employees

## TRAFFIC COUNT



**25,000**  
Cars per Day



## EMPLOYMENT



**76%**  
White Collar



**14%**  
Blue Collar



**10%**  
Services

## NEARBY HOSPITALS

### Cypress Fairbanks Medical Center

**5**  
Miles from  
Subject Property

**180**  
Bed Count

### HCA North Cypress Hospital

**3**  
Miles from  
Subject Property

**139**  
Bed Count

### Memorial Hermann Cypress Hospital

**6**  
Miles from  
Subject Property

**105**  
Bed Count

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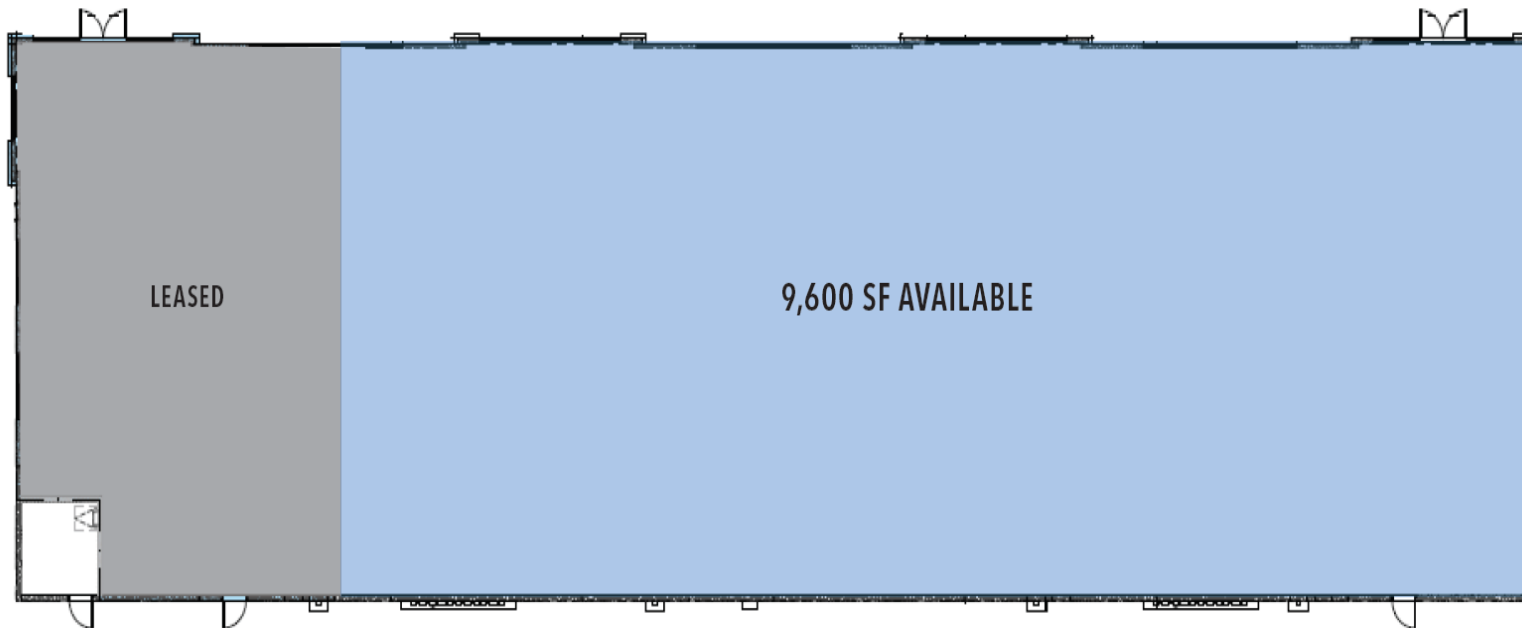
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Floor Plan | 9,600 SF



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