



9th Avenue Medical Plaza

8333 9th Ave, Port Arthur, TX 77642



Bruce Lee

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9th Avenue Medical Plaza

\$24.36 - \$26.40 /SF/YR

This health care facility was delivered in 2006 with seven units and seven beds available and spans across over four acres. Along with immediate accessibility to 9th Avenue, the rehab center is accessible to Texas State Highway 96 and 13 miles from Baptist Hospital...

- Health care/Medical offices available for lease, built out and move-in ready.
- Convenient location right off of Texas State Highway 96.
- Limited competition in area for health care facilities.
- 13 miles from Baptist Hospitals of Southeast Texas in Beaumont.



Rental Rate:	\$24.36 - \$26.40 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Year Built:	2006
Walk Score ©:	59 (Somewhat Walkable)
Rental Rate Mo:	\$2.20 /SF/MO

1st Floor Ste B

Space Available	2,142 SF
Rental Rate	\$26.40 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Fully built out medical space built out and move-in ready.

1

1st Floor Ste D

Space Available	1,932 SF
Rental Rate	\$26.40 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Fully built out medical space built out and move-in ready.

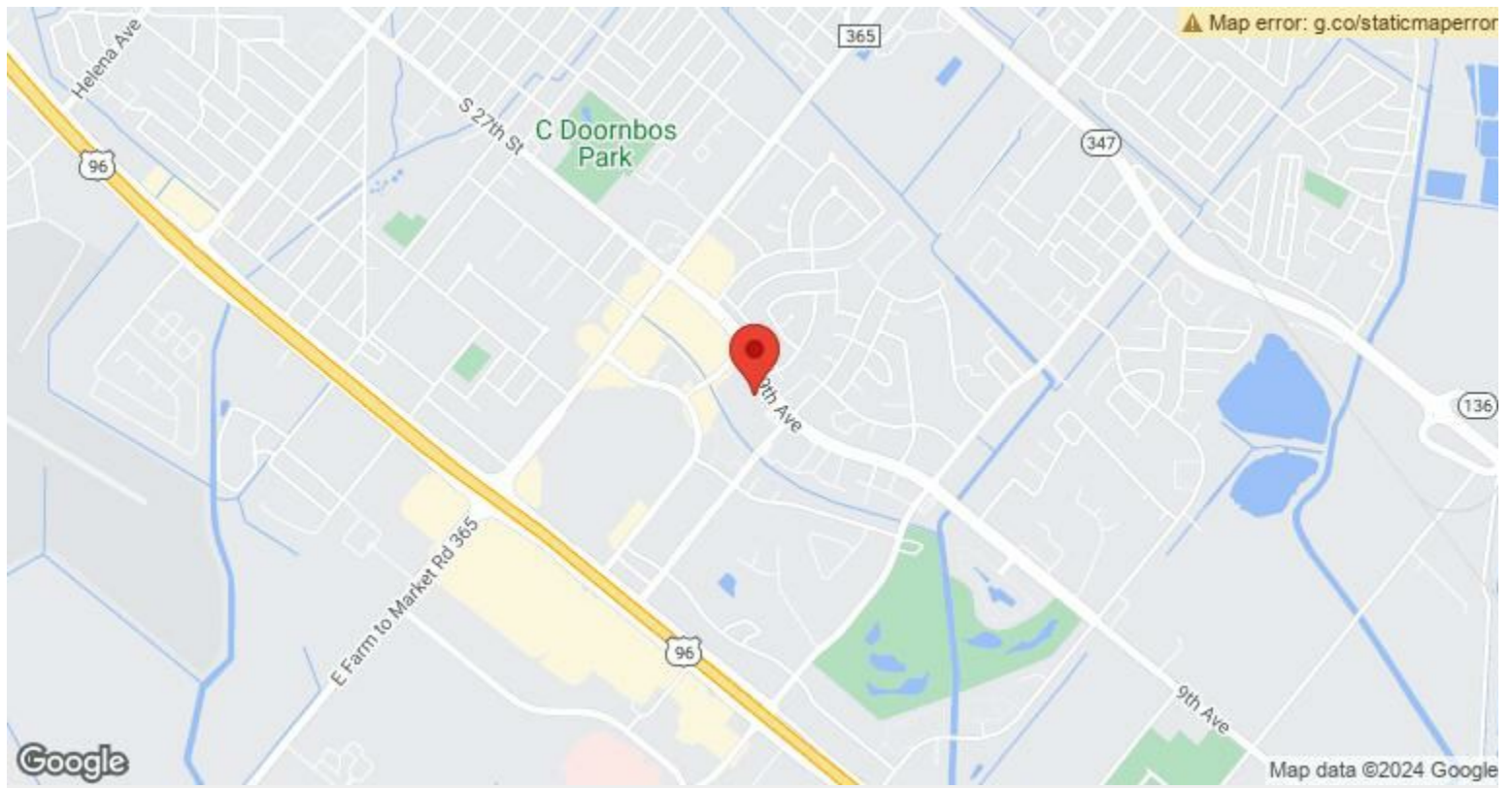
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1st Floor Ste J

Space Available	3,035 SF
Rental Rate	\$24.36 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Fully built out medical space built out and move-in ready.

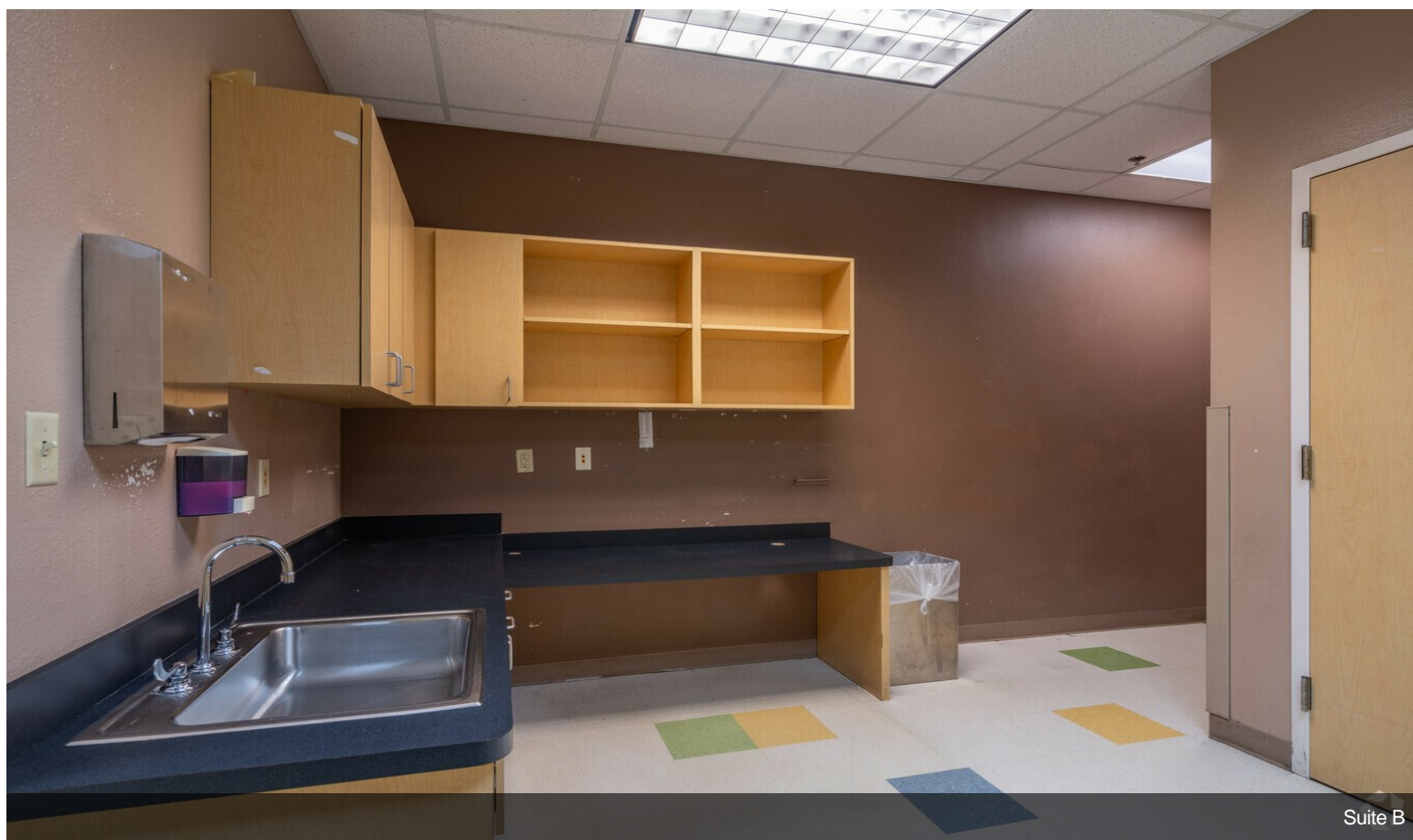
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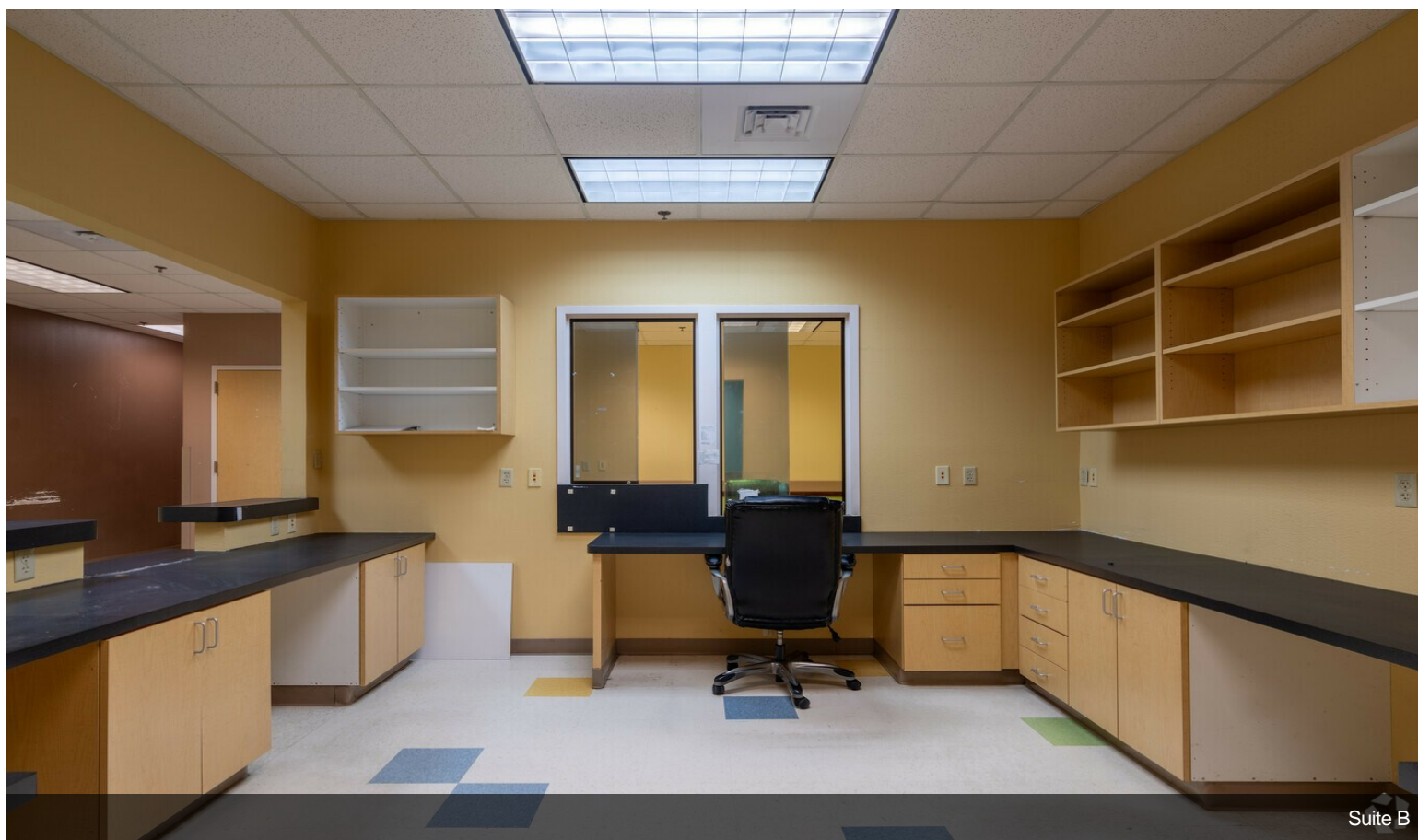
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Property Photos

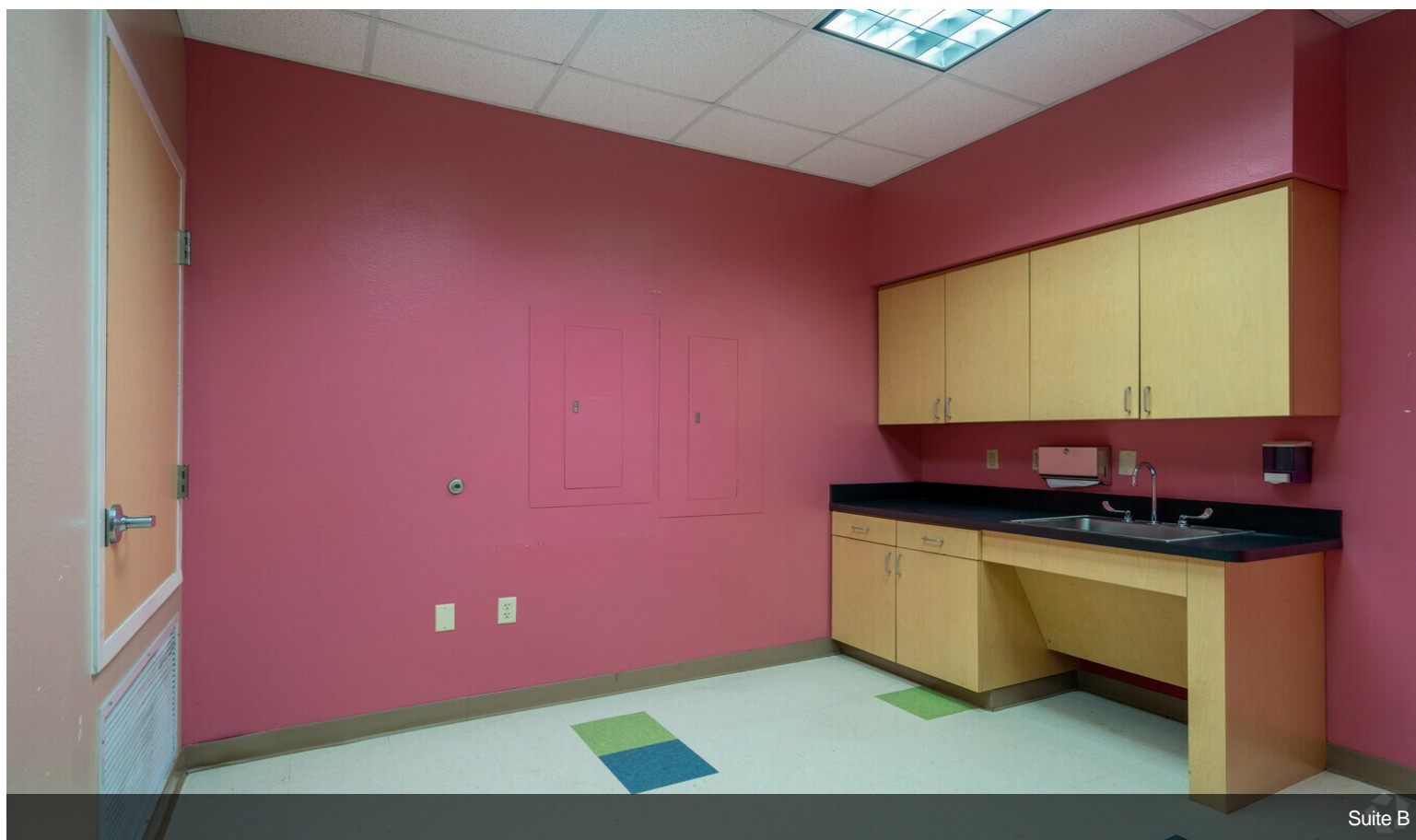


Suite B



Suite B

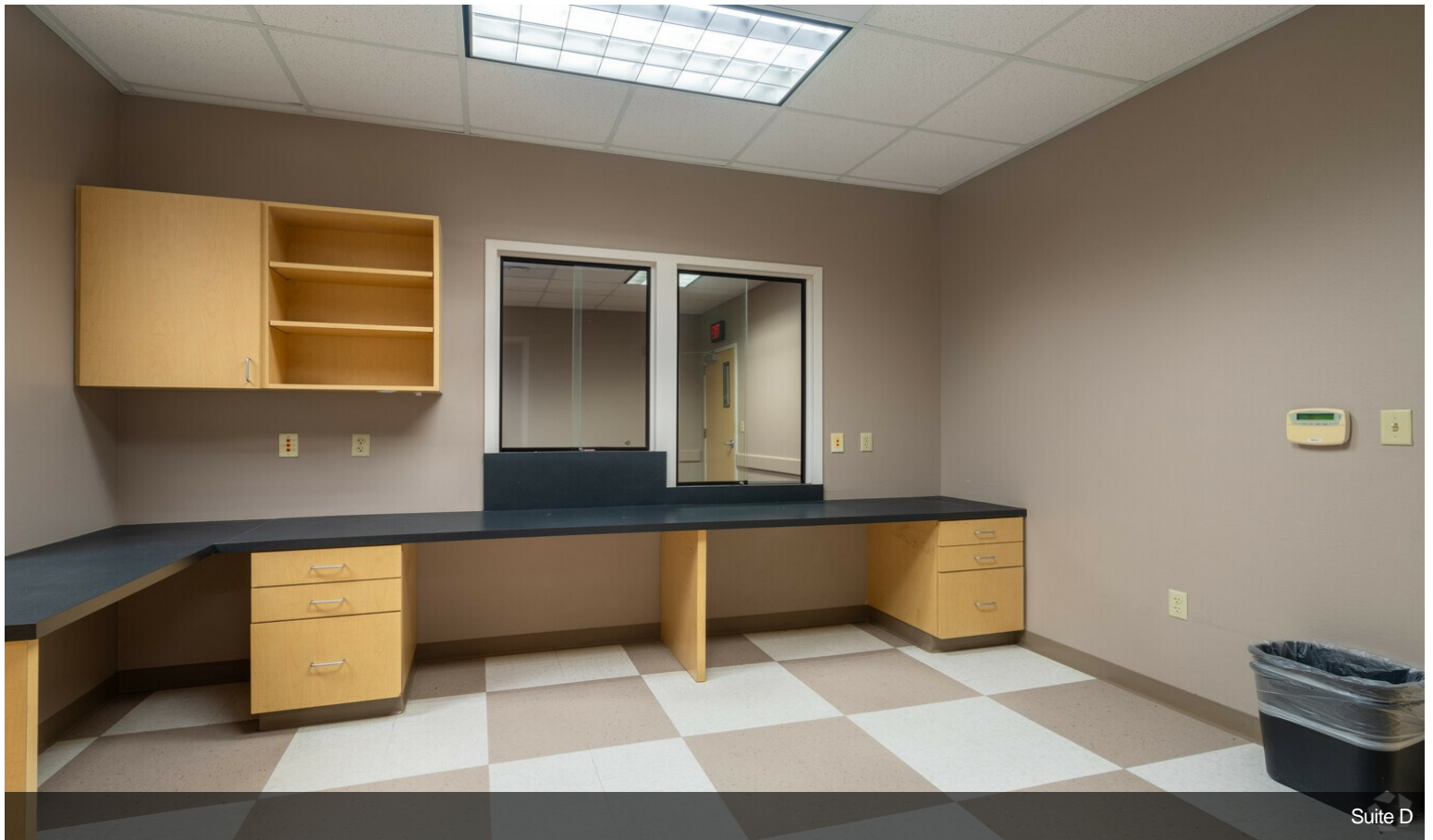
Property Photos



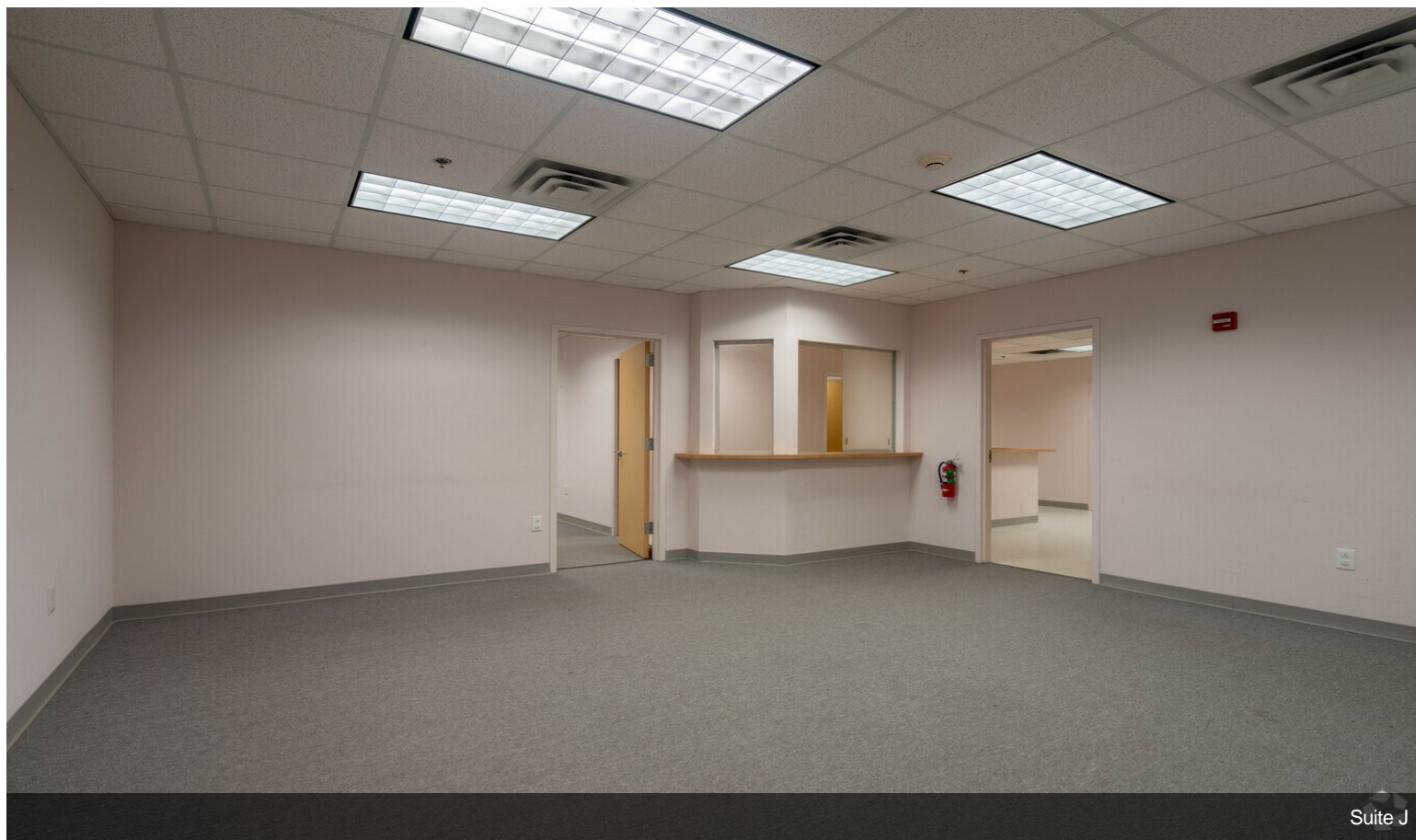
Property Photos



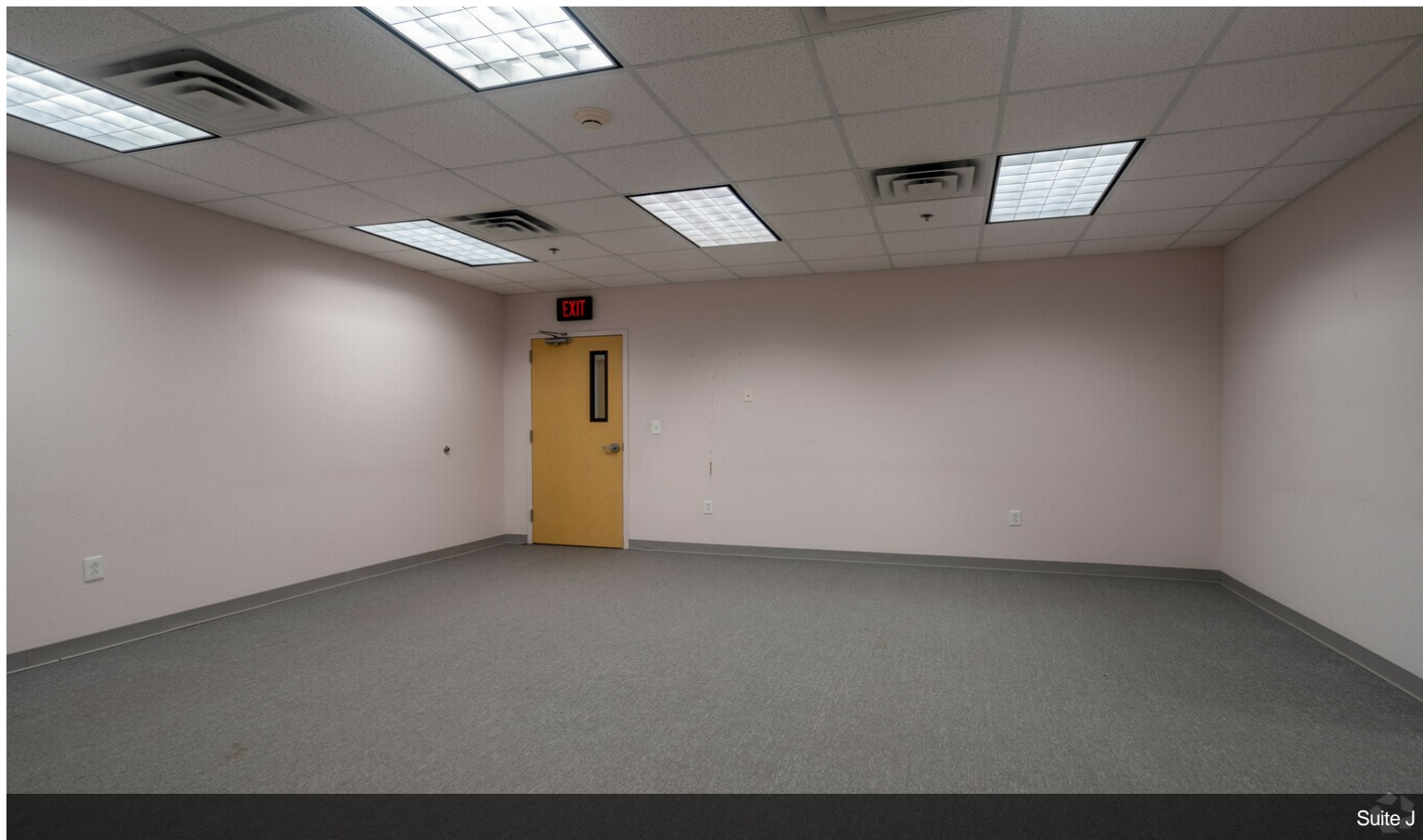
Property Photos



Property Photos



Suite J



Suite J

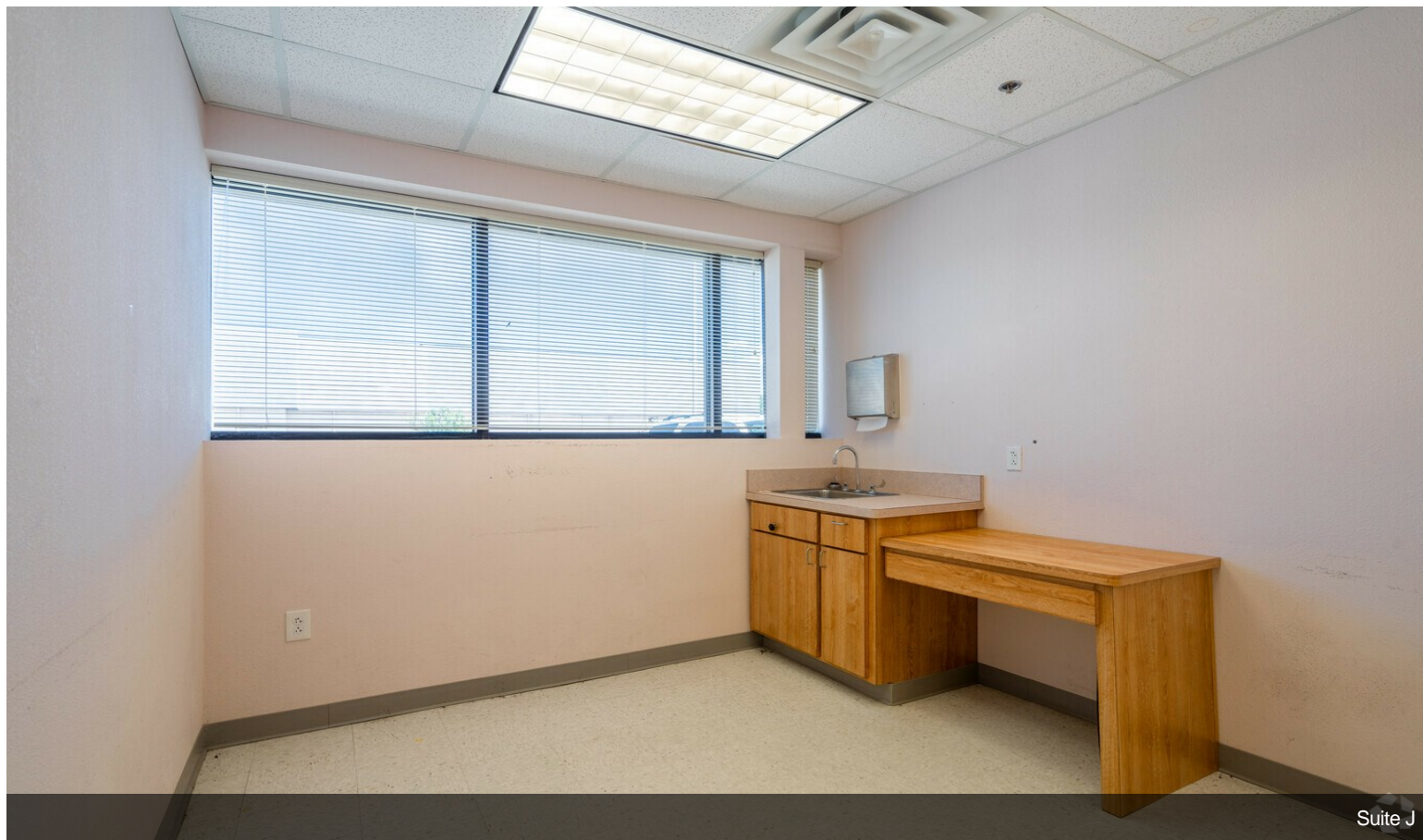
Property Photos



Property Photos



Suite J



Suite J

Property Photos



Suite J



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