

**MEDICAL  
OFFICE  
LEASE**

293,743 SF

MEDICAL  
OFFICE AND  
INDUSTRIAL  
SPACE



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# KIRBY INTERCHANGE LIFE SCIENCE PARK

8864-8888 Interchange Drive | Houston, TX 77054



## Building Amenities:

- 8 building 293,743 SF life sciences and medical office complex
- 2nd generation lab space available
- Easy access to major thoroughfares
- 1 mile from MetroRail Fannin South station
- 3 miles from the Texas Medical Center
- Parking ratio 3.00/1,000 SF
- Property manager and engineer on site



## Leasing Information:

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

**Heinrich  
Cronje**  
832.408.4067  
Heinrich.Cronje@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.

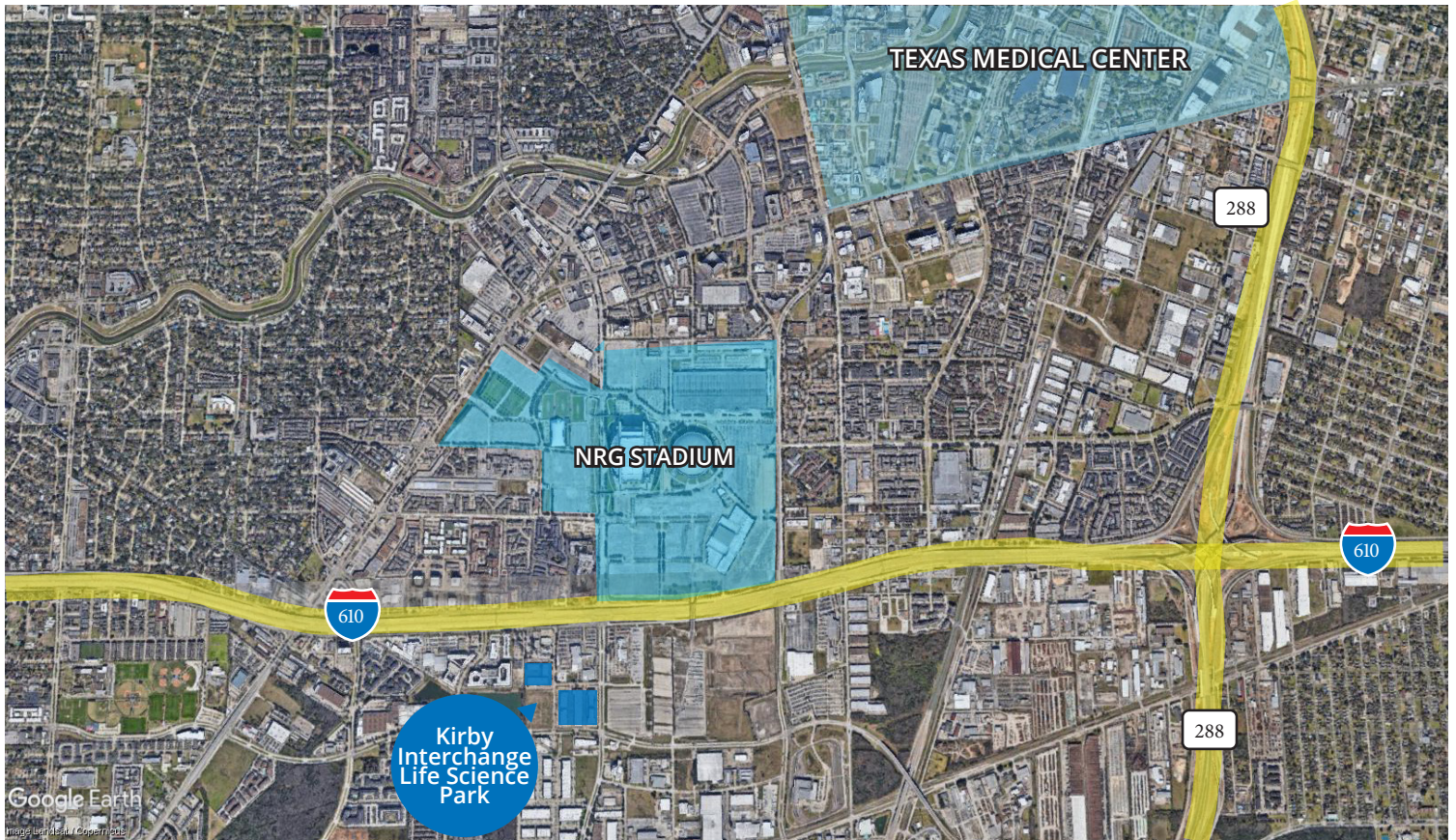


# KIRBY INTERCHANGE LIFE SCIENCE PARK



8864-8888 Interchange Drive | Houston, TX 77054

## Location and Demographics



### ONE MILE    THREE MILES    FIVE MILES

<b>11,013</b> POPULATION	<b>390,300</b> POPULATION	<b>1,477,341</b> POPULATION
<b>\$66,175</b> AVERAGE HH INCOME	<b>\$107,298</b> AVERAGE HH INCOME	<b>\$94,905</b> AVERAGE HH INCOME
<b>29</b> AVERAGE AGE	<b>35</b> AVERAGE AGE	<b>34</b> AVERAGE AGE

#### Leasing Information:

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

**Heinrich Cronje**  
832.408.4067  
Heinrich.Cronje@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.



# KIRBY INTERCHANGE LIFE SCIENCE PARK

8864-8888 Interchange Drive | Houston, TX 77054



## Leasing Information:

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

**Heinrich Cronje**  
832.408.4067  
Heinrich.Cronje@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.