

T TRANSWESTERN®

EXTRAORDINARY
40
YEARS



CLASS A MEDICAL OFFICE BUILDING

CONROE MEDICAL OFFICE BUILDING

1501 RIVER POINTE DRIVE, CONROE, TX 77304

CONROE MEDICAL OFFICE BUILDING

PROPERTY DESCRIPTION

- 68,832 RSF 2-story, Class A Medical Office Building
- Move-in ready suites available from 2,000-6,000 SF
- Located two blocks from Conroe Regional Medical Center
- On-site practices include Memorial Hermann Surgery Center, Endoscopy, Orthopaedics, Dermatology, Physical Therapy, and ENT

PARKING

- 200 free parking spaces within steps of the building entrance
- Parking Ratio: 4.20/1,000
- Covered Patient Drop-off Driveway

LEASE RATE

- \$21.00/RSF NNN
- OPEX \$10.75/RSF

TI ALLOWANCE

- Negotiable

AVAILABILITY

- 2,001 SF clinical space
- 2,492 SF clinical space
- 2,827 SF clinical space
- 3,765 SF clinical space
- 5,411 SF diagnostic imaging suite
- 5,898 SF clinical space

CONTACTS

JUSTIN BRASELL,EVP

713.231.1595

justin.brasell@transwestern.com

CHRISTIAN CONNELL

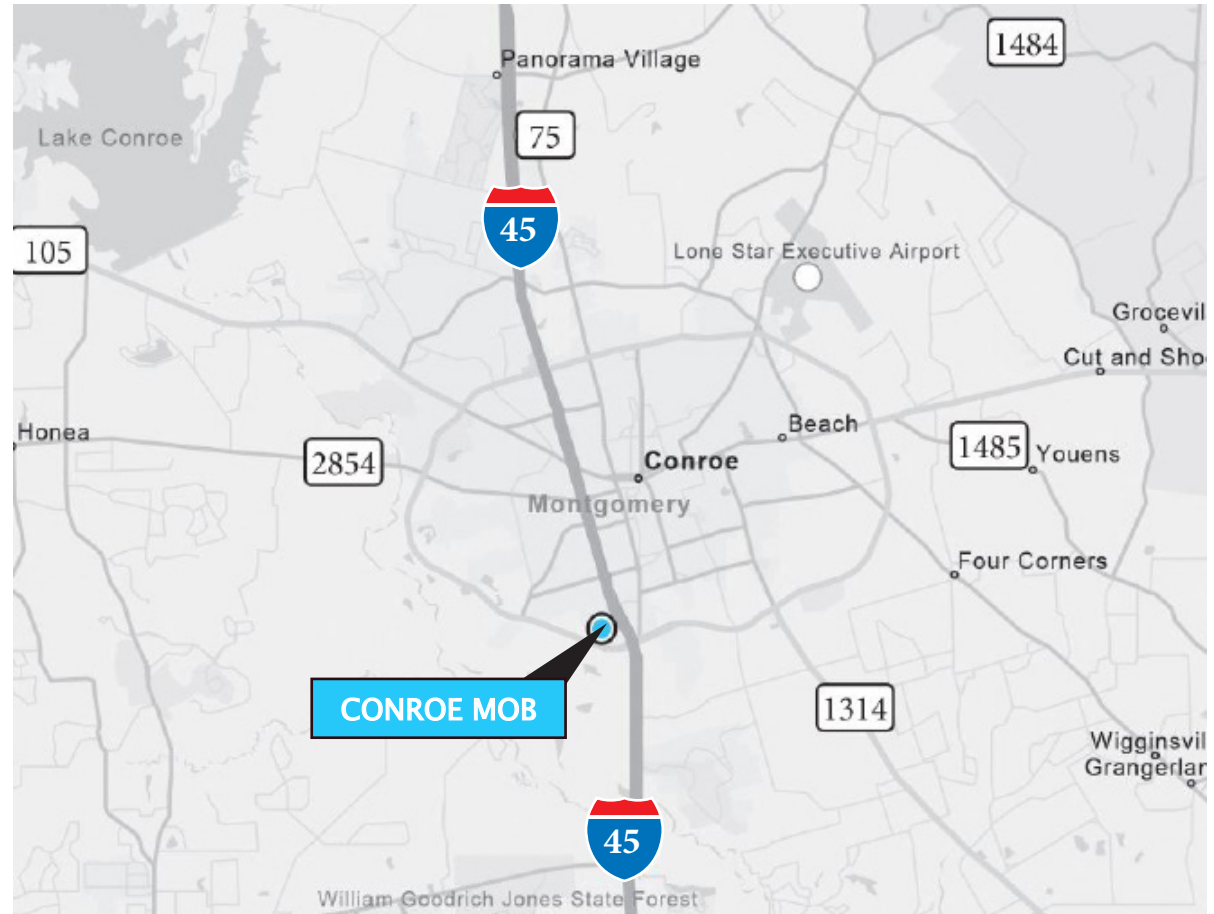
713.231.1588

christian.connell@transwestern.com

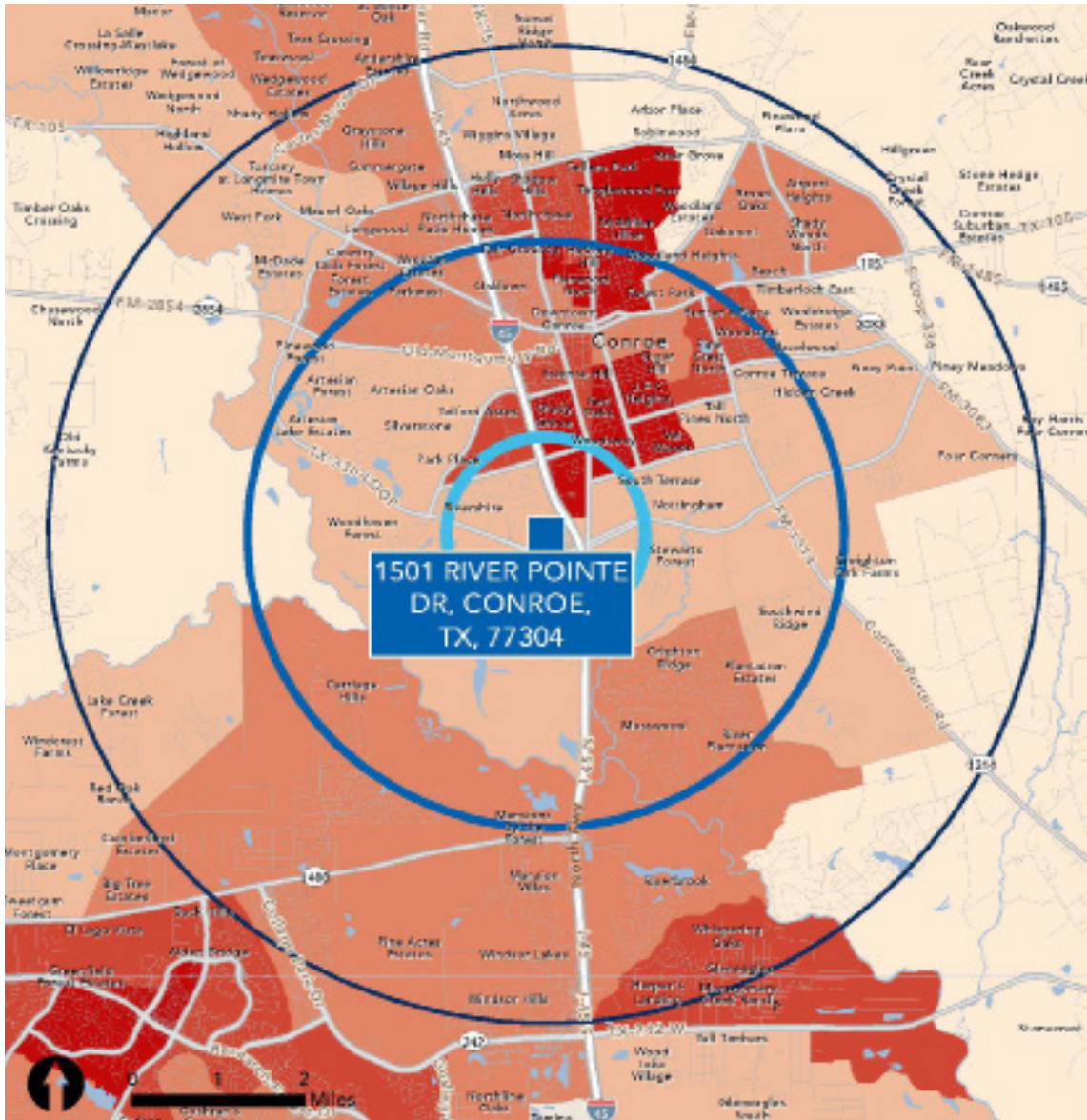
HEINRICH CRONJE

832.408.4067

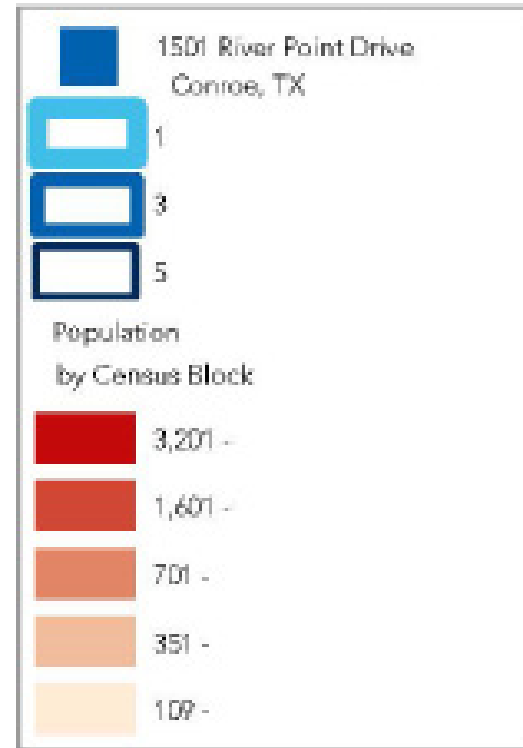
heinrich.cronje@transwestern.com



CONROE MEDICAL OFFICE BUILDING



POPULATION DENSITY



CONTACTS

JUSTIN BRASELL, EVP

713.231.1595

justin.brasell@transwestern.com

CHRISTIAN CONNELL

713.231.1588

christian.connell@transwestern.com

HEINRICH CRONJE

832.408.4067

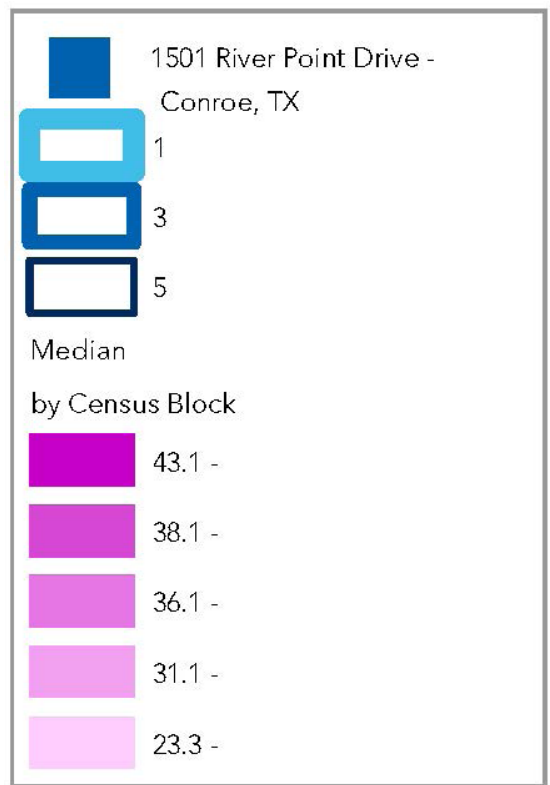
heinrich.cronje@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.

CONROE MEDICAL OFFICE BUILDING



MEDIAN AGE



CONTACTS

JUSTIN BRASELL, EV
713.231.1595
justin.brasell@transwestern.com

CHRISTIAN CONNELL
713.231.1588
christian.connell@transwestern.com

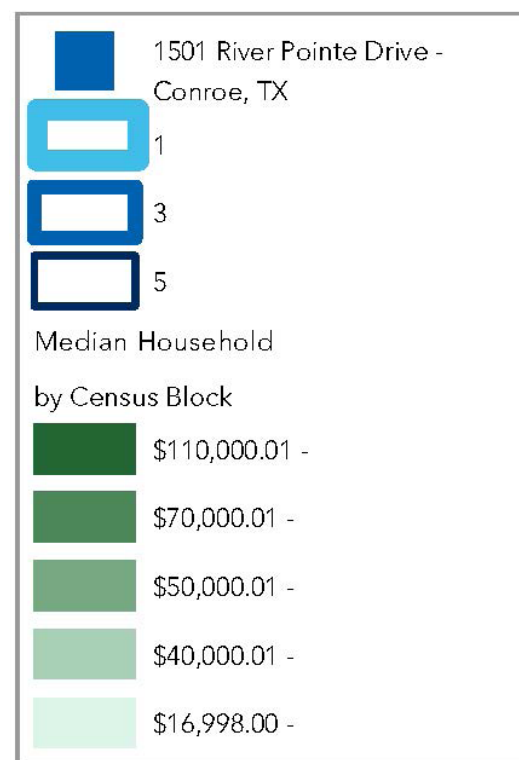
HEINRICH CRONJE
832.408.4067
heinrich.cronje@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.

CONROE MEDICAL OFFICE BUILDING



MEDIAN HOUSEHOLD INCOME



CONTACTS

JUSTIN BRASELL, EVP

713.231.1595

justin.brasell@transwestern.com

CHRISTIAN CONNELL

713.231.1588

christian.connell@transwestern.com

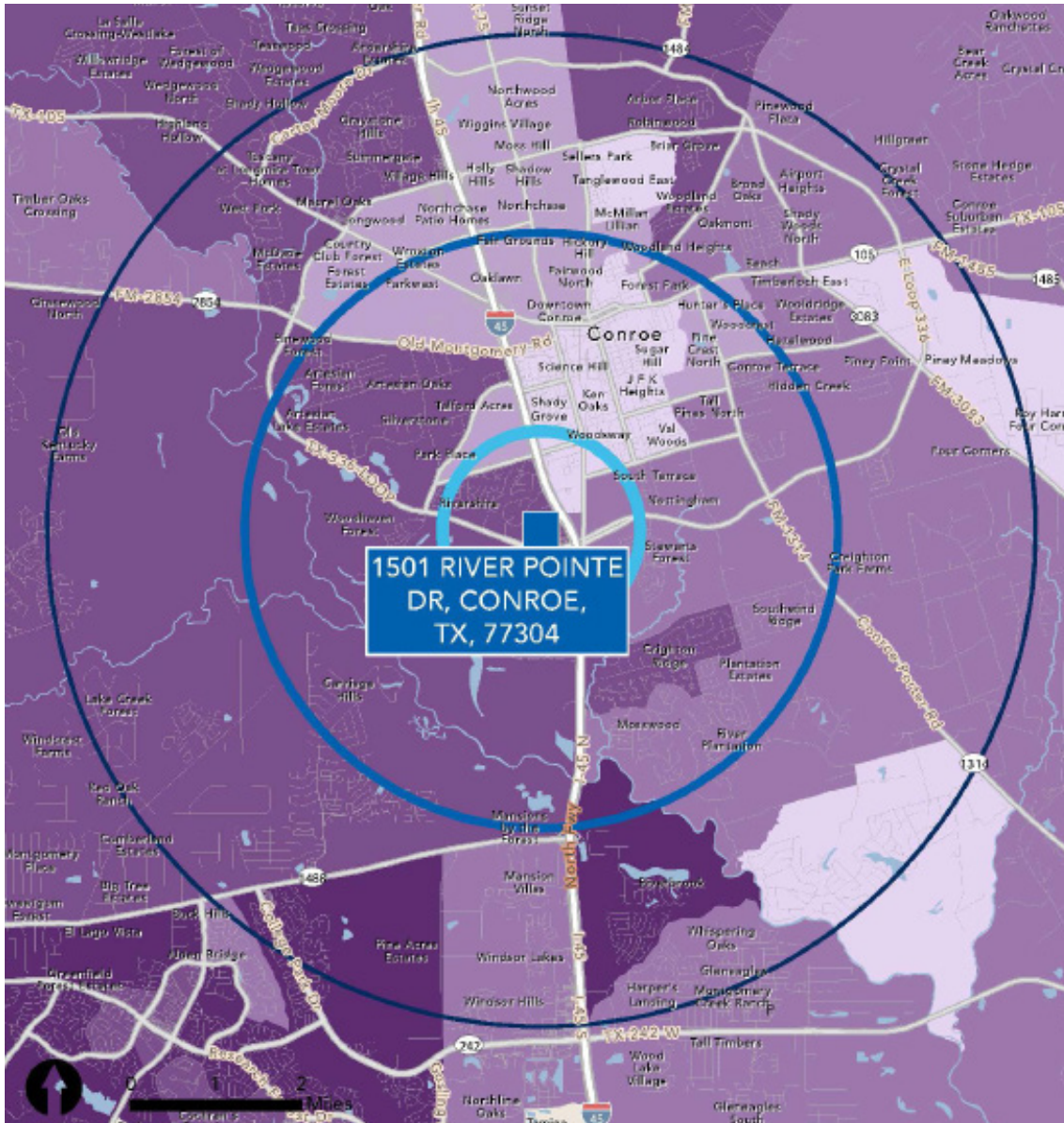
HEINRICH CRONJE

832.408.4067

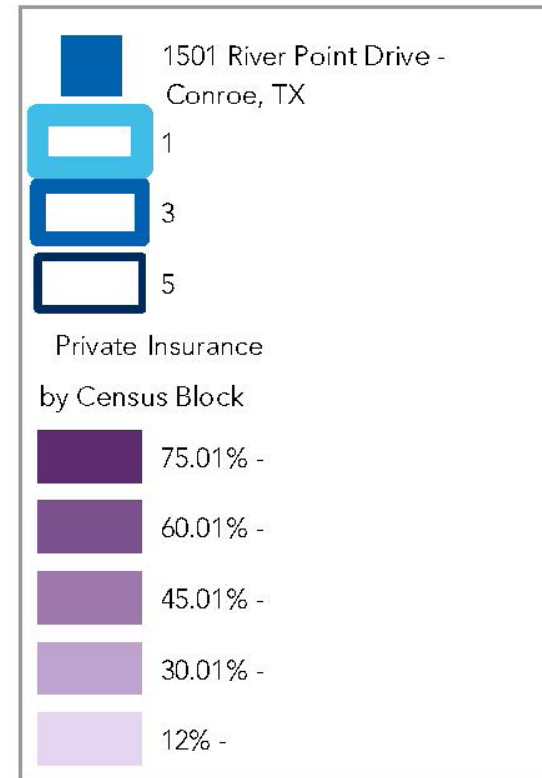
heinrich.cronje@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.

CONROE MEDICAL OFFICE BUILDING



PRIVATE INSURANCE COVERAGE



CONTACTS

JUSTIN BRASELL, EV

713.231.1595

justin.brasell@transwestern.com

CHRISTIAN CONNELL

713.231.1588

christian.connell@transwestern.com

HEINRICH CRONJE

832.408.4067

heinrich.cronje@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.