

Fresenius Medical Care (S&P: BBB-)

1210 East Southmore Avenue | Pasadena, Texas 77502



OFFERED EXCLUSIVELY BY

Scott Briggs

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

Kelly Largent

Vice President

klargent@northmarq.com | 918.884.3142

Jake Schooley

Associate

jschooley@northmarq.com | 918.794.9563

David Read

Associate

dread@northmarq.com | 918.884.3141



Subject Property



Click here for more information & to download the full Offering Memorandum

IN ASSOCIATION WITH

Brian Corrison

Texas Broker

TX Lic. #516241

Northmarq

6120 South Yale Avenue | Suite 300

Tulsa, Oklahoma 74136

918.494.2690

northmarq.com



\$3,705,625

Offering Price



6.40%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the building of a single-tenant medical office facility located in Pasadena, TX. It consists of 2.30 acres and a one-story, 11,317-SF MOB that was retrofit-to-suit in 2015. The Property is located with frontage on Southmore Ave (23k VPD) between Pasadena Blvd (18k VPD) and Strawberry Rd (13k VPD). Pasadena is an affluent suburb southeast of Houston and is a part of the fourth most populous MSA in the US. There are approximately 260,000 in population in a five-mile radius with an average household income in excess of \$75,000 annually. The initial term of the lease is for fifteen (15) years and will feature three (3), five (5) year renewal options.