

MEDICAL  
OFFICE  
SPACE FOR  
LEASE

24,229 SF  
OF CLASS A  
BUILDING

INDOOR  
ELEVATOR

1,100 TO 6,250  
AVAILABLE SF



TRANSWESTERN

REAL ESTATE  
SERVICES

# 11161 Shadowcreek

11161 Shadowcreek Pl | Pearland, TX 77584



## Leasing Information:

**Sandra Wolters**

713.231.1581

sandra.wolters@transwestern.com

**Lisa Bovermann | SVP**

713.270.0457

lisa.bovermann@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

MEDICAL  
OFFICE FOR  
LEASE

24,229 SF  
OF CLASS A  
BUILDING

INDOOR  
ELEVATOR

1,100 TO 6,250  
AVAILABLE SF



TRANSWESTERN

REAL ESTATE  
SERVICES

# 11161 Shadowcreek

11161 Shadowcreek Pl | Pearland, TX 77584



## Amenities:

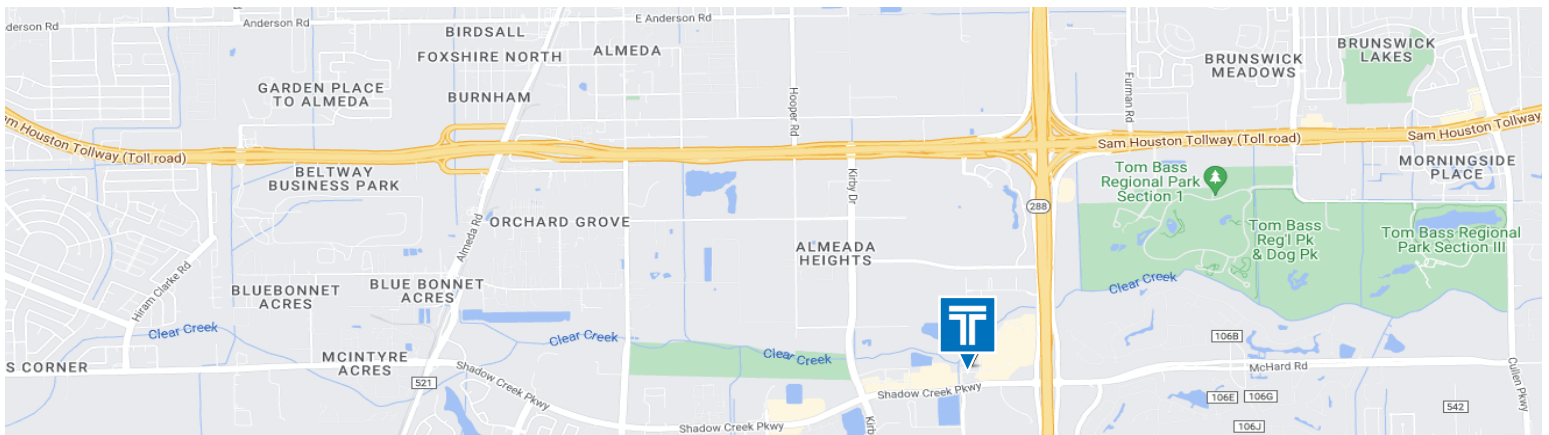
- 2-Story Class A Medical Office Building
- 24,229 Gross Square Feet
- Gorgeous Clear Creek Trail accessible to Tenants

## Demographics

- 2022 Total Population: 207,038
- Annual Growth Rate: 2,8%
- 2022 Average Household Income: \$110,710

## Availabilities:

- Shell Space
- Starting Rates \$22.00 + OPEX
- Triple Net Lease



## Leasing Information:

**Sandra Wolters**  
713.231.1581  
sandra.wolters@transwestern.com

**Lisa Bovermann | SVP**  
713.270.0457  
lisa.bovermann@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.