



Baker Medical Office Building

2307 W. Baker Road - Baytown, TX 77521





Baker Medical Office Building

Out-patient clinical space, located down the street from Houston Methodist Baytown Hospital. Within minutes of major healthcare facilities, dining and shopping. Boutique building exterior, with private entrances that make it easy for patients to get to their destination. Enhance your patients experience with unique opportunity to build out your own space.

Baker Medical Building

1

Remaining Suite

8,930 SF

Building Size

1-2

Space Car Port

2,459 SF

Available

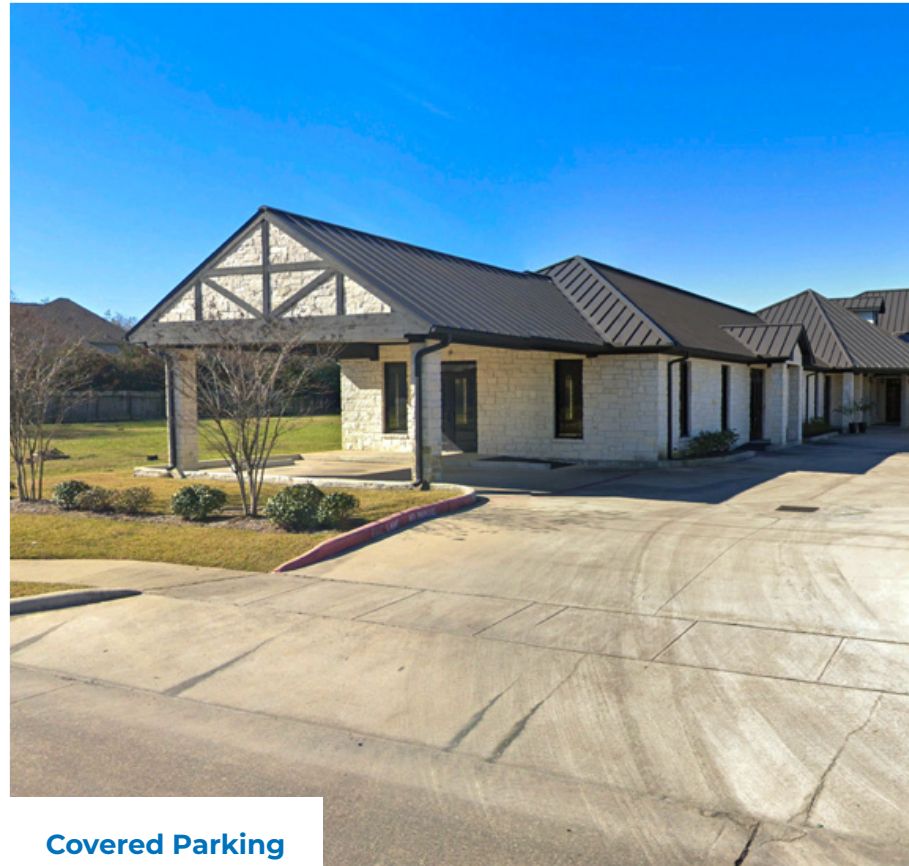
Welcome to Baker Medical Office Building

Building Features

- Boutique medical office building
- Surface parking spaces with dedicated covered parking available just outside the suite
- Favorable visibility on the Southwest Corner of W Baker Rd and Emmett Hutto Boulevard
- In good company with oral surgery and sports and pain management tenants

Availability

- 2,459 SF in whitebox condition, ideal for custom build-out opportunity
- Tenant improvement packages available
- Rents starting at \$21.50/SF/year NNN



Covered Parking

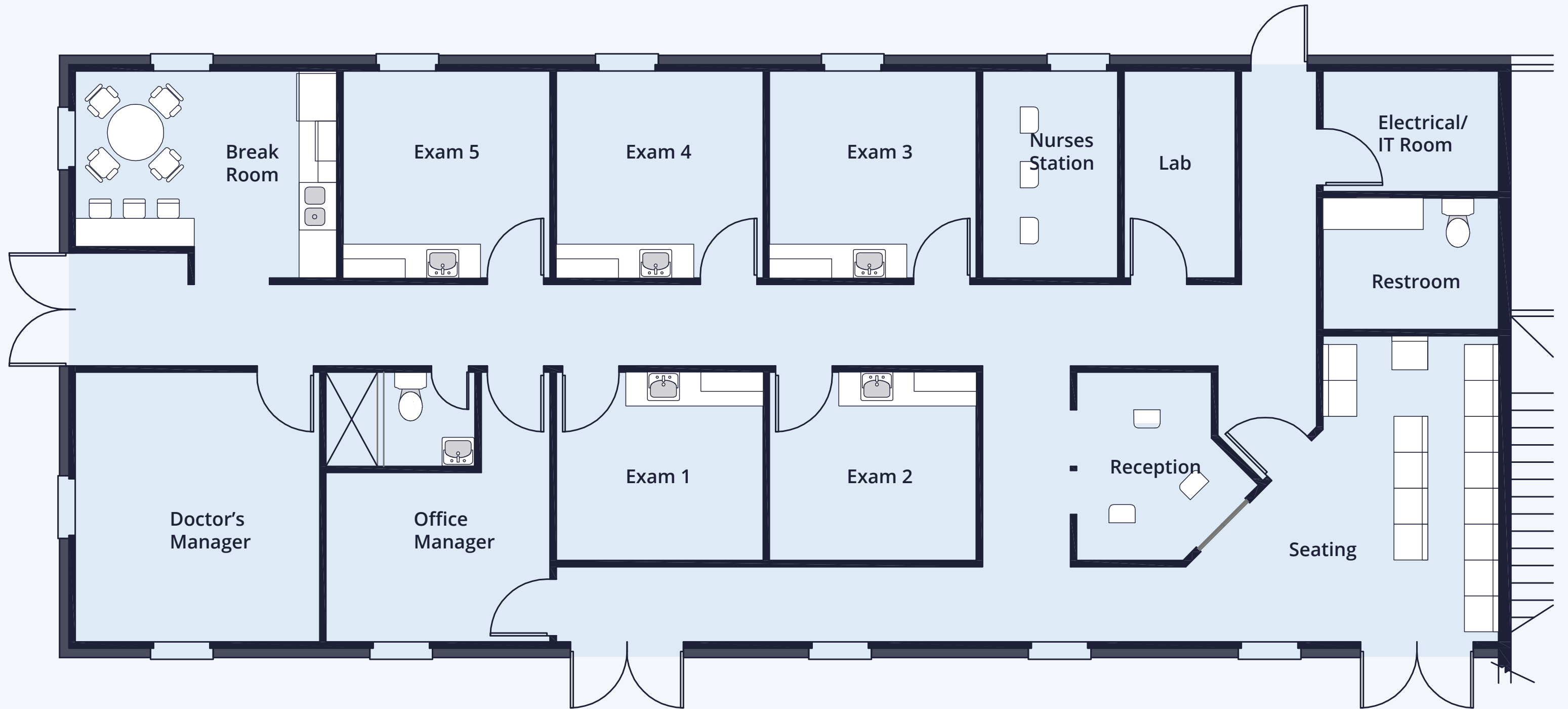


Custom Buildout



BAKER MEDICAL OFFICE BUILDING

2,459 SF Test Fit



Premier Location

Baker Medical Office Building is located within minutes from Baytown's major hospitals, medical specialties & practices, and variety of restaurants and retail.

Baytown

3 Minutes

- Houston Methodist Baytown Hospital
- Cedar Bayou Nursing & Rehab Center
- HCA Houston Healthcare Southeast - Women's Care Center
- Baytown Village Shopping Center
- Willowcreek Shopping Center

Downtown Baytown

10+ Minutes

- Downtown Arts District
- Baytown Historical Museum
- Baytown Little Theater
- Baytown Symphony Orchestra

Houston

30+ Minutes

- Texas Medical Center
- Downtown Houston



Centralized in a Thriving Community

The building is surrounded by Baytown's established and diverse communities. The area continues to experience growth, with new developments including T-36 Golf Course, Hyatt Regency Convention Center and other commercial developments sprouting throughout area.



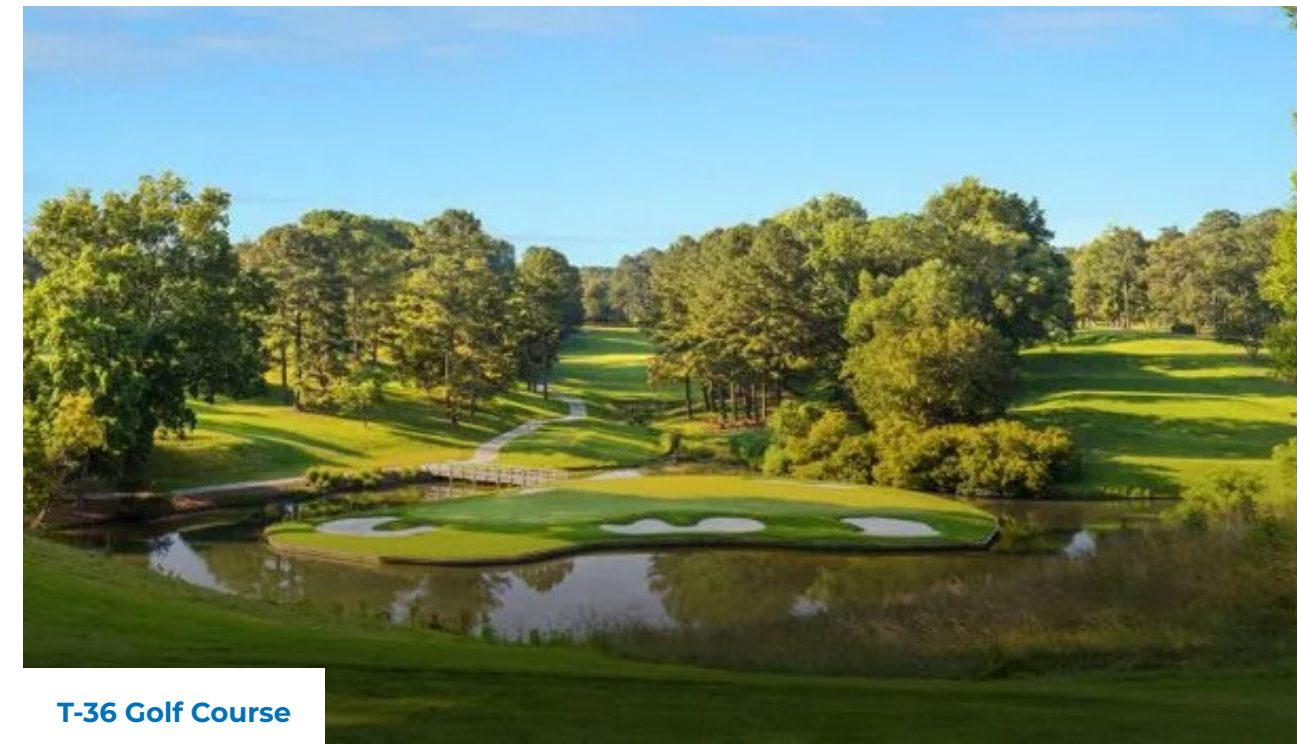
Hyatt Regency & Convention Center



Houston Methodist Baytown



Arts & Culture



T-36 Golf Course

Healthcare

42%

Private Insurance

\$5.7k

Annual Healthcare Spending

78%

Doctor Visits in 2023

Employment

3K

Total Businesses

35%

Blue Collar

47%

White Collar

Economics

34

Median Age

\$62k

Per Household Income

Population

112k

Total population

*Demographics is within 5 miles of the property

Baker Medical Office Building

LEASING INFORMATION

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