

**OUTPATIENT  
MEDICAL  
OFFICE  
FOR LEASE**

18,582 SF

LESS THAN 1/2  
MILE FROM  
HOUSTON  
METHODIST  
BAYTOWN  
HOSPITAL

UP TO  
4,604 SF



HEALTHCAP



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1010 West Baker

1010 W Baker Rd. | Baytown, TX 77521



## Leasing Information:

**Sarah Carter | VP**

713.231.1629

Sarah.Carter@transwestern.com

**Elise Jaco | Associate**

713.231.1580

Elise.Jaco@transwestern.com

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## Description:

This is a 18,582 SF one-story medical office building located in the heart of Baytown less than half a mile from Houston Methodist Baytown Hospital. The diverse tenant mix promotes a synergistic environment for physician referrals.

## Building Specs:

- One-Story Medical Office Building
- 18,582 Gross Square Feet
- 5.0/1000 Parking Ratio
- Significant Capital Improvements Planned for 2024

## Availability:

- **Contact Broker for Rates**
- NNN Lease Structure
- \$10.74 Estimated OPEX
- Suite 102 - 2,659 SF - Available 10/1/2024
- Suite 106 - 1,945 SF

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