

MEDICAL
OFFICE
LEASE

25,000 SF

MEDICAL
OFFICE
SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

Pearland Medical Commons Building 2

8540 Broadway St - Pearland, TX 77584



NEW CLASS A MEDICAL BUILDING PLAZA DEVELOPMENT

Building Amenities:

- 100 Surface Spaces are available
- Parking Ratio 4.00/1,000 SF
- Covered entrance
- Directly next to Houston Methodist Primary Care Group Offices
- Easy access to and from Highway 288

Availability:

23,000 SF Shell Space

Lease Rate:

\$24.00/NNN

TI Allowance:

Negotiable



Leasing Information:

Justin
Brasell
713.231.1595
Justin.Brasell@transwestern.com

Heinrich
Cronje
832.408.4067
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23,000 SF SHELL SPACE AVAILABLE

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The Pearland Area

ONE MILE THREE MILES FIVE MILES

10,560 POPULATION	71,263 POPULATION	159,241 POPULATION
\$105,515 AVERAGE HH INCOME	\$105,434 AVERAGE HH INCOME	\$99,322 AVERAGE HH INCOME
34 AVERAGE AGE	35 AVERAGE AGE	34 AVERAGE AGE

The Pearland Area Neighbors

TMC	GALLERIA	BELLAIRE	SUGAR LAND
2,568 POPULATION	59,127 POPULATION	17,519 POPULATION	121,520 POPULATION
\$159,280 AVERAGE HH INCOME	\$138,478 AVERAGE HH INCOME	\$241,959 AVERAGE HH INCOME	\$109,145 AVERAGE HH INCOME
36 AVERAGE AGE	41 AVERAGE AGE	43 AVERAGE AGE	41 AVERAGE AGE

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