



WOLF
CAPITAL PARTNERS

T Transwestern

Welcome to MemorialMed

Advanced Medical Care Close To Home

Under new ownership as of Q1 2026, MemorialMed will be transformed from a traditional workspace into a future-ready medical destination. Led by experienced medical landlords, the renovation will be thoughtfully designed to equip healthcare providers with the space they need to deliver exceptional care to the Memorial community.



The Current Building

Today's MemorialMed

4

Total Floors of Medical Space

91,390K

Total Building Size (RSF)

22.2K

Typical Floor Plate

3/1K SF

Parking Ratio



Images shown may not reflect the current condition of all areas. Renovations and enhancements are planned.

A fresh new look

Renovations Coming Soon



Renderings subject to change upon evolution



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Typical Floor Plan

Availabilities

Level 1

13,754 RSF

Level 4

7,779 RSF

Level 3

13,531 RSF

Total Availability

35,064 SF



Location

Connected and Convenient

Nestled in the heart of a vibrant neighborhood, with unparalleled access to the I-10 freeway. Experience the perfect blend of convenience and culture in the dynamic Memorial and Spring Branch district.

DRIVE TIMES

3-5 MINUTES

Bunker Hill Memorial City
City Centre Spring Branch

10 MINUTES

Greater Heights Uptown/
Galleria

15+ MINUTES

River Oaks
Texas Medical Center
Midtown/Montrose



Demographics within 3 miles

The Neighborhood

MemorialMed is surrounded by diverse residents in a prime & growing location for top-rated specialized medical practices to flourish

184,357K

Daytime Population

138,758K

Total Population

78%

Visited a Doctor (2024)

162,160K

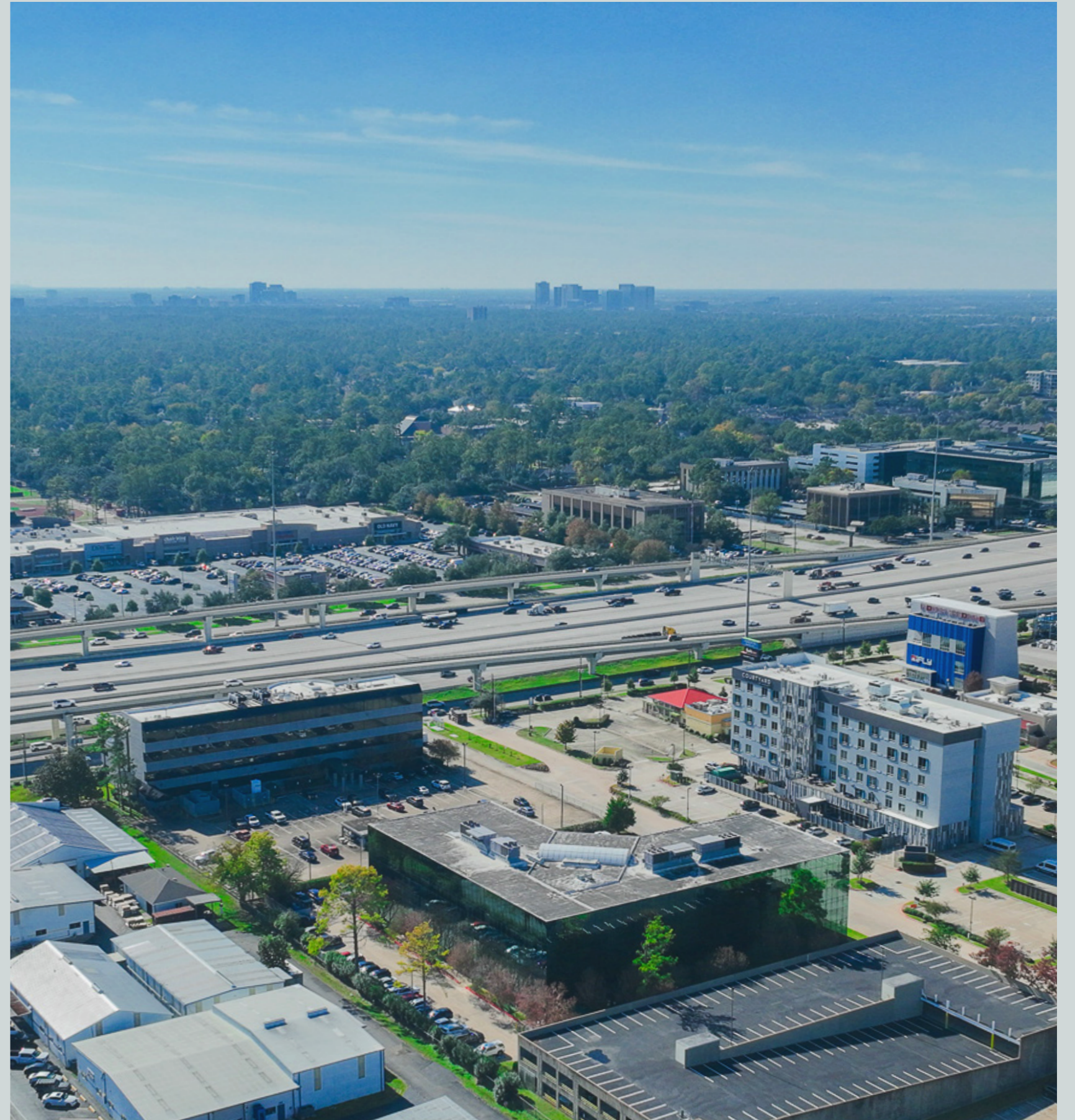
Avg. Household Income

51.9%

Privately Insured

\$9K

Healthcare Spending (2024)



Building on the Healthcare Community

FOR LEASING

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