

 **TRANSWESTERN**<sup>®</sup>

EXTRAORDINARY

**40**  
YEARS



**UNDER NEW OWNERSHIP**

**MEDICAL OFFICE SPACE ATTACHED TO CHI ST. LUKE'S PATIENTS MEDICAL CENTER FOR LEASE**

# **PATIENTS MEDICAL OFFICE BUILDING**

4500 E. SAM HOUSTON PARKWAY S | PASADENA, TEXAS 77505

**CONTACT**  
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**CLASS A MEDICAL OFFICE SPACE FOR LEASE**

# PATIENTS MEDICAL OFFICE BUILDING

4500 E. SAM HOUSTON PARKWAY S | PASADENA, TEXAS 77505

**BUILDING SPECS**

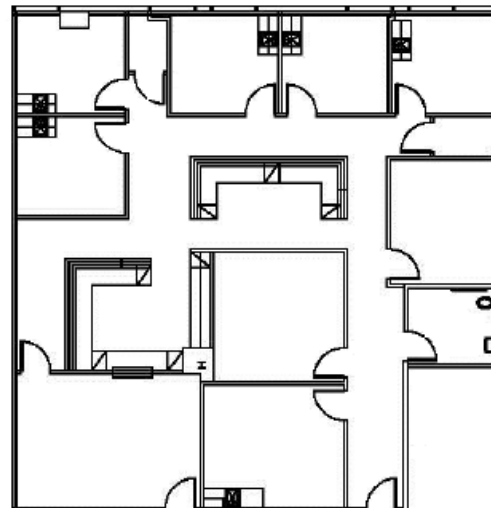
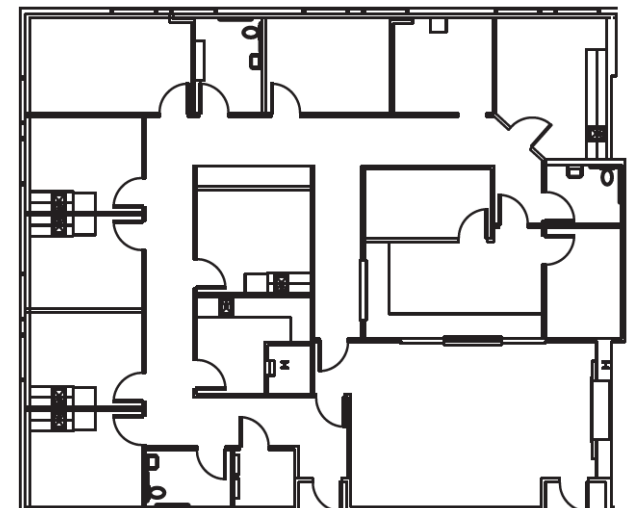
- 2-Story Class A Office Building
- 48,741 Gross Square Feet
- Generous Tenant Improvement Allowance
- Under new Property Management

**AMENITIES**

- Attached to CHI St. Luke's Patients Medical Center
- Immediate Access to E. Sam Houston Parkway, TX-225, and I-45
- Excellent Freeway Visibility
- Reduced Operating Expenses

**AVAILABILITIES**

- Suite 201 | 3,473 RSF | Move-in Ready
- Suite 225 | 1,160 RSF | Shell Condition
- Suite 230 | 1,246 RSF | Shell Condition
- Suite 235 | 2,695 RSF | Move-in Ready
- Suite 265 | 3,346 RSF | Shell Condition
- Rate: \$18.00/Square Foot NNN
- OpEx: \$12.26/Square Foot Estimated 2019

**SUITE 235 - 2,695 RSF****SUITE 201 - 3,474 RSF****CONTACT****SARAH CARTER | VP**

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