

CLASS A MEDICAL OFFICE SPACE FOR LEASE

# WILLOWBROOK MEDICAL ARTS BUILDING

13215 DOTSON ROAD | HOUSTON, TEXAS 77070



THE  
RMR  
GROUP

 TRANSWESTERN®



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## BUILDING SPECS

- 3-Story Class A Medical Office Building
- 63,082 Rentable Square Feet
- Surface Parking - Ratio of 3.93:1,000
- Generous TI's

## AVAILABILITY

- 2,190 Total SF Available
- Lease Term: Minimum 60 Months
- Rate - 1st year: \$22.00/RSF, NNN
- Estimated OpEx: \$18.42/RSF

## FEATURES

- Across from the Houston Methodist Willowbrook Hospital
- Immediate Access to SH 249 (Tomball Parkway) and only minutes from FM 1960
- Convenient Access to SH 249, Beltway 8, Highway 6 and Highway 290



**CONTACT**  
**SARAH CARTER | VP**  
713.231.1629

[sarah.carter@transwestern.com](mailto:sarah.carter@transwestern.com)

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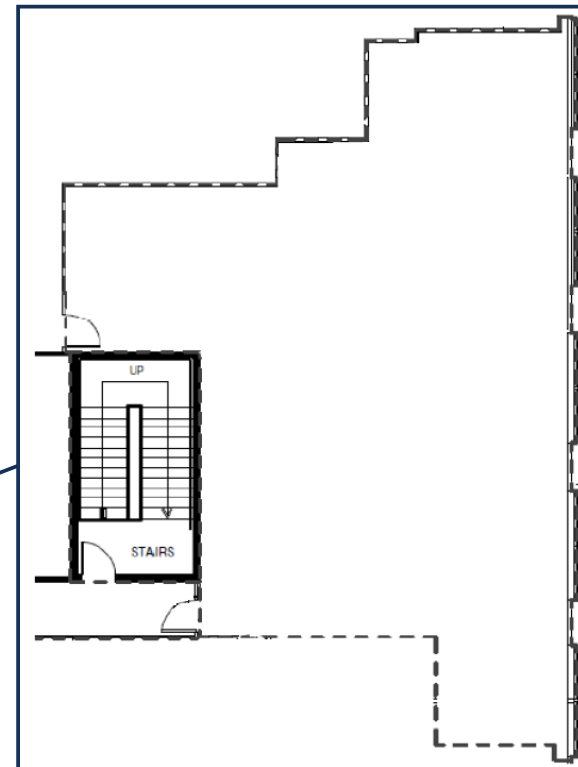
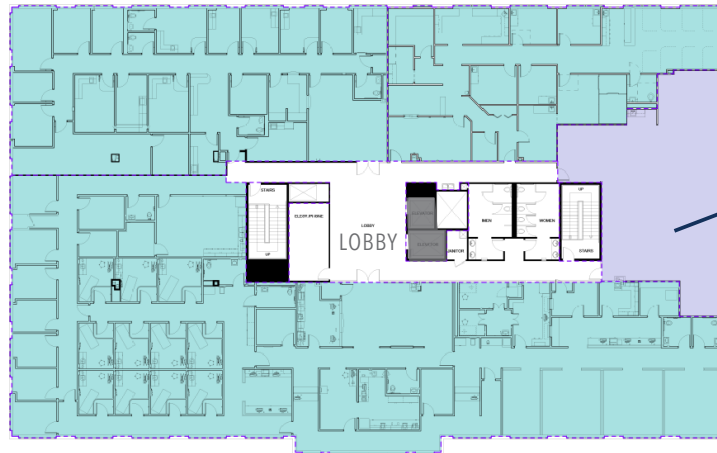
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FLOOR PLAN

SUITE 310: 2,266 SF



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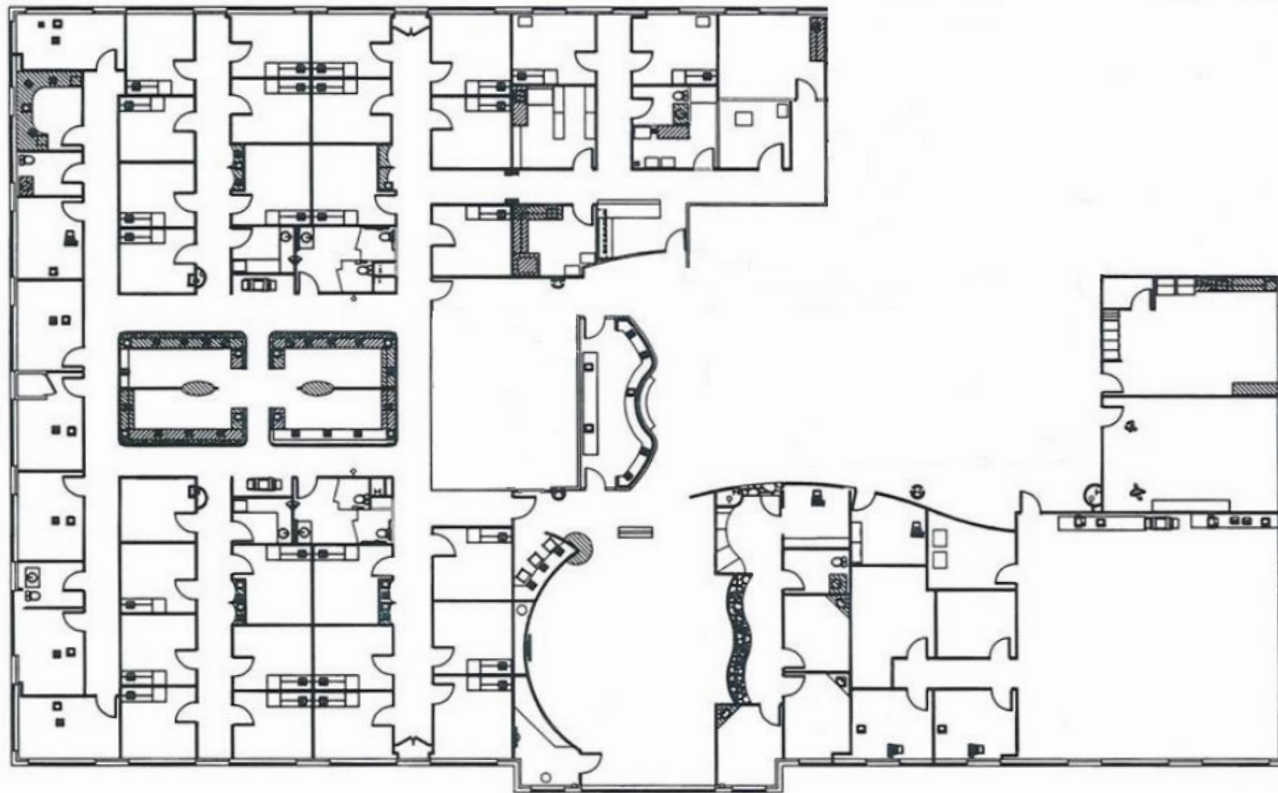
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FLOOR PLAN

SUITE 200: 18,398 SF



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