

**MEDICAL
OFFICE
FOR LEASE**

168,790 SF

COMPLETE
BUILDING
RENOVATION
COMING SOON

LOCATED
ON THE HCA
HOUSTON
HEALTHCARE
WEST CAMPUS



TRANSWESTERN

REAL ESTATE
SERVICES

WEST MEDICAL ONE

12121 Richmond Ave. | Houston, TX 77082

westmedicalone.com



Leasing Information:

Ashley Cassel | SVP

713.490.3785

Ashley.Cassel@transwestern.com

Danielle Lanza | Associate

713.231.1605

Danielle.Lanza@transwestern.com

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2021 FULL BUILDING RENOVATION

Description:

168,790 RSF, four-story medical office building located near Westchase on the HCA Houston Healthcare West Campus. The diverse, synergistic existing tenant mix promotes a healthy environment for physician referrals.

Drive Times:

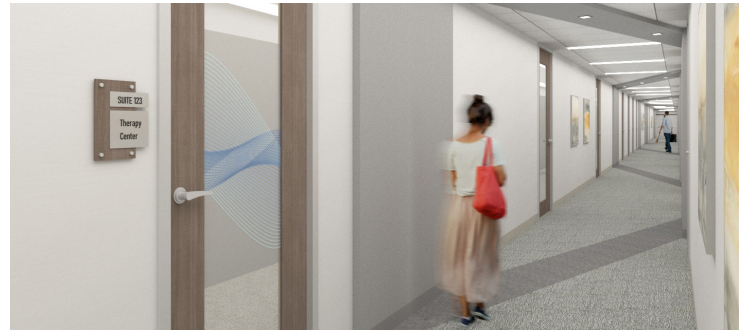
- | | |
|--------------------------|--------|
| ▪ CITYCENTRE | 15 min |
| ▪ The Galleria | 15 min |
| ▪ Texas Medical Center | 24 min |
| ▪ I-10 & 99 (Katy) | 23 min |
| ▪ Sugar Land Town Square | 17 min |

Building Specs:

- 4-story Medical Office Building
- 168,790 RSF
- Free garage and surface parking

Amenities:

- Located on the HCA Houston Healthcare West Campus
- Major lobby and common area upgrades with Class A finishes.
- New exterior with two covered patient drop-offs
- On-site professional, knowledgeable and responsive property management and maintenance team
- Move-in-ready clinical suites
- Excellent tenant mix
- On-site pharmacy & deli



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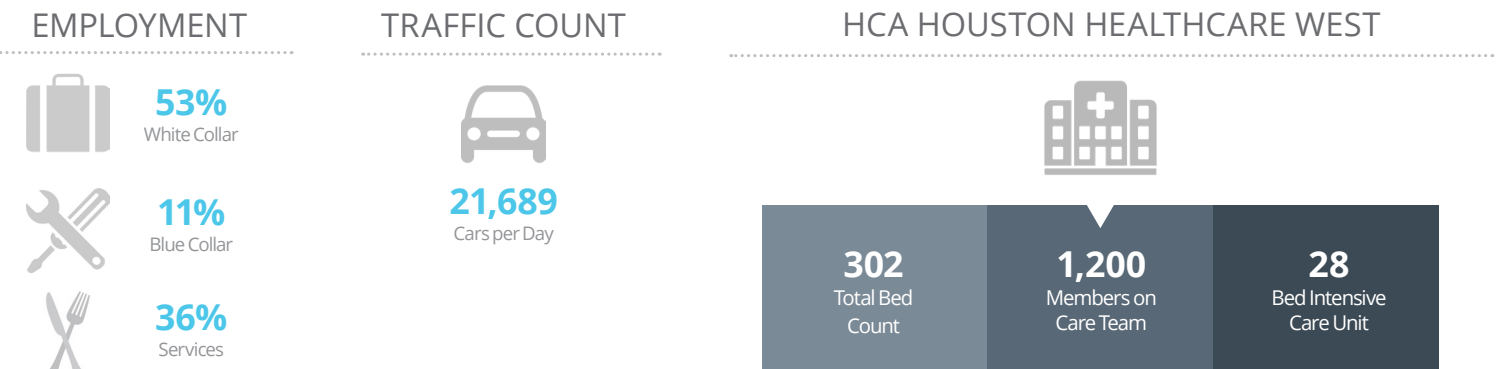
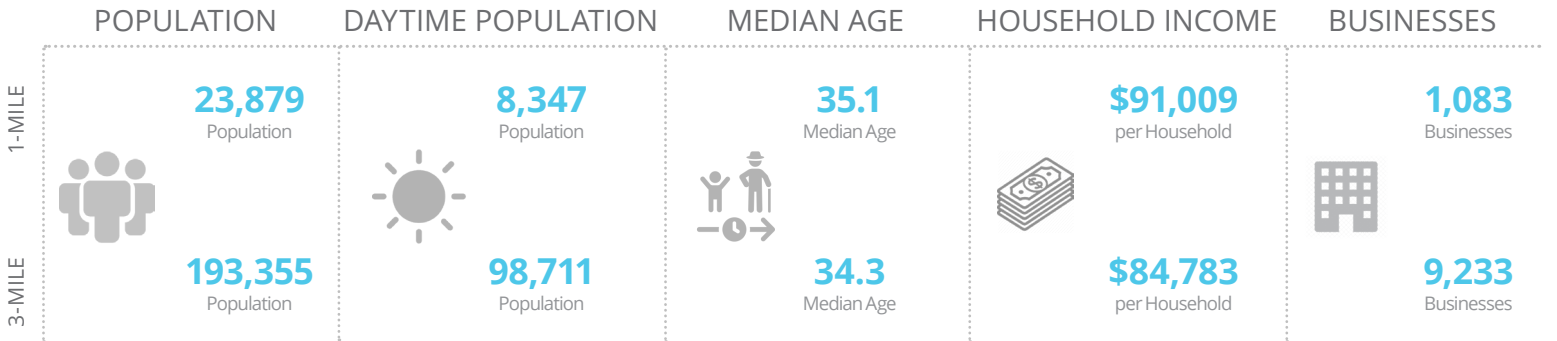
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Demographics



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