



 **WEST MEDICAL ONE**

12121 Richmond Ave | Houston, TX 77082

 **TRANSWESTERN**



WEST MEDICAL ONE

West Medical One

Discover The New West Medical One (WMO) experience! Conveniently located near Westchase on the esteemed HCA Houston Healthcare West Hospital Campus. In 2023 the property owner invested in the building to create a stunning redesigned exterior, elegant lobby, and upscale finishes in common areas. It is now the pinnacle of outpatient medical excellence. Elevate your clinical office with WMO's upscale class-A experience.

HCA Houston Healthcare West

302

Total Bed Count

1,200

Members on Care Team

28

Bed Intensive Care Unit



HCA Houston Healthcare West was awarded America's 250 Best Hospitals Award™ in 2023, Obstetrics and Gynecology Excellence Award (2020–2022) and recognized for Labor and Delivery Excellence Award.

Welcoming A New Patient Experience

Building Features

- 4-story medical office building
- Connected to the hospital
- Free garage and surface parking
- Move-in-ready clinical suites
- Excellent diverse tenant mix
- Class A common area finishes
- Two covered patient drop-offs
- Owned by Healthpeak Properties, a trusted landlord

The Amenities

- Conference room
- Outdoor seating area
- Tenant lounge
- Multiple open space seating areas
- On-site client-centric & responsive property management and unmatched maintenance team
- Free patient wifi
- On-site pharmacy & deli

[View Available Suites](#)



Conference Room



Outdoor Seating



Entrance



Back Lobby



Front Lobby

Premier Location

Conveniently located on the HCA Houston Healthcare West Campus within close proximity of the Texas Medical Center and major healthcare hospitals and institutions.

Westchase District 5 Minutes

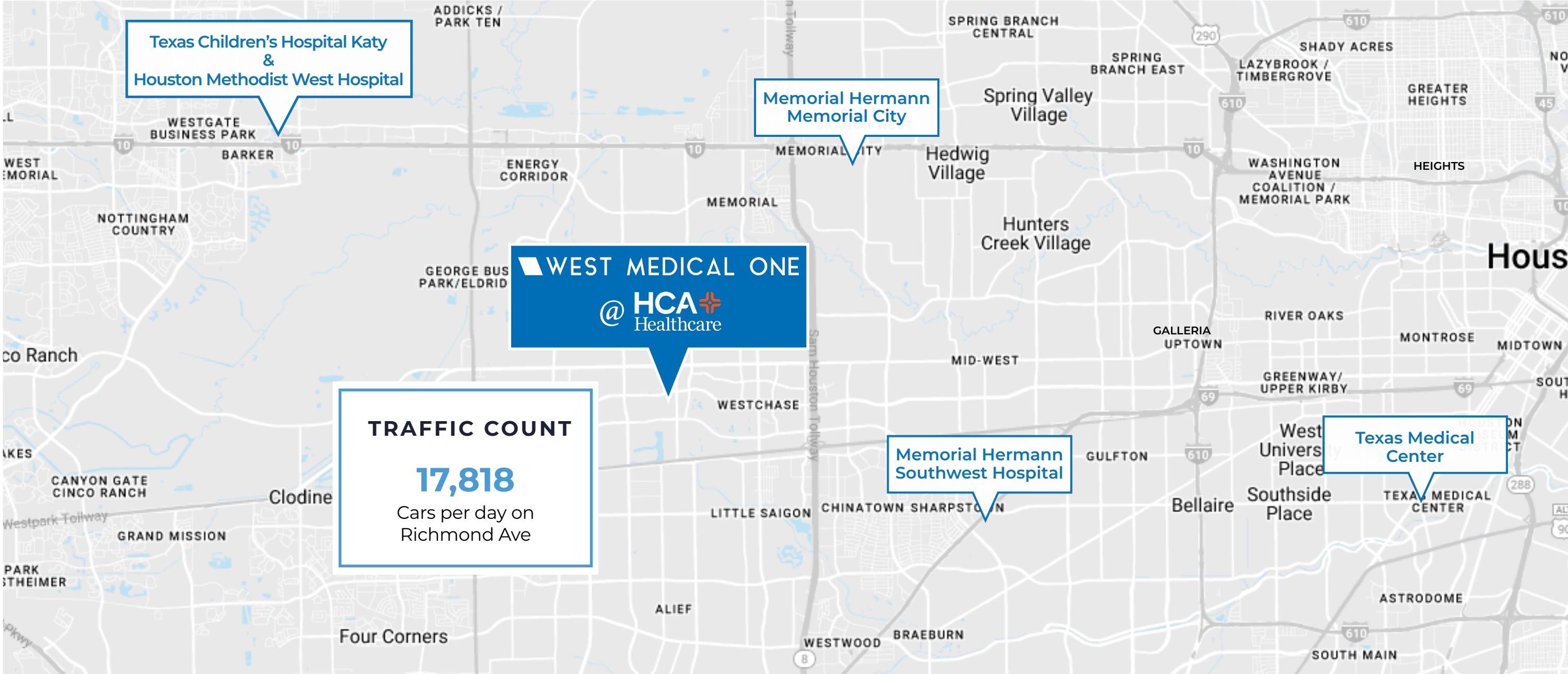
- Briar Forest
- Royal Oaks Country Club

Memorial District 10 Minutes

- Bunker Hill
- City Centre
- Lakeside Country Club
- Town & County Village

East Houston 20+ Minutes

- Galleria / Uptown
- Texas Medical Center



Centralized in a Thriving Community

West Medical One is surrounded by Houston's established and diverse communities. West Houston residents are well-educated and earn higher incomes compared to the rest of the city. The area continues to experience growth, with new developments sprouting throughout the region.



Woodchase Park



Royal Oaks Country Club



Farmers Market

Healthcare

50%	\$5k	78%
Private Insurance	Healthcare Spending	Doctor Visits in 2023

Employment

36%	11%	53%
Service Employments	Blue Collar Employments	White Collar Employments

Economics

34	\$88k
Median Age	Per Household Income

Population

193k	98k
Total population	Total Daytime Population

*Demographics is within 3 miles of the property

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Leasing Information

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