

LEASING OPPORTUNITY FOR MEDICAL SPACE, AN 80 BED LICENSED HOSPITAL, LOCATED NEAR THE NORTHWEST MEDICAL CENTER

CYPRESS CREEK MEDICAL PLAZA

17506 RED OAK DRIVE | HOUSTON, TEXAS 77090

PROPERTY DESCRIPTION

86,000 RSF Hospital Grade medical building licensed for beds

LOCATION

- Conveniently located near FM 1960 and I-45, just 20 minutes to the Woodlands and near the Northwest Medical Center
- Less than 10 miles South of the new, 3 million SF ExxonMobil facility that will be home to 10,000 employees

LEASE RATE

\$18.50/ RSF, NNN

COMMENTS

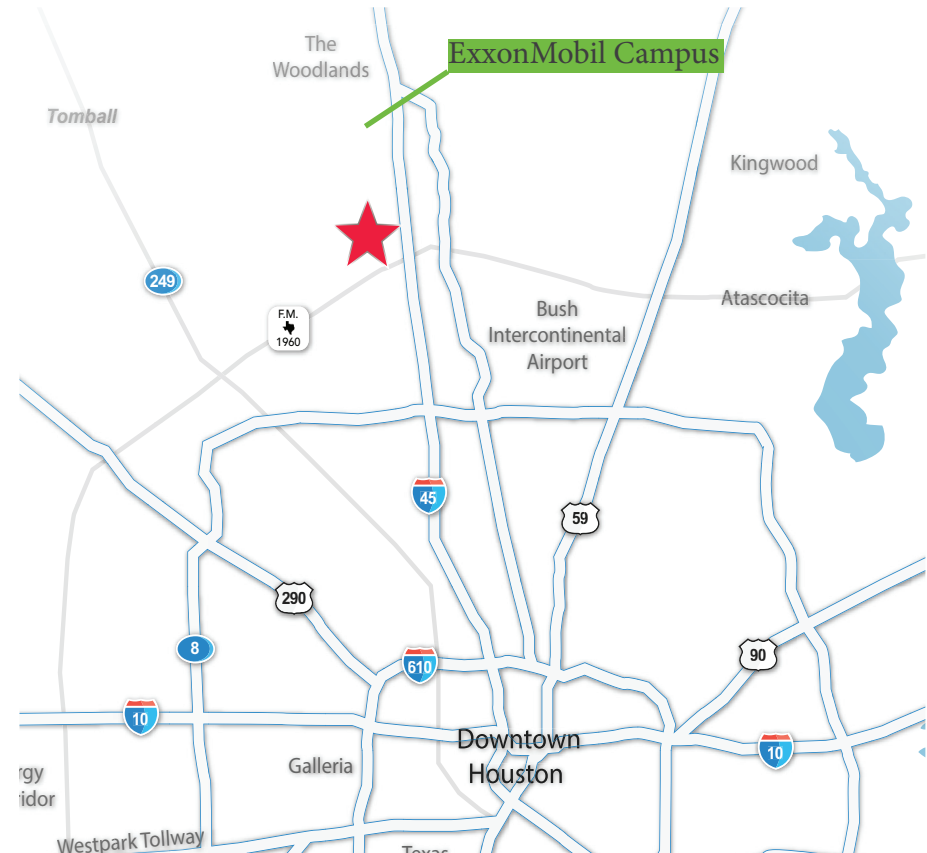
- Located near the Northwest Medical Center
- Easy access to I-45 and Sam Houston Tollway
- First and second floor space available
- Hospital licensed facility for 80 beds, which can be expanded
- Existing tenant - Recovery Innovations

GREAT USE FOR:

LTAC (Long Term Acute Care)	Hospice
Behavioral Health	Drug & Alcohol Center
ASC (Ambulatory Surgical Center)	Skilled Nursing Facility
Home Health	Senior Housing
Psychiatric Hospital	

AVAILABILITY

1st Floor	45,000 SF
2nd Floor	12,000 SF



1900 West Loop South, Suite 1300
Houston, Texas 77027

T: 713.270.7700 F: 713.270.6285
www.transwestern.com

Scott Carter
Vice President
713.270.3363
scott.carter@transwestern.com

Stan Young, President
Medical Real Estate, Inc.
713.467.9333
medre@medicalrealestateinc.com

