



HEDWIG PLACE

8731 Katy Fwy, Houston, TX 77024

ACCESSIBILITY
meets
MODERN
DESIGN

CBRE



HEDWIG PLACE is located on I-10 (Katy Freeway) in the heart of the Memorial Villages, just miles away from Memorial Hermann Memorial City Hospital. Hedwig Place is bolstered by freeway exposure, fine dining and retail, and upscale neighborhoods.

MOVE-IN READY medical suite available, providing doctors an opportunity for immediate occupancy and no startup costs for their real estate needs. It features a mix of modern design with upscale interior finishes to provide an atmosphere that is welcoming to tenants and patients alike.



Class A, 102,775 RSF,
5-story Medical Office
Building



Move-in ready medical
office space available



Ambulatory surgical
centers within the
building



Federal Grill serves
upscale comfort food
on the ground floor



Structured parking with
direct access on the 1st
and 2nd floors and
greater than 4/1,000 SF
parking ratio

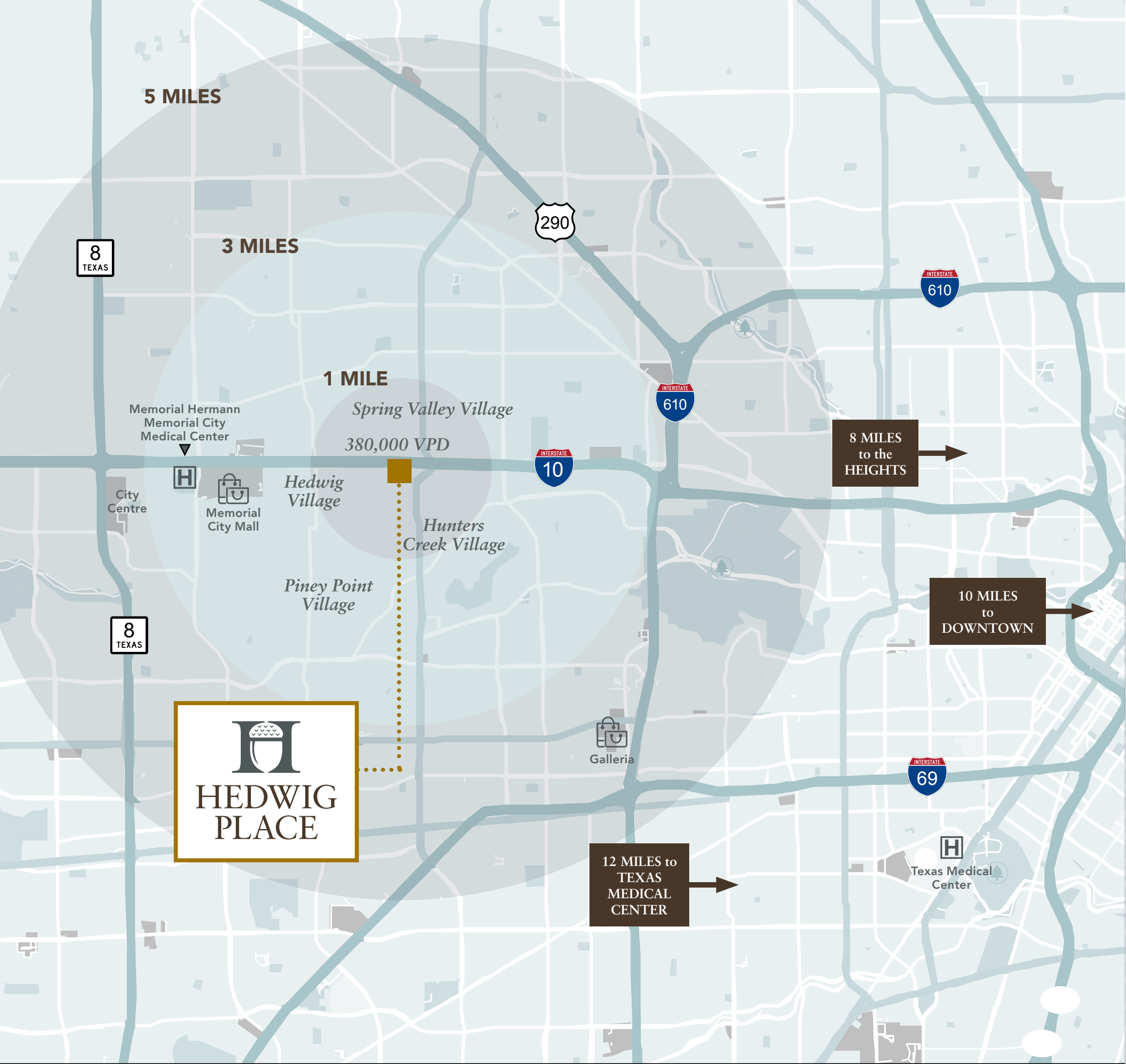


No use restrictions



Automatic doors and
gurney-sized elevators





Booming West Side Location



Major arterial route, experiencing nearly 380,000 cars per day



77024 zip code boasts some of the wealthiest demographics in the state of Texas



Located on I-10 between Loop 610, Houston's inner loop, and Beltway 8, the first outer loop



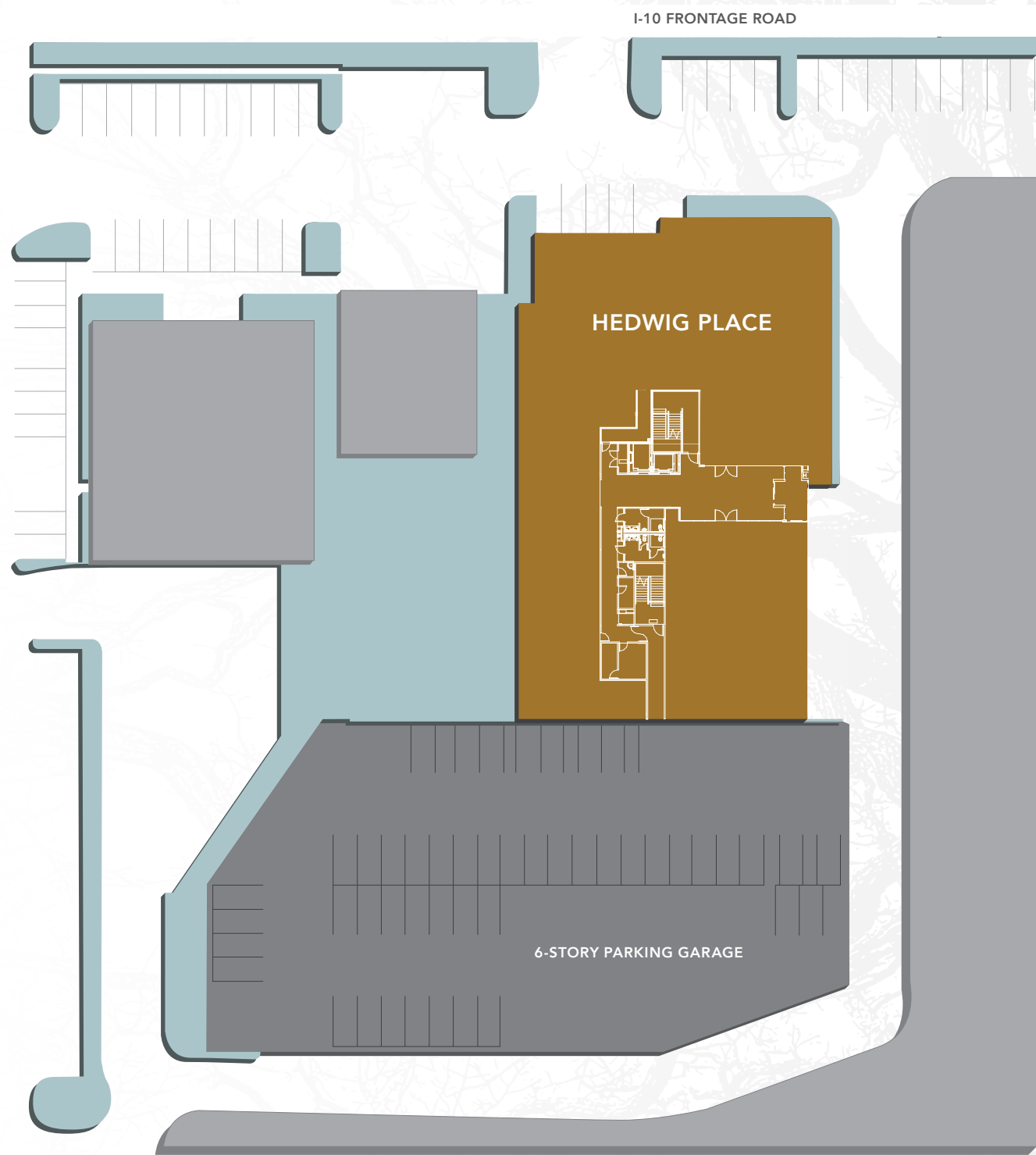
Easy access to all major freeways from I-10

2025 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	9,016	141,714	446,413
DAYTIME POP	14,173	188,831	681,573
AVG HH INCOME	\$350,858	\$169,854	\$132,858

CONSUMER HEALTHCARE	1 MILE	3 MILES	5 MILES
AVG CONSUMER EXPENDITURE ON HEALTHCARE	\$20,848	\$10,365	\$8,089
ADULTS VISITED DOCTOR LAST 12 MONTHS	5,733	87,315	265,714
ADULTS VISITED DOCTOR LAST 12 MONTHS: 6+ TIMES	2,948	39,832	117,002
TOTAL INSURED - PRIVATE INSURANCE		81,954	220,150
TOTAL INSURED - PUBLIC INSURANCE		23,934	74,105

SITE PLAN

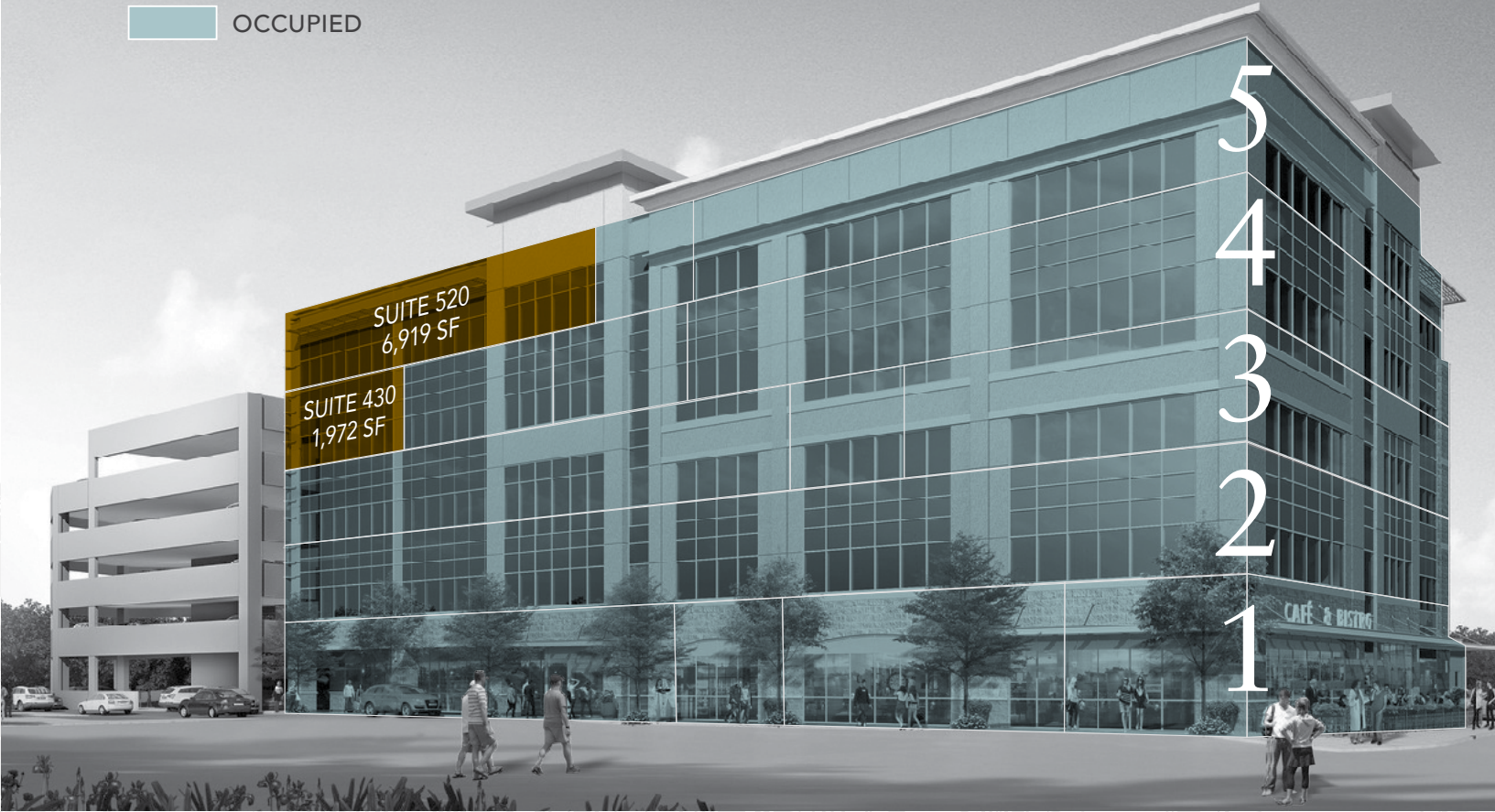


AVAILABILITIES

Suite 430 - 1,972 SF

Suite 520 - 6,919 SF
[\(VIEW VIRTUAL TOUR\)](#)

AVAILABLE
OCCUPIED



FOR ADDITIONAL INFORMATION

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