

Tomball Professional Atrium Building

425 Holderrieth Blvd Tomball, Texas 77375



Lobby & Restroom Renovations Recently Completed



Description

This 53,645 square foot two story medical office building was built in 1982. Located in the heart of the Tomball Medical District adjacent to HCA Houston Healthcare Tomball Hospital in Northwest Houston near the intersection of SH 249 & FM 2920. The property is surrounded by medical office buildings and surgery centers. The property has built-out professional and medial office spaces ready for immediate occupancy from 711 to 4,081 RSF. Parking is 4 spaces; 1,000 SF. Common areas, leased premises and vacancies are all well maintained. Ideal property for all medical professionals. The common area bathrooms and lobby were renovated in 2021 and give the entire interior a fresh new look!

Lease Space Available

| | |
|-------------|---|
| Suite 102 | 4,081 RSF Images (\$9,182.25/mo) Former Cath Lab |
| Suite 111 | 790 RSF Images (\$1,777.50/mo) |
| Suite 204 | 3,261 RSF Images (\$7,065.00/mo) (2nd Gen Shell Space) |
| Suite 207 | 711 RSF Images (\$1,599.75/mo) |
| Suite 215 B | 778 RSF Images (\$1,750.50/mo) |
| Suite 215 | 1,414 RSF (\$3,181.50/mo) |

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Lease Rate: \$27.00 PSF/Year/Modified Gross.

OPEX Forecast: 2024 - \$17.08 included is MG Rate

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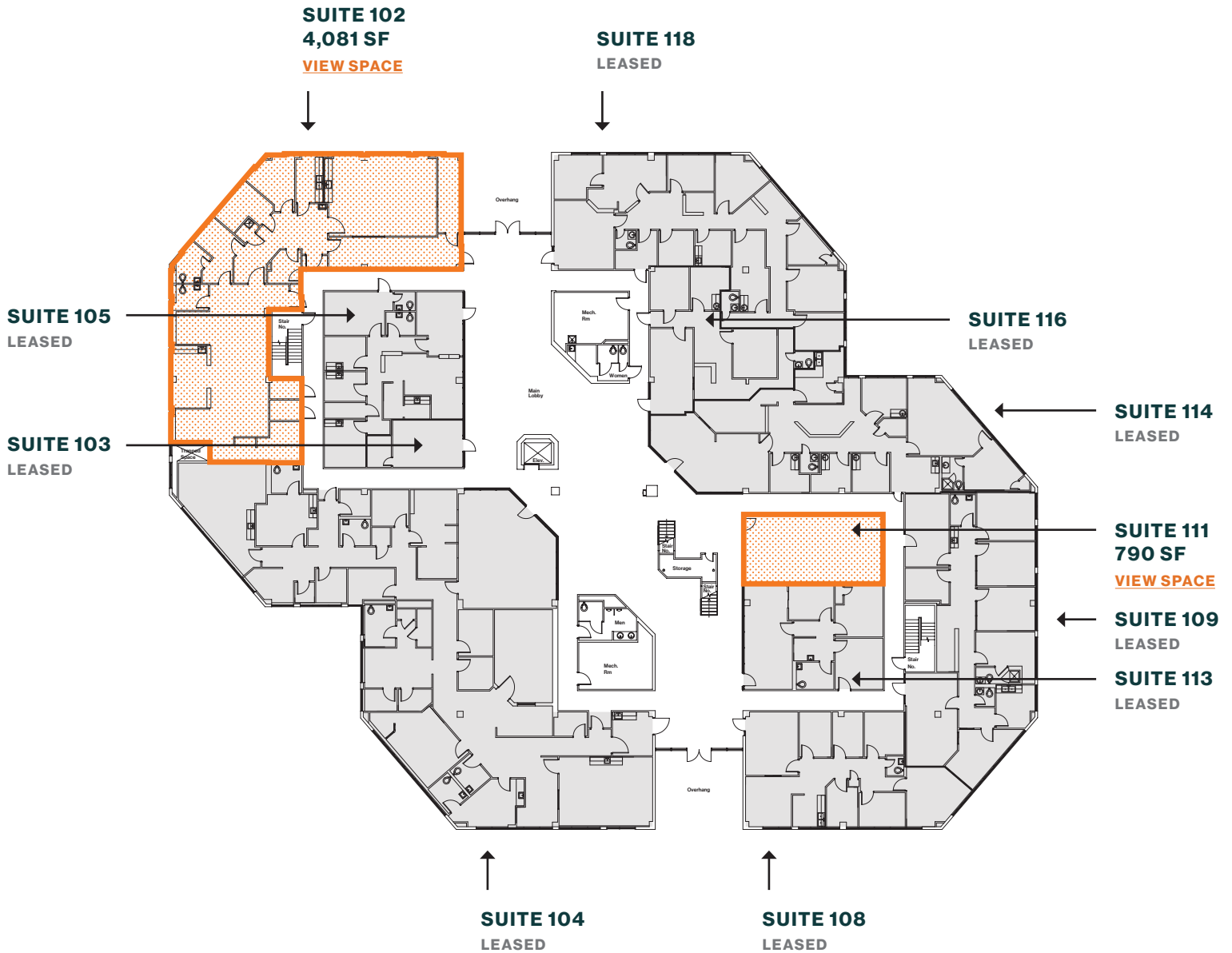
FLOOR 1



AVAILABLE



LEASED



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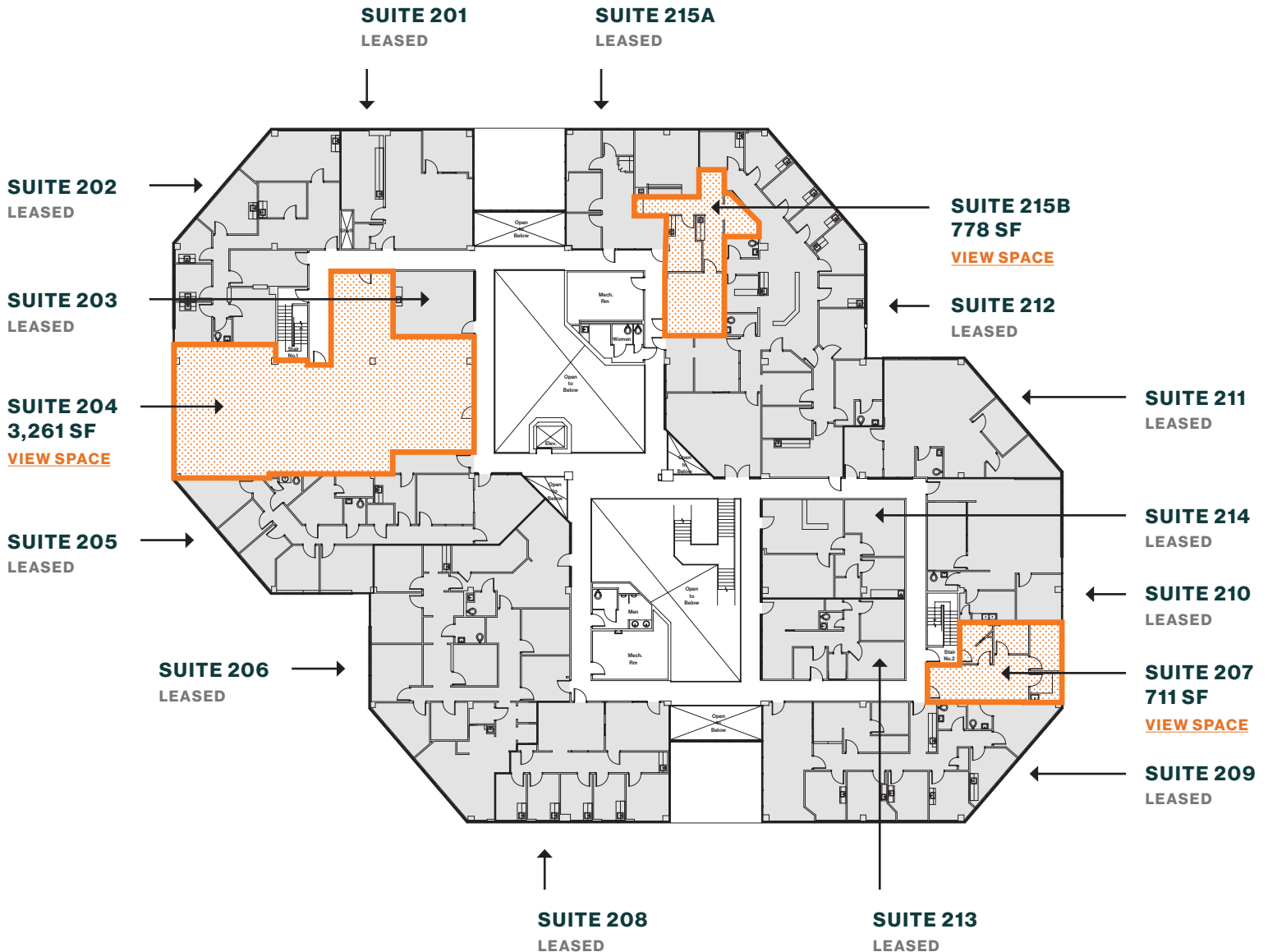
FLOOR 2



AVAILABLE



LEASED



SPEC SUITE 102
±3,359 USABLE SQ. FT.

