

EXTRAORDINARY

40  
YEARS

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

## LEASE RATE

\$20.00/SF, NNN

## ESTIMATED OPEX

\$11.50/SF

## PARKING

- 5.0/1000
- FREE tenant & visitor parking

## AVAILABILITY

1,000 - 12,339 RSF

## 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



## CONTACTS

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