



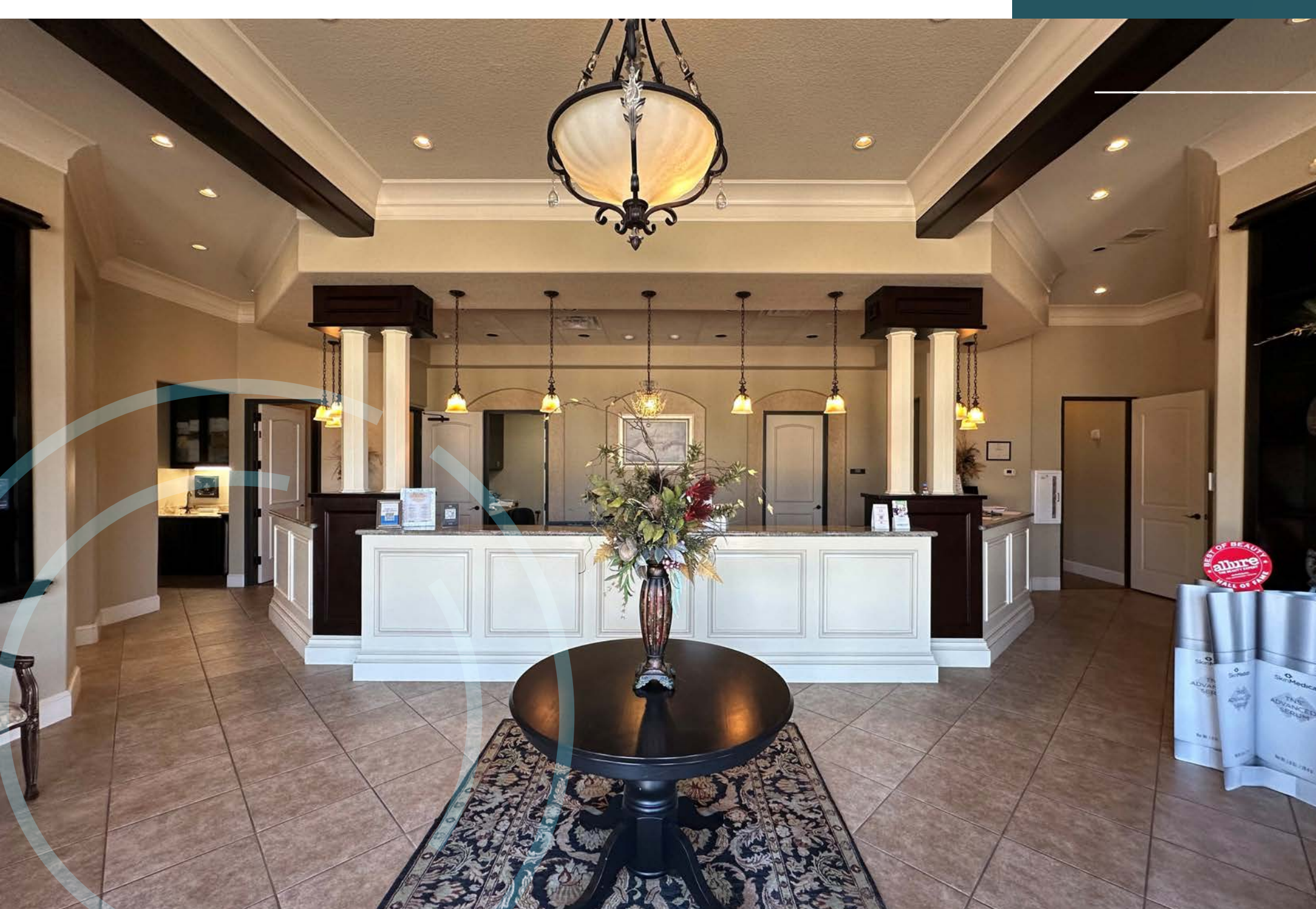
PROVINCIAL PARK SURGERY CENTER
21300 PROVINCIAL BLVD

FOR LEASE OR SALE

STATE LICENSED AMBULATORY SURGERY CENTER
2 OPERATING ROOMS



21300 PROVINCIAL BLVD, KATY, TEXAS 77450



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



YEAR BUILT: 2008

SIZE: 6,890 SF

LOT SIZE: 0.58 acres
(25,239 SF)



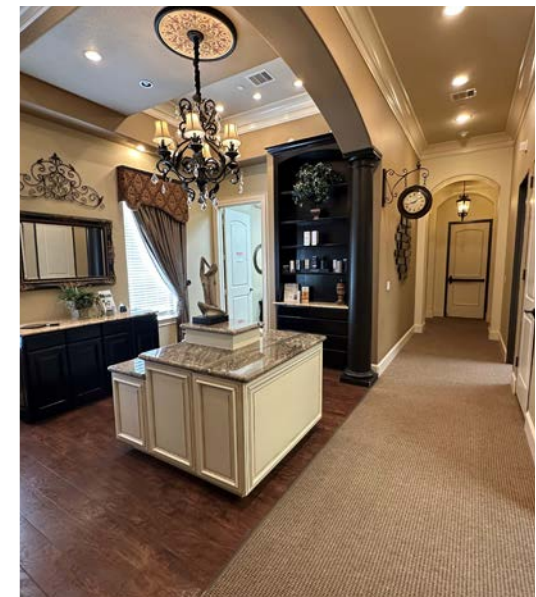
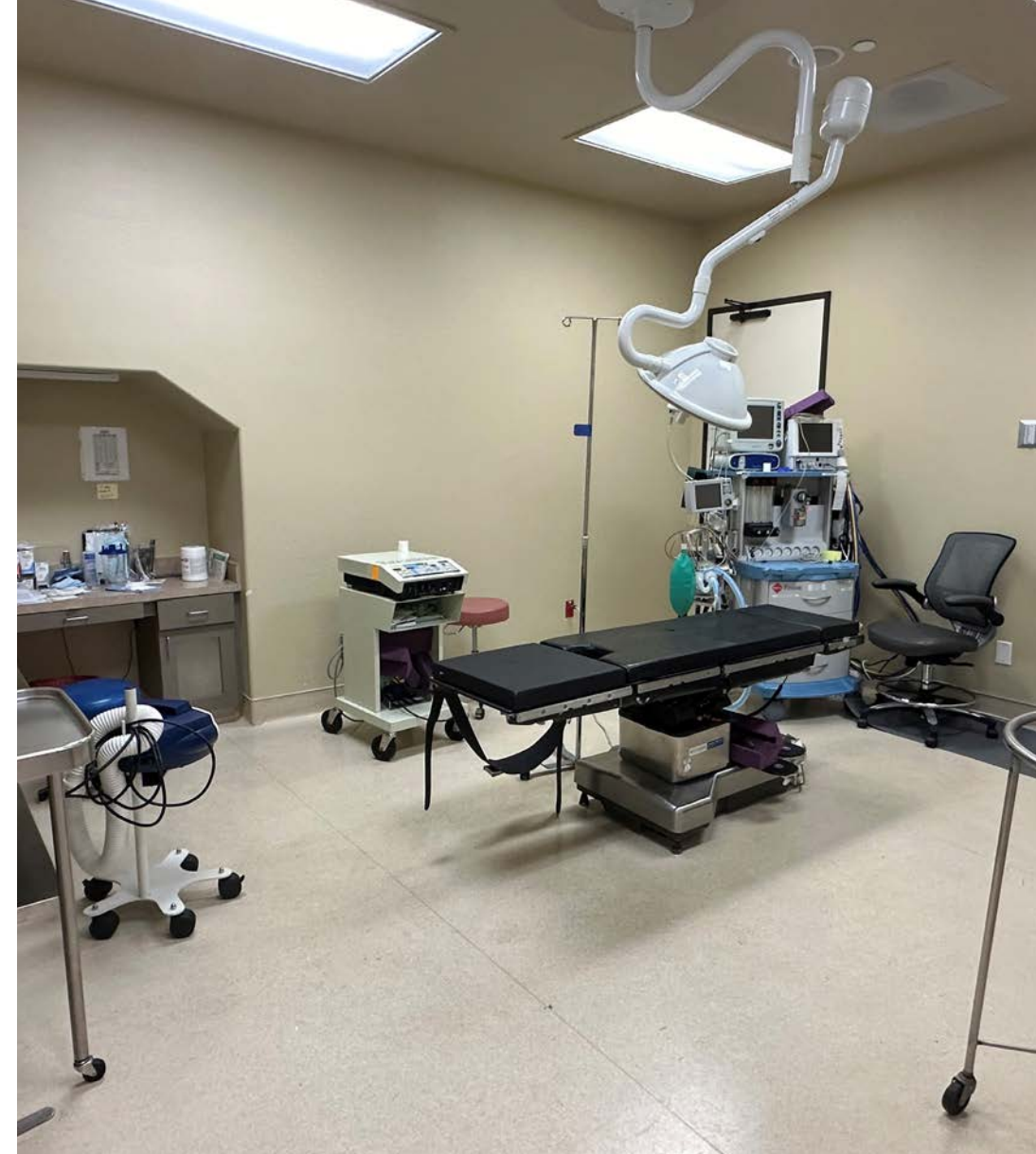
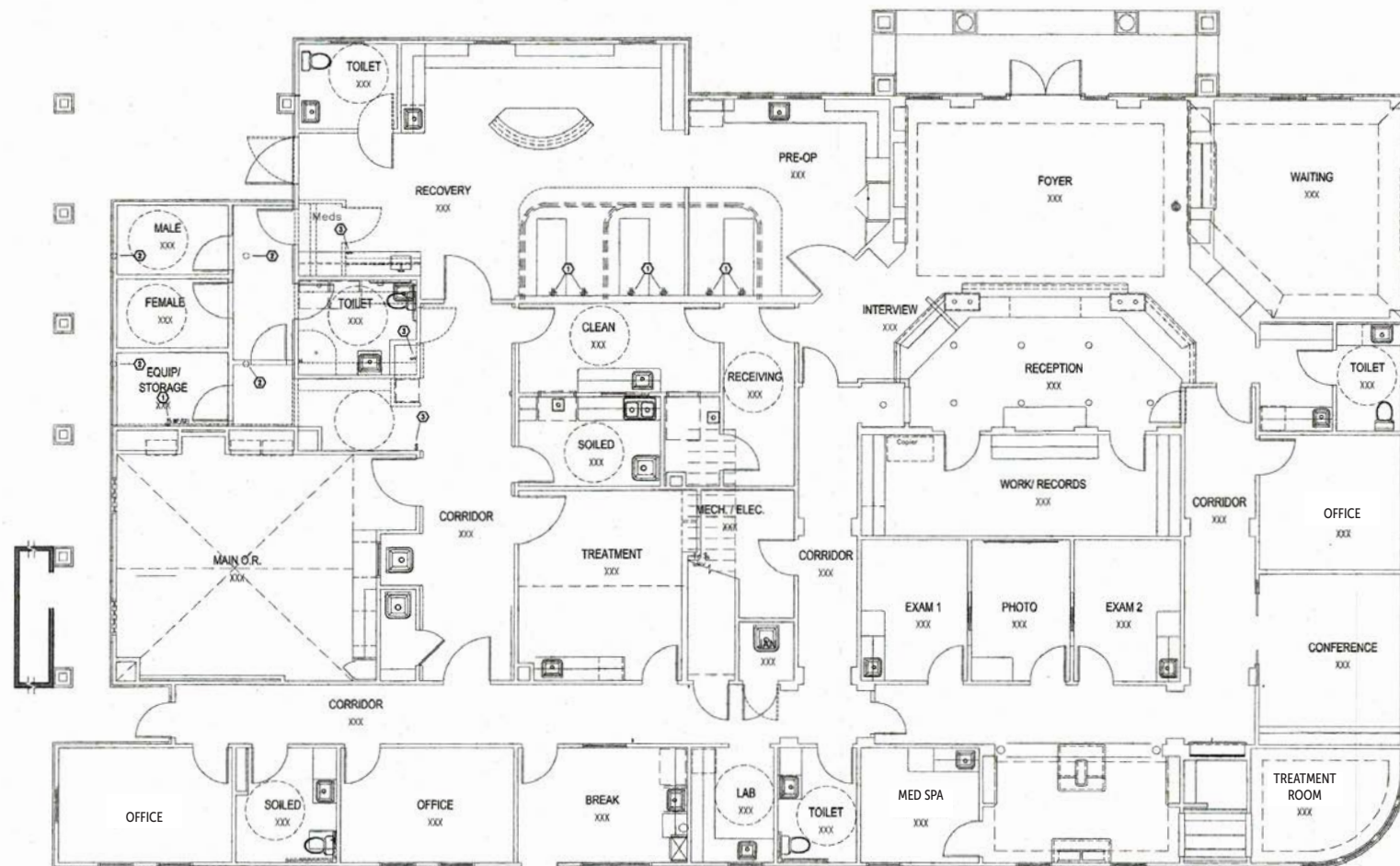
FLOOR PLAN

6,890 SF

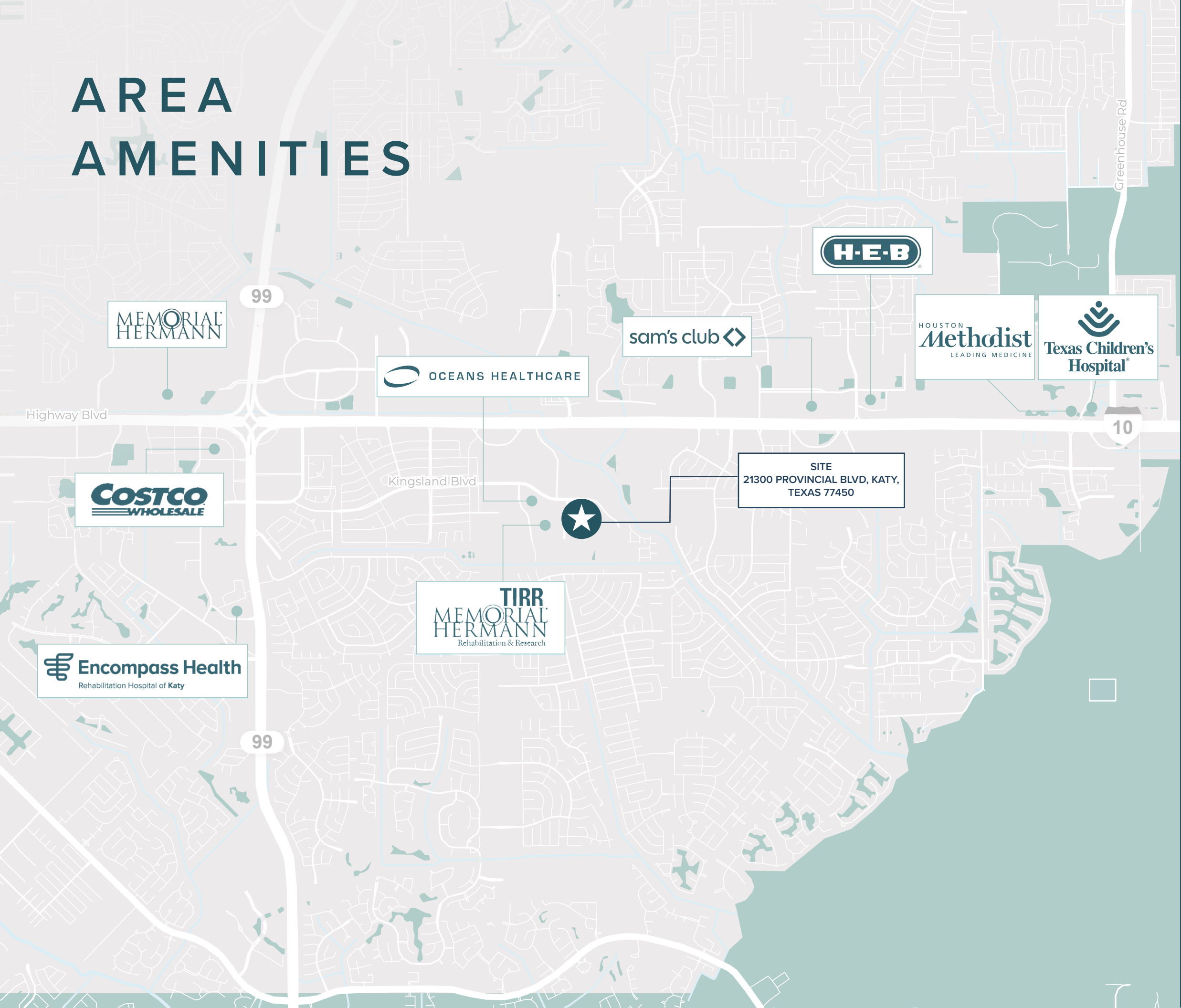
Primary OR (18'x20')	Exam Rooms	Conference Room
Secondary OR (14'x16')	Pre-op/Post-op (3 beds + 1 recliner)	Additional Rooms
Clean and Dirty Room	Multiple Offices	2 nd Floor Storage



Virtual Tour - OR Area



AREA AMENITIES



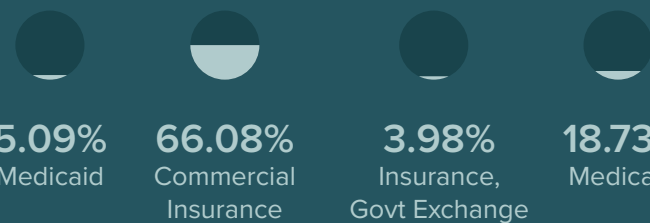
DEMOGRAPHICS

WITHIN A 5 MILE RADIUS

KEY FACTS

285,811 Population	3 Average Household Size
\$92,491 Median Household Income	35 Median Age

INSURANCE MIX



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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