

CLASS A MEDICAL SPACE FOR LEASE 22001 SOUTHWEST FREEWAY

RICHMOND, TEXAS 77406



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PROPERTY DESCRIPTION

49,585 RSF three-story, class "A" medical office building

LOCATION

Located on the new OakBend Medical Center facility on US 59 and Williams Way $% \left(\mathcal{A}_{\mathrm{S}}^{\mathrm{A}}\right) =0$

LEASE RATE

\$20.00/SF, NNN

ESTIMATED OPEX

\$11.50/SF

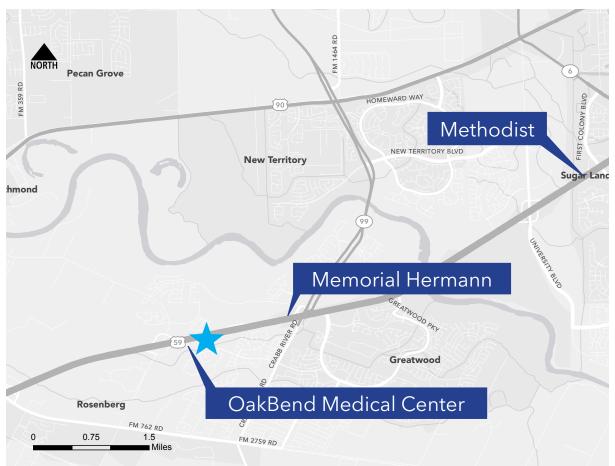
PARKING

AVAILABILITY

- **5.0/1000**
- 1,000 12,339 RSF
- FREE tenant & visitor parking

COMMENTS

- Prominent visibility and easy access from US-59 for patients, visitors, and physicians
- Steps from the new hospital and surrounded by a growing population
- Generous above-market TI allowance



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