



WEST MEDICAL TWO

12606 W. Houston Center Blvd | Houston, TX 77082

 **TRANSWESTERN** | Healthpeak® | DOC LISTED NYSE



West Medical Two

Discover the West Medical Two (WMT) experience! Conveniently located near Westchase on the esteemed HCA Houston Healthcare West Hospital Medical Center Campus.

HCA Houston Healthcare West

302

Total Bed Count

1,200

Members on Care Team

28

Bed Intensive Care Unit



HCA Houston Healthcare West was awarded America's 250 Best Hospitals Award™ in 2023, Obstetrics and Gynecology Excellence Award (2020–2022) and recognized for Labor and Delivery Excellence Award.

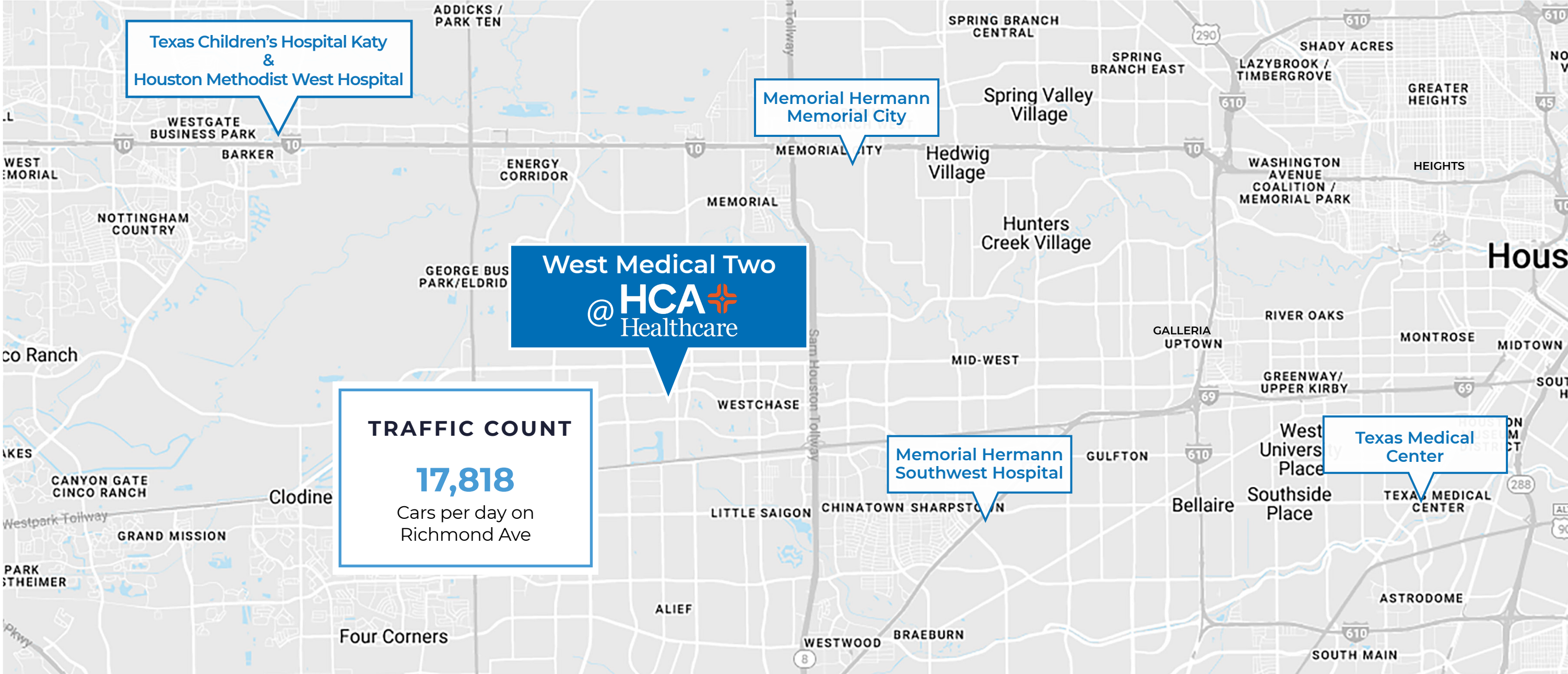
Welcoming A New Patient Experience

Building Features

- 3-Story Class B Medical Office Building
- 72,536 Gross Square Feet
- Parking Ratio: 5.0/1,000
- Generous TI Allowance

The Amenities

- Located on the West Houston Medical Center Campus
- Owned by Healthpeak, Inc.
- Skybridge to Parking Garage



Centralized in a Thriving Community

West Medical One is surrounded by Houston's established and diverse communities. West Houston residents are well-educated and earn higher incomes compared to the rest of the city. The area continues to experience growth, with new developments sprouting throughout the region.



Woodchase Park



Royal Oaks Country Club



Farmers Market

Healthcare

50%	\$5k	78%
Private Insurance	Healthcare Spending	Doctor Visits in 2023

Employment

36%	11%	53%
Service Employments	Blue Collar Employments	White Collar Employments

Economics

34	\$88k
Median Age	Per Household Income

Population

193k	98k
Total population	Total Daytime Population

*Demographics is within 3 miles of the property

West Medical Two

Leasing Information

Ashley Cassel Byrd ^{SVP}

713.490.3785

Ashley.Byrd@transwestern.com

Ashley Wensrich ^{Associate}

713.272.1204

Ashley.Wensrich@transwestern.com

