

MEDICAL  
OFFICE  
FOR LEASE

48,741 SF

MEDICAL  
OFFICE  
BUILDING



TRANSWESTERN

REAL ESTATE  
SERVICES

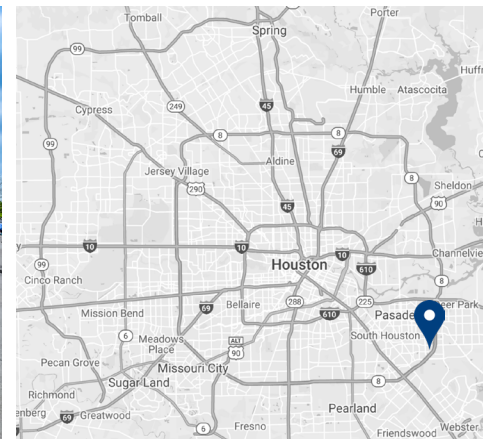
# PATIENTS MEDICAL OFFICE BUILDING

4500 East Sam Houston Parkway South | Pasadena, TX 77505



## Building Information:

- 48,741 SF two-story medical office building
- Highly visible and conveniently located off of Beltway 8
- Covered patient drop-off
- Parking ratio 3.59/1,000 SF



## Leasing Information:

**Justin Davis**

713.270.3334

Justin.Davis@transwestern.com

**Christian Connell**

713.231.1588

Christian.Connell@transwestern.com

**Justin Brasell**

713.231.1595

Justin.Brasell@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

# PATIENTS MEDICAL OFFICE BUILDING

4500 East Sam Houston Parkway South | Pasadena, TX 77505



TRANSWESTERN

REAL ESTATE SERVICES



## Leasing Information:

**Justin Davis**

713.270.3334

[Justin.Davis@transwestern.com](mailto:Justin.Davis@transwestern.com)

**Christian Connell**

713.231.1588

[Christian.Connell@transwestern.com](mailto:Christian.Connell@transwestern.com)

**Justin Brasell**

713.231.1595

[Justin.Brasell@transwestern.com](mailto:Justin.Brasell@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

**MEDICAL  
OFFICE  
FOR LEASE**

48,741 SF

**MEDICAL  
OFFICE  
BUILDING**



**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# PATIENTS MEDICAL OFFICE BUILDING

4500 East Sam Houston Parkway South | Pasadena, TX 77505



Suite	Available SF	Links and Notes
201	3,474	2nd Generation Clinical
225	1,160	Up to 2,406 SF Contiguous Shell Space
230	1,246	Up to 2,406 SF Contiguous White Box
250	3,346	Up to 6,706 SF 2nd Generation Clinical Contiguous Shell Space
255	3,360	Up to 6,706 SF 2nd Generation Clinical Contiguous Space

<b>Owner</b>	Pinecroft Realty LLC
<b>Total NRA</b>	48,741 SF
<b>Floors</b>	2
<b>Year Built</b>	2007
<b>Smallest Contiguous</b>	1,160 SF
<b>Largest Contiguous</b>	3,474 SF
<b>Rental Rates</b>	\$20.00 NNN
<b>Operating Expenses</b>	\$16.41
<b>Parking Ratio</b>	3.59/1,000 SF
<b>Building Hours</b>	M-F 7A-6:30P; Sa 7A:1P; Su CLOSED
<b>Amenities</b>	Covered Drop-off and On-site Property Management

## Leasing Information:

**Justin Davis**  
713.270.3334  
Justin.Davis@transwestern.com

**Christian Connell**  
713.231.1588  
Christian.Connell@transwestern.com

**Justin Brasell**  
713.231.1595  
Justin.Brasell@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.