

MEDICAL OFFICE FOR LEASE



PASADENA MEDICAL CENTER

6243 FAIRMONT PARKWAY, PASADENA, TX 77505

825 TOWN & COUNTRY WAY, SUITE 1200, HOUSTON, TX 77024 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW

Pasadena Medical Center is located at the bustling intersection of Fairmont Parkway and Space Center Blvd, a rapidly growing suburb southeast of Houston. Built in 1995 and renovated in 2018 and 2025, the two-story building spans 35,576 square feet and is leased to all medical tenants.

The tenant mix includes practices in orthopedics, physical therapy, allergy, endocrinology, pain management, gastroenterology, primary care, spa & cardiovascular. Houston Methodist anchors the building. Strategically located near the Sam Houston Parkway interchange, the building boasts excellent visibility and access, with a significant daily traffic count of 44,000 vehicles on Fairmont Parkway.

PROPERTY HIGHLIGHTS

- Remodeled common area
- New roof
- Digital monument signage
- New interior lobby floors
- New HVAC units



PROPERTY SUMMARY

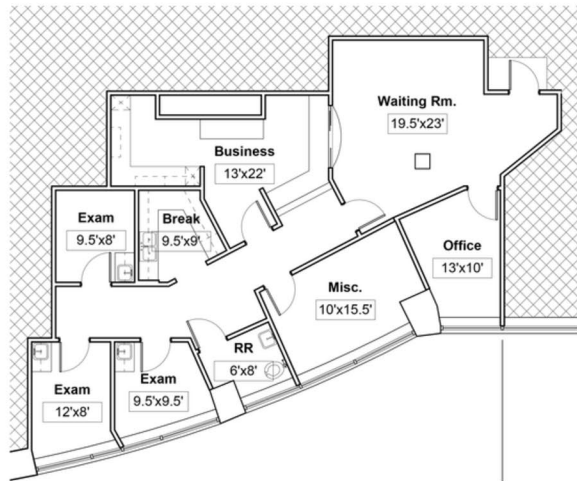
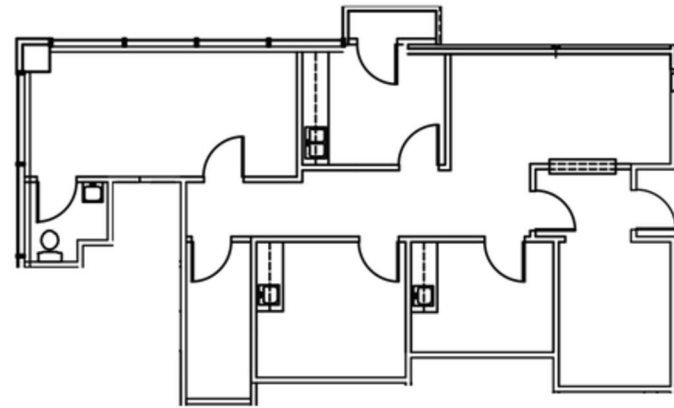
ASSET OVERVIEW



OFFERING SUMMARY

ADDRESS	6243 Fairmont Parkway, Pasadena, TX 77505
LEASE RATE	Call for Pricing
AVAILABLE SPACE	1,331 - 1,935 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	1995
BUILDING SIZE	35,576 SF
TYPICAL FLOOR SIZE	16,900 - 18,000 SF
BUILDING HEIGHT	2 Stories
PARKING	154 Surface and Covered Parking Spaces 4.3: 1000 - Surface 1: 1000 - Covered

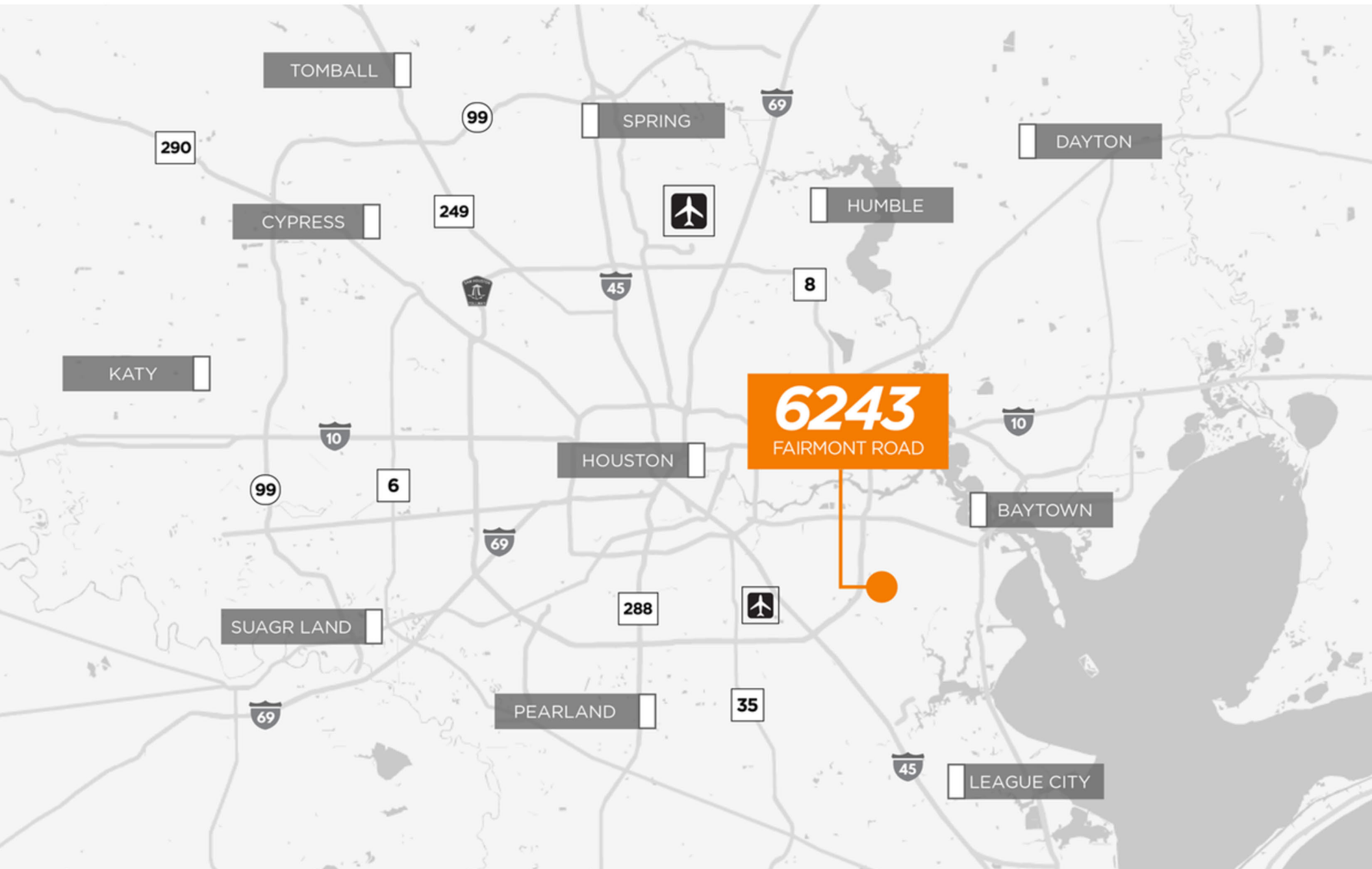
SUITE	SIZE (SF)	TYPE	LEASE TYPE	AVAILABLE DATE
201	1,935	Medical Office	NNN	Immediate
205	1,331	Medical Office	NNN	Immediate

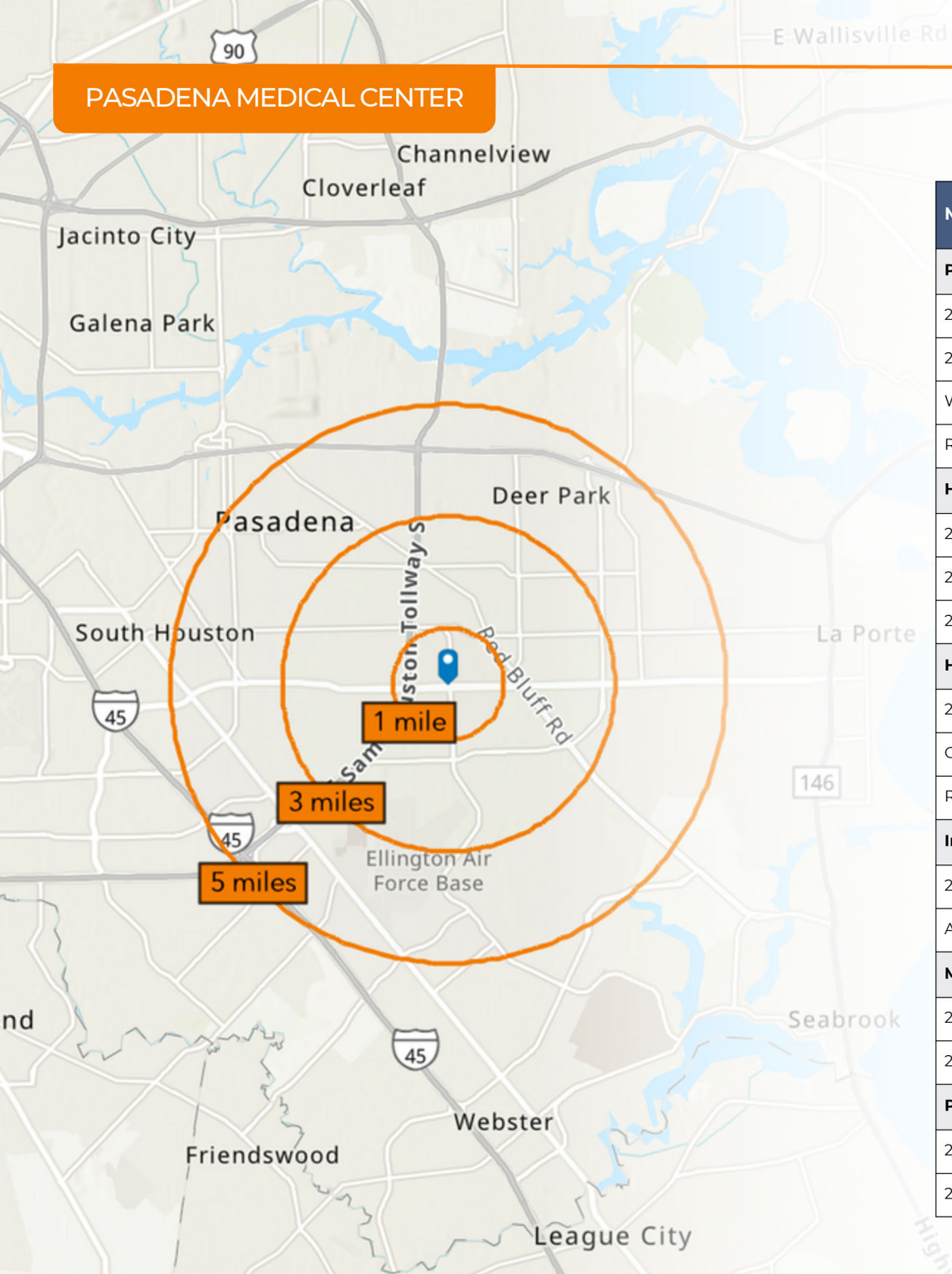
SUITE
201SUITE
205











METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	9,964	83,532	235,982
2025 Total Daytime Population	11,617	89,026	228,959
Workers	6,752	47,622	108,545
Residents	4,865	41,404	120,414
Household Summary			
2025 Average Household Size	2.75	2.63	2.82
2030 Average Household Size	2.69	2.58	2.76
2025 - 2030 Annual Rate	-0.20%	0.43%	0.18%
Housing Unit Summary			
2025 Housing Units	3,705	33,550	89,156
Owner Occupied Housing Units	78.0%	57.4%	57.9%
Renter Occupied Housing Units	18.9%	36.2%	35.4%
Income			
2025 Household Income Base	3,591	31,409	83,250
Average Household Income	\$136,211	\$106,909	\$107,195
Median Household Income			
2025	\$109,675	\$78,490	\$78,973
2030	\$128,662	\$86,794	\$87,666
Per Capita Income			
2025	\$49,541	\$39,624	\$37,818
2030	\$57,232	\$45,116	\$43,162

HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.

4th largest city
Houstonians: **14** in nearly are foreign-born
90 countries have official government representation here

7th largest metro economy
Top 3 Metro in the nation for the number of consular offices

PORT OF HOUSTON:
BUSIEST PORT IN TEXAS

16th Busiest in the world by tonnage

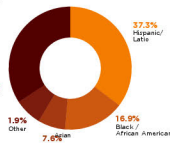
1st in U.S. import & export tonnage
2nd in total tonnage in the U.S.

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

Race/Ethnicity

Houston today mirrors the U.S. in four decades



5,000 + Houston companies doing business abroad

INTERNATIONAL BUSINESS CENTER

19 Foreign banks from 10 nations

1,700+ Houston firms report foreign ownership

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site
License approved by FAA in 2015
Became a commercial spaceport in 2015



188 nonstop destinations to 37 countries

2018 Passenger Volume (Pre COVID)

58.3 Million total passengers
46.5 Million DOMESTIC
11.8 Million INTERNATIONAL

Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations

66 International Destinations

37 Countries



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date