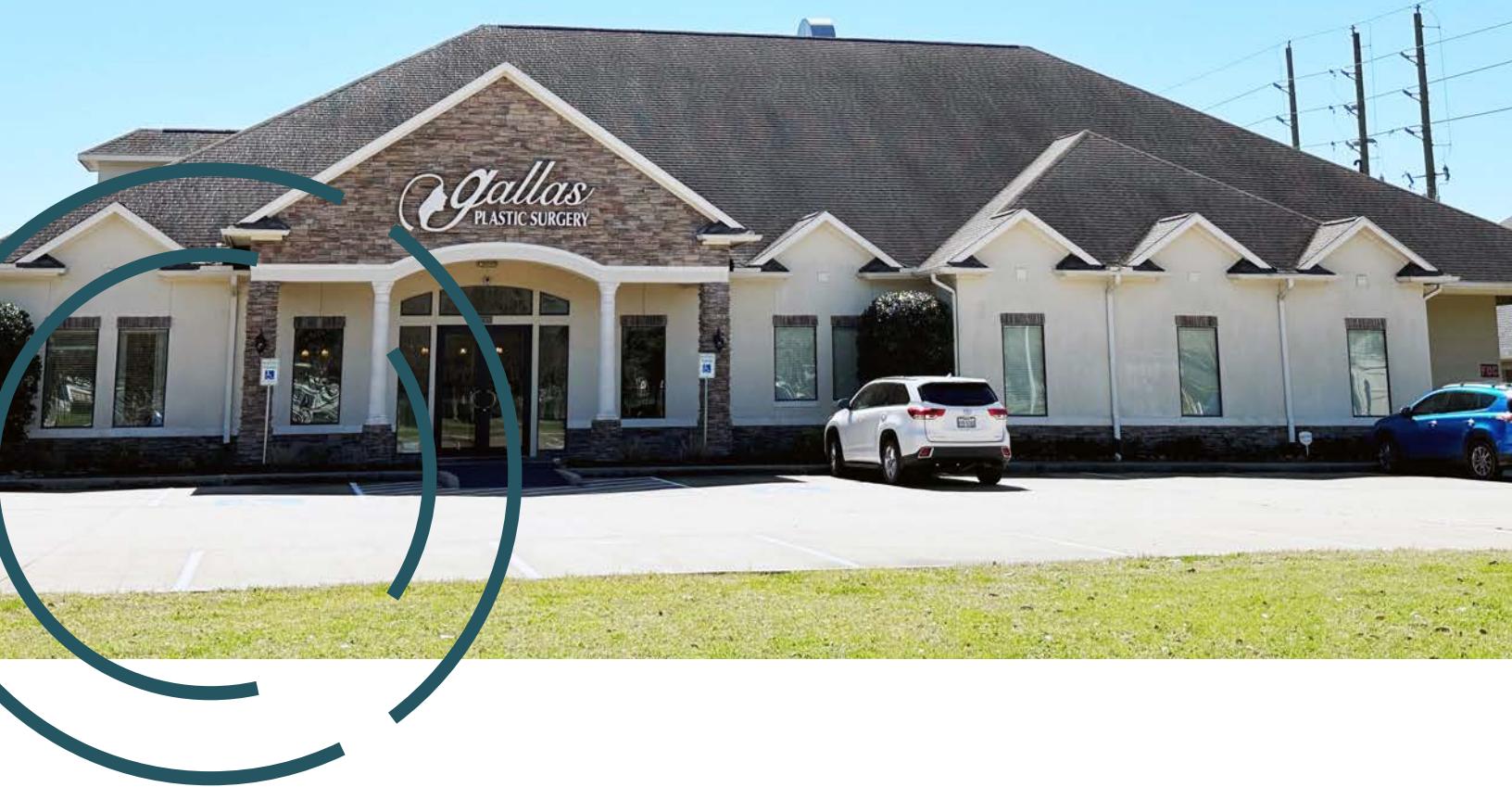


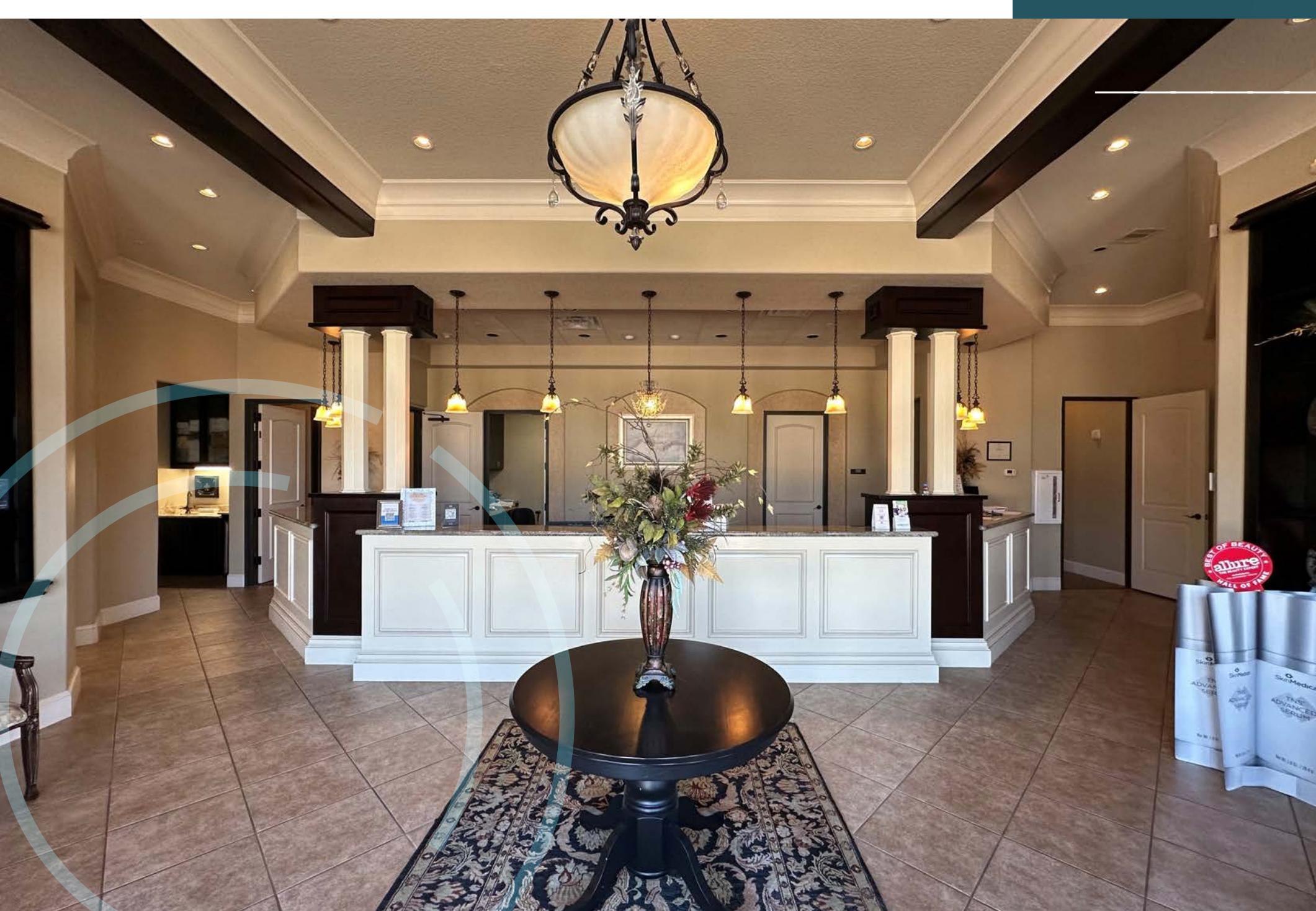


PROVINCIAL PARK SURGERY CENTER
21300 PROVINCIAL BLVD
FOR LEASE OR SALE

STATE LICENSED AMBULATORY SURGERY CENTER
2 OPERATING ROOMS



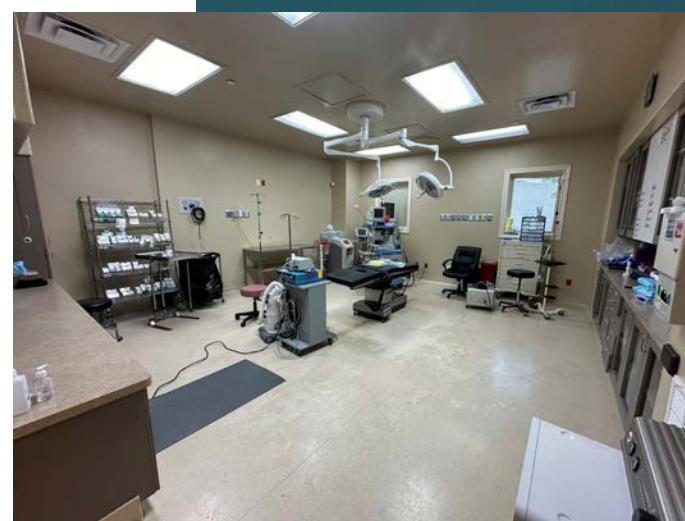
21300 PROVINCIAL BLVD, KATY, TEXAS 77450



YEAR BUILT: 2008

SIZE: 6,890 SF

LOT SIZE: 0.58 acres
(25,239 SF)



Provincial Park Surgery Center

21300 Provincial Blvd, Katy, Texas 77450

KEY FEATURES

State Licensed Ambulatory Surgery Center with 2 Operating Rooms

Piped Medical Gas
(O₂, Nitrogen, Nitrous Oxide, Medical Air, Carbon Dioxide)

External Gas Farm

Commercial Back-up Gas Generator

Hospital Grade AAON HVAC System (3 AHU)

Covered Patient Pick-up

2nd floor (2,698 SF) Storage and Mechanical Area

Monument Signage

FLOOR PLAN

6,890 SF

Primary OR (18'x20')

Exam Rooms

Conference Room

Secondary OR (14'x16')

Pre-op/Post-op (3 beds + 1 recliner)

Additional Rooms

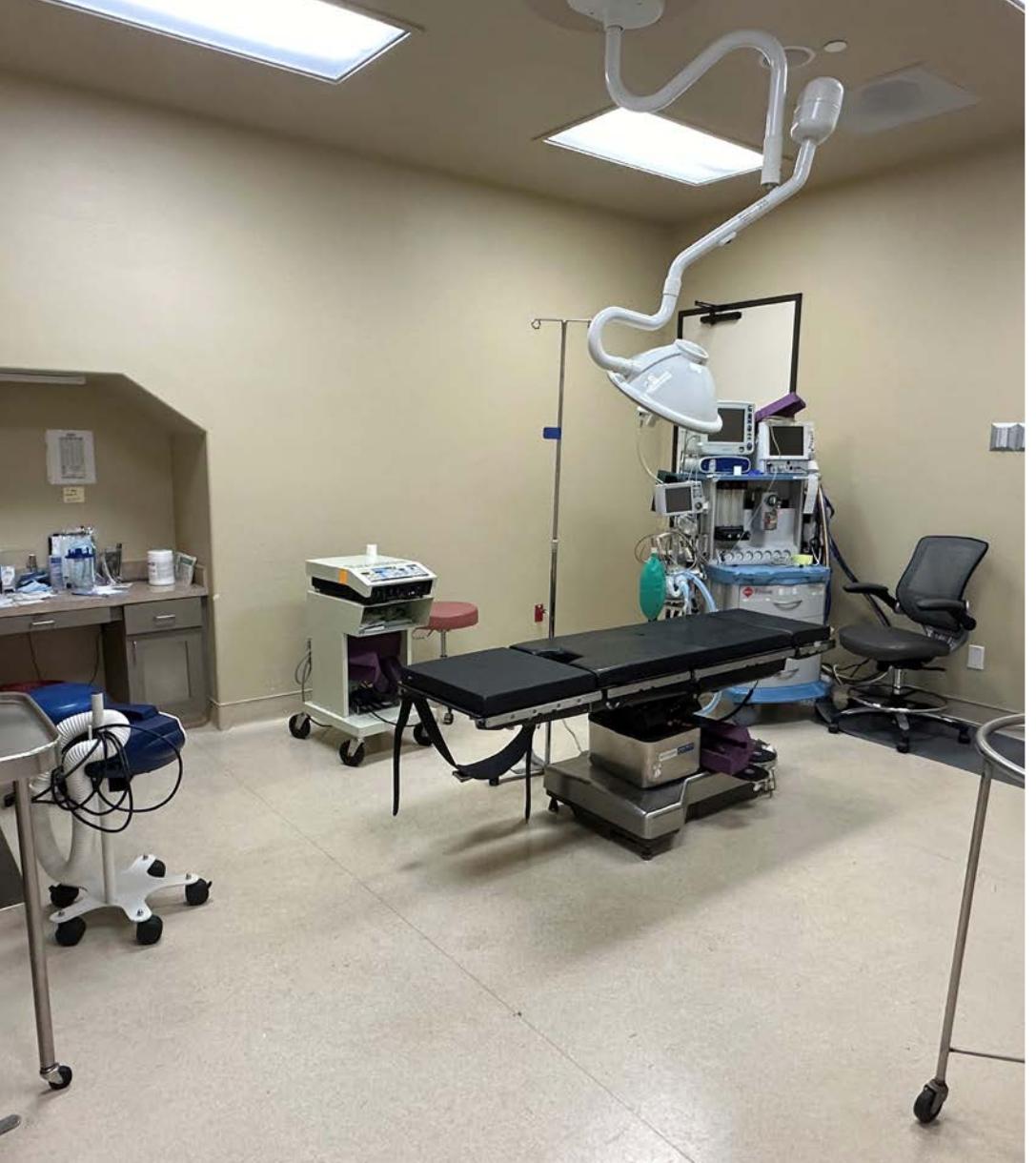
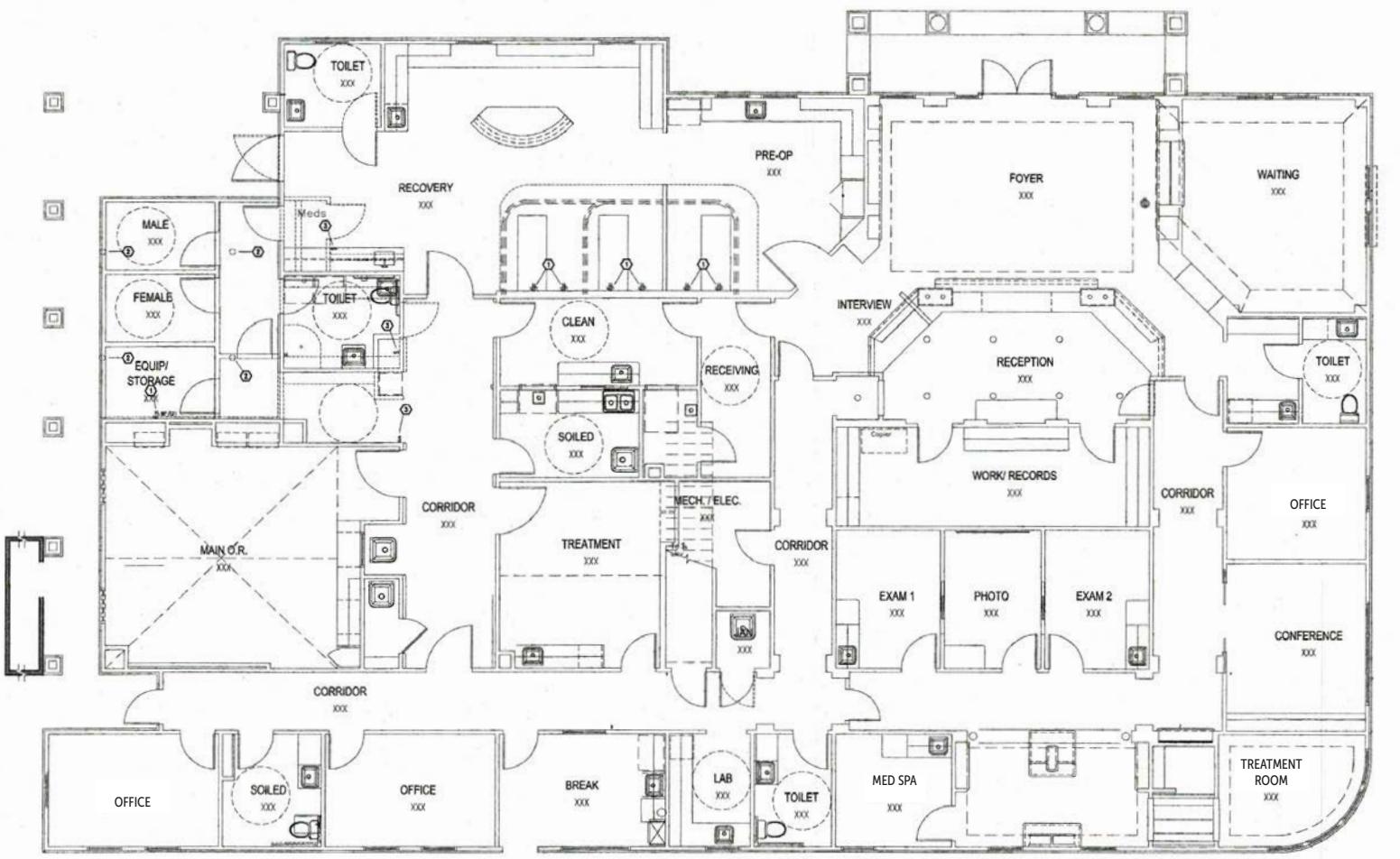
Clean and Dirty Room

Multiple Offices

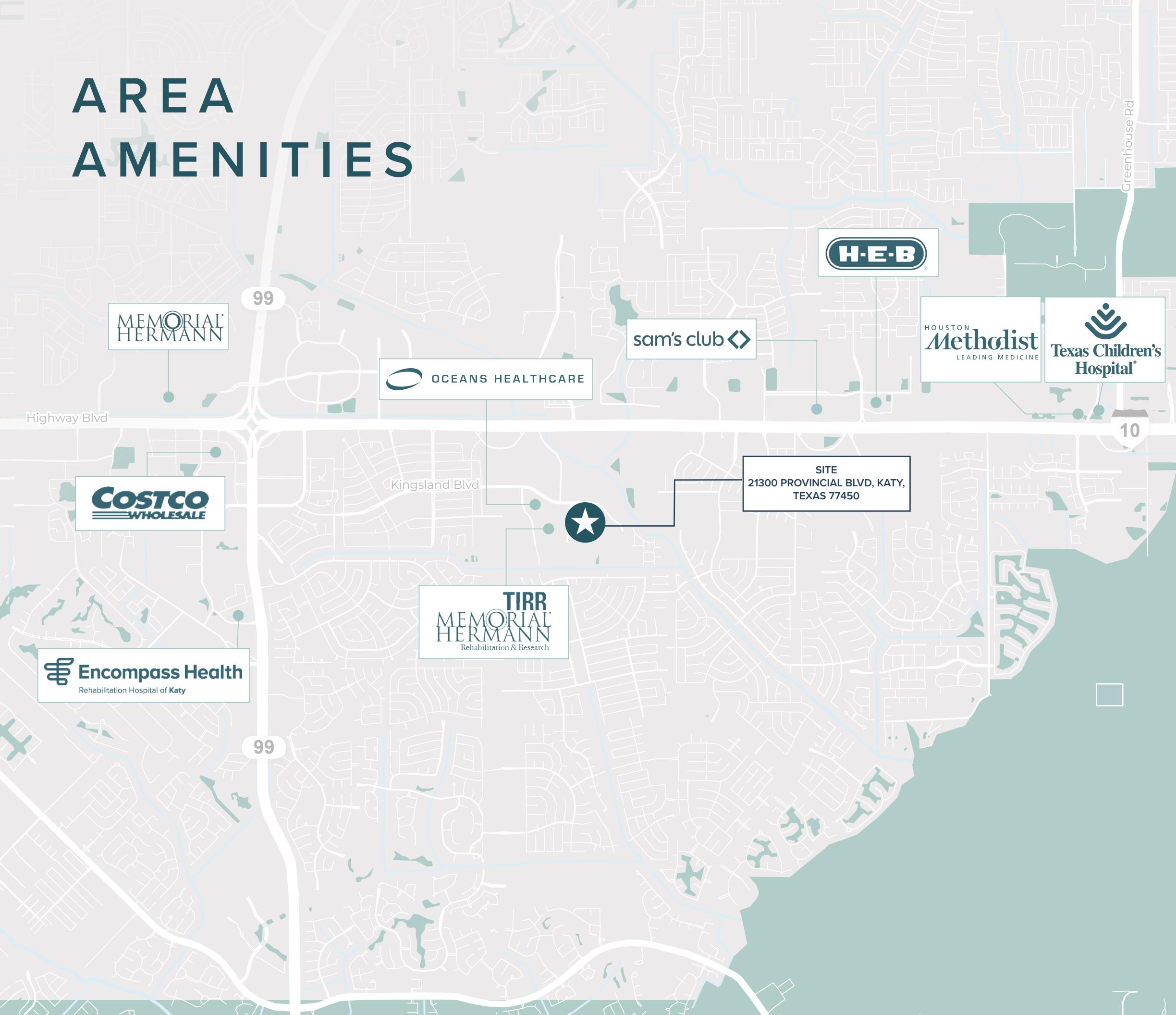
2nd Floor Storage



Virtual Tour - OR Area



AREA AMENITIES



DEMOGRAPHICS

WITHIN A 5 MILE RADIUS

KEY FACTS

285,811
Population

3
Average Household Size

\$92,491
Median Household Income

35
Median Age

INSURANCE MIX

5.09%
Medicaid

66.08%
Commercial Insurance

3.98%
Insurance, Govt Exchange

18.73%
Medicare

EMPLOYMENT

4.3%
Unemployment Rate

71%
White Collar

17%
Blue Collar

11%
Services

EDUCATION

8% No High School Diploma

17% High School Graduate

35% Some College

40% Bachelor's/Grad/Prof Degree

AMBULATORY SURGERY CENTER

FOR LEASE OR SALE

CALL FOR PRICING

TIM GREGORY

713 888 4061

tim.gregory@jll.com

KENDALL KERR

713 243 3306

kendall.kerr@jll.com

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