

MEDICAL
OFFICE
LEASE

46,030 SF

MEDICAL
OFFICE
SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

Pearland Medical Commons III

8524 Broadway St - Pearland, TX 77584



NEW CLASS A MEDICAL BUILDING PLAZA DEVELOPMENT

Building Amenities:

- Beautiful and modern medical office building ready for tenant buildouts
- Parking Ratio 3.00/1,000 SF
- Covered drop off for patient/visitor convenience
- Well established medical cluster
- Easy access to and from Highway 288

Availability:

First Floor - Space 1 - 5,010 SF
First Floor - Space 2 - 10,783 SF
First Floor - Space 3 - 6,394 SF
Second Floor - 23,843 SF

Lease Rate:

\$28.00/NNN
\$12.00 OPEX

TI Allowance:

Negotiable based on lease term and tenant financials



Leasing Information:

Justin Brasell
713.231.1595
Justin.Brasell@transwestern.com

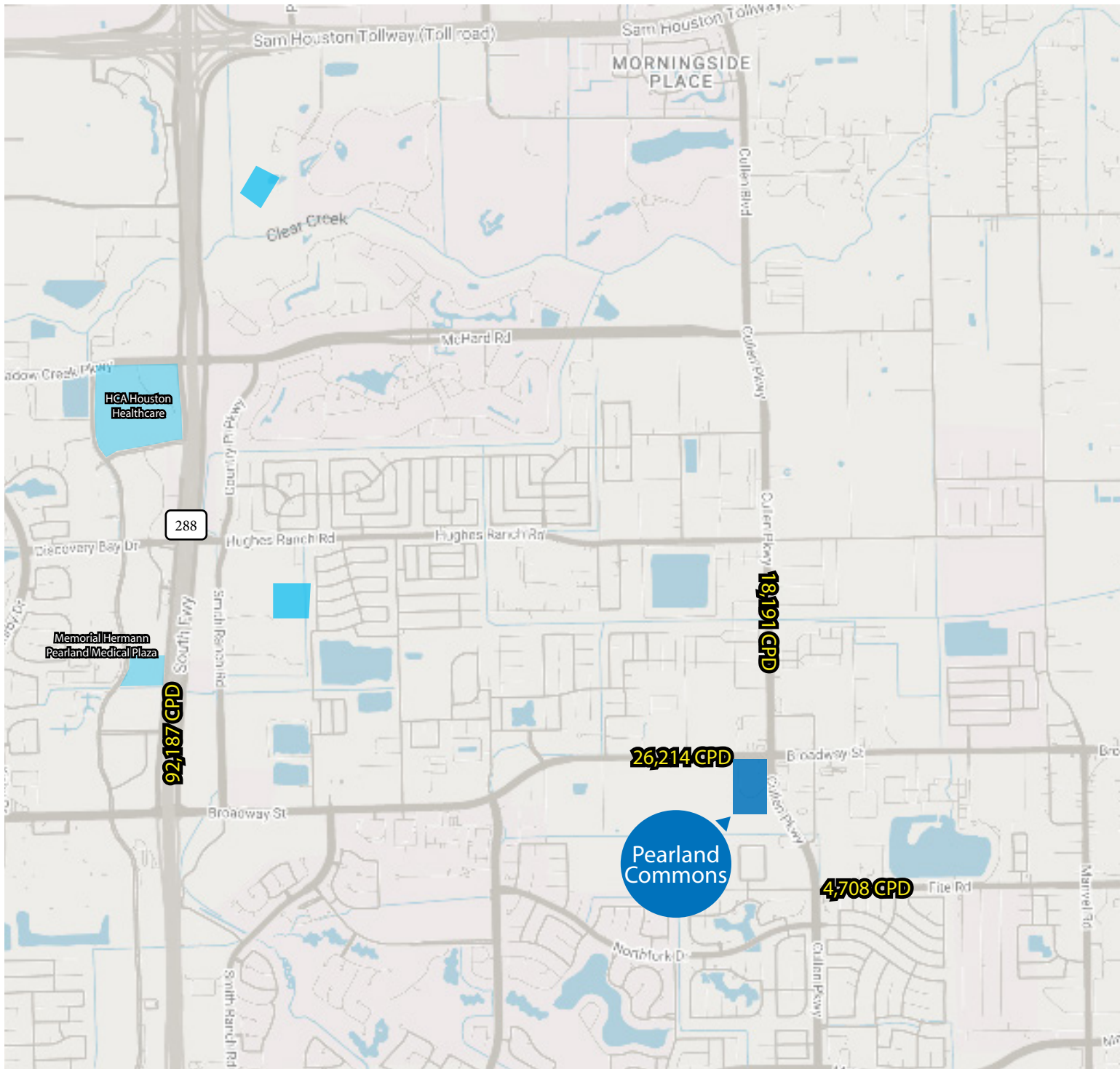
Heinrich Cronje
832.408.4067
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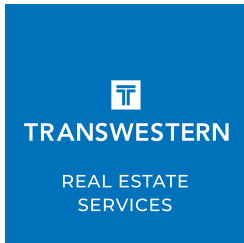
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The Pearland Area

ONE MILE THREE MILES FIVE MILES

9,709	68,664	169,181
POPULATION	POPULATION	POPULATION
\$132,925	\$140,747	\$130,319
AVERAGE HH INCOME	AVERAGE HH INCOME	AVERAGE HH INCOME
35	36	35
AVERAGE AGE	AVERAGE AGE	AVERAGE AGE

The Pearland Area Neighbors

TMC	GALLERIA	BELLAIRE	SUGAR LAND
11,255	17,902	40,191	111,364
POPULATION	POPULATION	POPULATION	POPULATION
\$158,825	\$145,687	\$201,308	\$164,003
AVERAGE HH INCOME	AVERAGE HH INCOME	AVERAGE HH INCOME	AVERAGE HH INCOME
34	37	40	42
AVERAGE AGE	AVERAGE AGE	AVERAGE AGE	AVERAGE AGE

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