

**MEDICAL  
SPACE  
FOR LEASE**

+/- 19,700 SF  
AVAILABLE

BUILDING  
SIGNAGE  
OPPORTUNITY

**MC** MANAGEMENT AND  
DEVELOPMENT, INC.

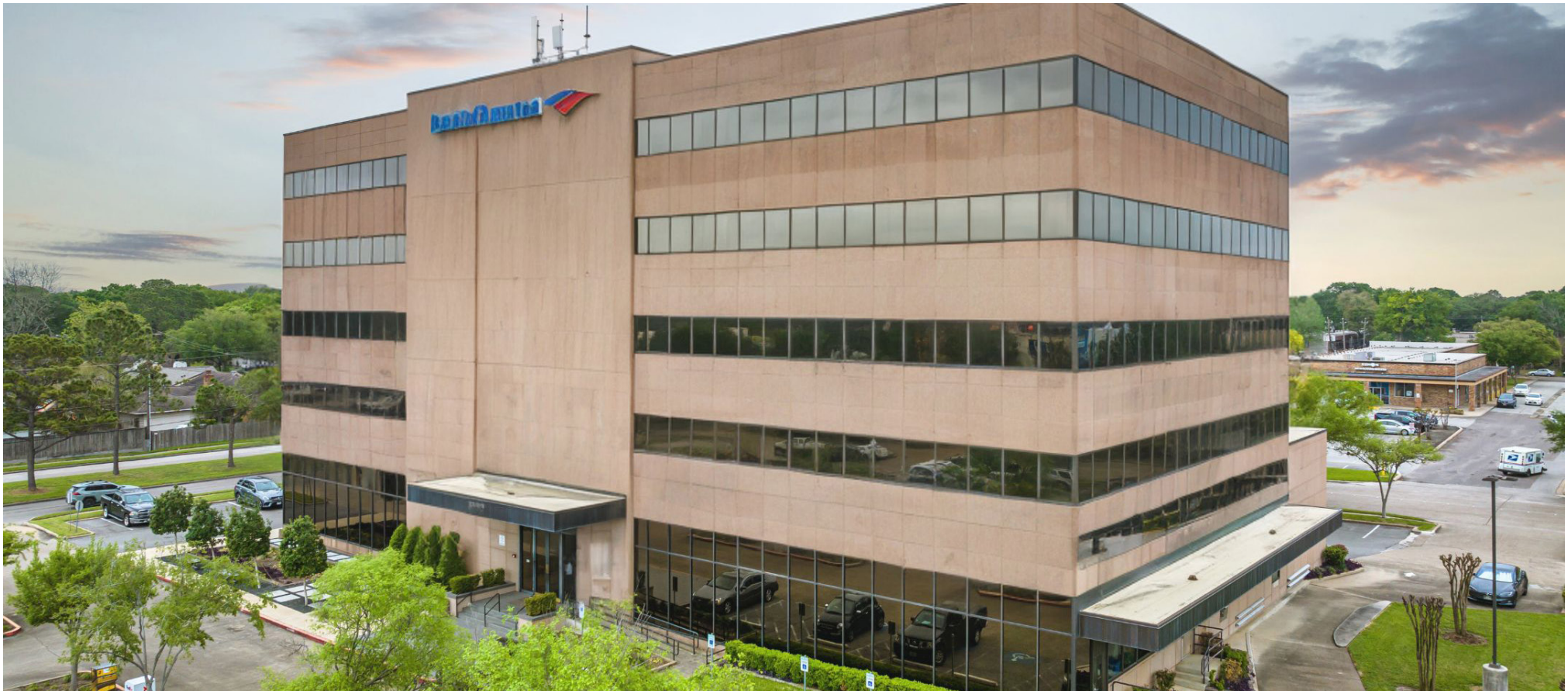
**MEYERLAND**  
PROFESSIONAL PLAZA

**TRANSWESTERN**

REAL ESTATE  
SERVICES

# Meyerland Professional Plaza

9660 Hillcroft Ave | Houston, TX 77096



## Leasing Information:

**Sarah Carter | VP**  
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**Elise Jaco | Associate**  
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# Welcoming A New Patient Experience

Join us in this reimagined space, where convenience, visibility, and location converge for medical and office professionals. The landlord plans to invest significant capital in 2024 to renovate the building, the main entrance, and monument signage.

## Future Renovations

- Enhanced common areas including restrooms
- Class-A lobby finishes
- Updated front entrance

## First Floor Renovations

- Prime first floor space up to 9,541 SF that can be demised
- Alternative configurations for multi-tenant space available
- Dedicated entrance with prominent eyebrow signage opportunity
- Capabilities for parking expansion up to 4/1000



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## Building Description

The newly rebranded Meyerland Professional Plaza is undergoing a transformation that will cater to medical professionals, offering approximately 19,700 SF of clinical space. With a prime location along Hillcroft and Braeswood, the building provides great visibility and accessibility. Anticipate a substantial landlord investment in the building providing a modern, updated aesthetic in 2024.

## Property Features:

- 5-story outpatient medical building
- Free surface parking, up to 3.5/1,000
- Future move-in-ready clinical suites
- Diverse medical tenant mix

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## POPULATION



**50K**  
Population

## INCOME



**\$76,315**  
Median Household  
Income

## BUSINESS



**26,460**  
Total Employees

## TRAFFIC COUNT



**14,862+**  
Cars per Day  
(Hillcroft & Braeswood)



## EMPLOYMENT



**69%**  
White Collar



**16%**  
Blue Collar



**15%**  
Services

## NEARBY HOSPITALS

### Memorial Hermann Southwest Campus

**3**  
Miles from  
Subject Property

**543**  
Bed Count

### St Luke's Sugar Land

**10**  
Miles from  
Subject Property

**100**  
Bed Count

### HCA Houston Healthcare West

**11**  
Miles from  
Subject Property

**272**  
Bed Count

\*Demographics are within 3 miles of the property

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