

MEDICAL  
OFFICE  
LEASE

25,000 SF

MEDICAL  
OFFICE  
SPACE



TRANSWESTERN

REAL ESTATE  
SERVICES

# Pearland Medical Commons Building 2

8540 Broadway St - Pearland, TX 77584



## NEW CLASS A MEDICAL BUILDING PLAZA DEVELOPMENT

### Building Amenities:

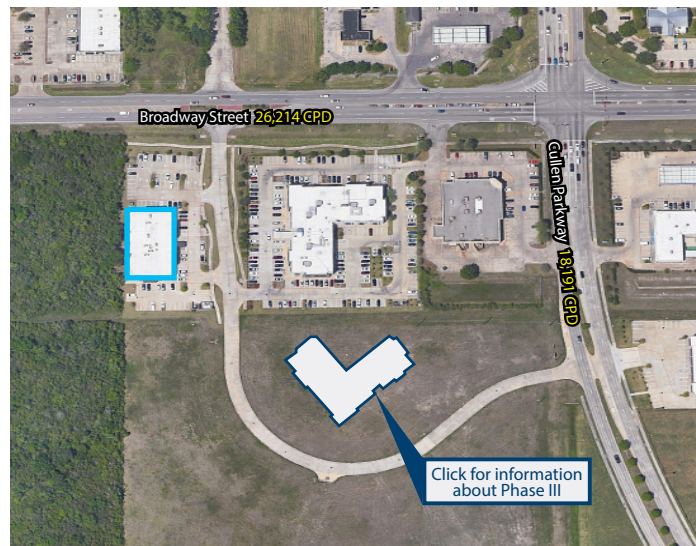
- 100 Surface Spaces are available
- Parking Ratio 4.00/1,000 SF
- Covered entrance
- Directly next to Houston Methodist Primary Care Group Offices
- Easy access to and from Highway 288

### Availability:

- Suite 220 - 1,756 SF
- Suite 230 - 1,796 SF

### TI Allowance:

Negotiable



### 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.

# Pearland Medical Commons Building 2



8540 Broadway St - Pearland, TX 77584



+3,820 SF SHELL SPACE AVAILABLE

## 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.

# Pearland Medical Commons Building 2



8540 Broadway St - Pearland, TX 77584

## The Pearland Area

### ONE MILE THREE MILES FIVE MILES

10,560 POPULATION	71,263 POPULATION	159,241 POPULATION
\$105,515 AVERAGE HH INCOME	\$105,434 AVERAGE HH INCOME	\$99,322 AVERAGE HH INCOME
34 AVERAGE AGE	35 AVERAGE AGE	34 AVERAGE AGE

## The Pearland Area Neighbors

<b>TMC</b>	<b>GALLERIA</b>	<b>BELLAIRE</b>	<b>SUGAR LAND</b>
2,568 POPULATION	59,127 POPULATION	17,519 POPULATION	121,520 POPULATION
\$159,280 AVERAGE HH INCOME	\$138,478 AVERAGE HH INCOME	\$241,959 AVERAGE HH INCOME	\$109,145 AVERAGE HH INCOME
36 AVERAGE AGE	41 AVERAGE AGE	43 AVERAGE AGE	41 AVERAGE AGE

### Leasing Information:

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

**Heinrich Cronje**  
832.408.4067  
Heinrich.Cronje@transwestern.com

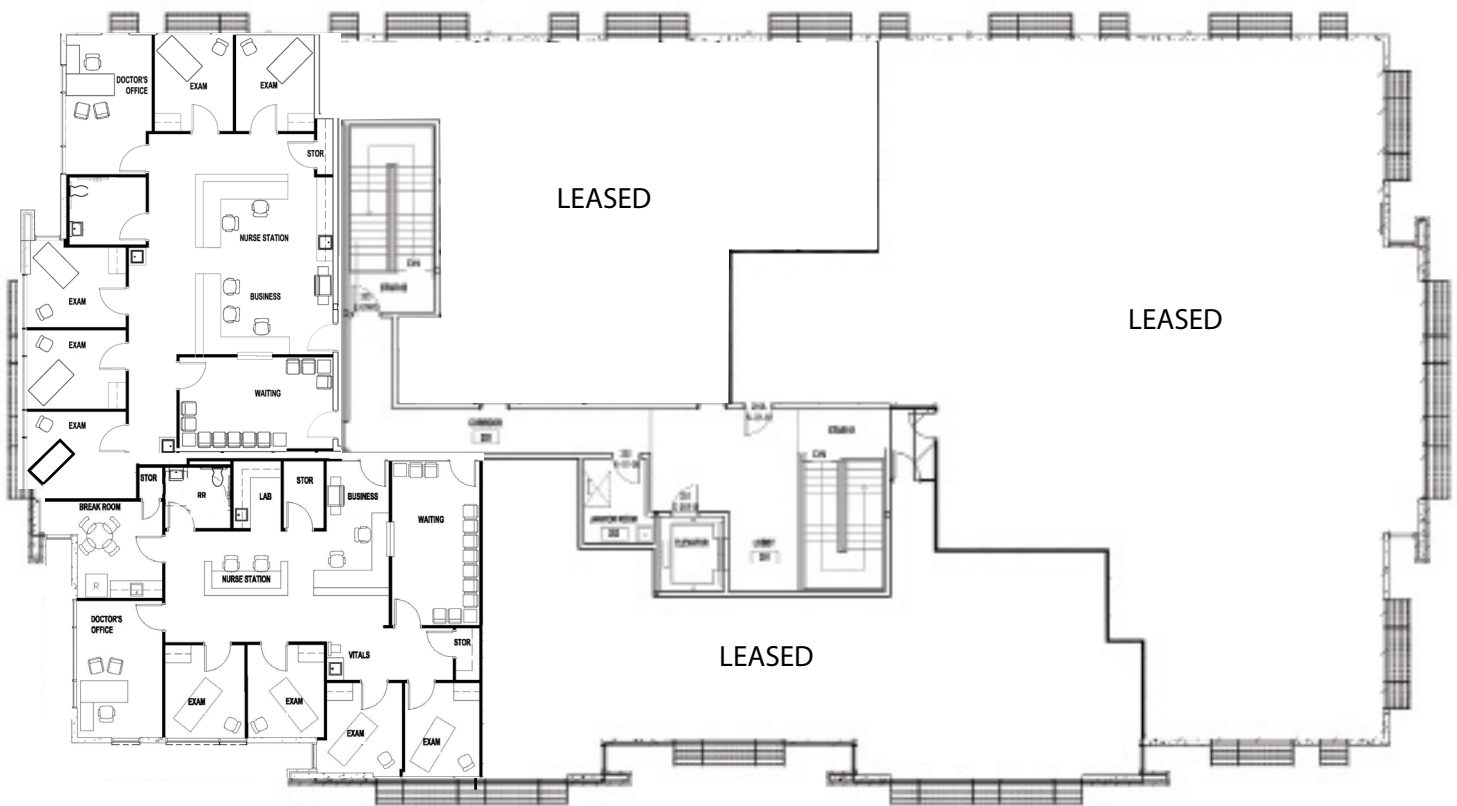
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

# Pearland Medical Commons Building 2



8540 Broadway St - Pearland, TX 77584

## Floor Plan - Second Floor



### Leasing Information:

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

**Heinrich Cronje**  
832.408.4067  
Heinrich.Cronje@transwestern.com

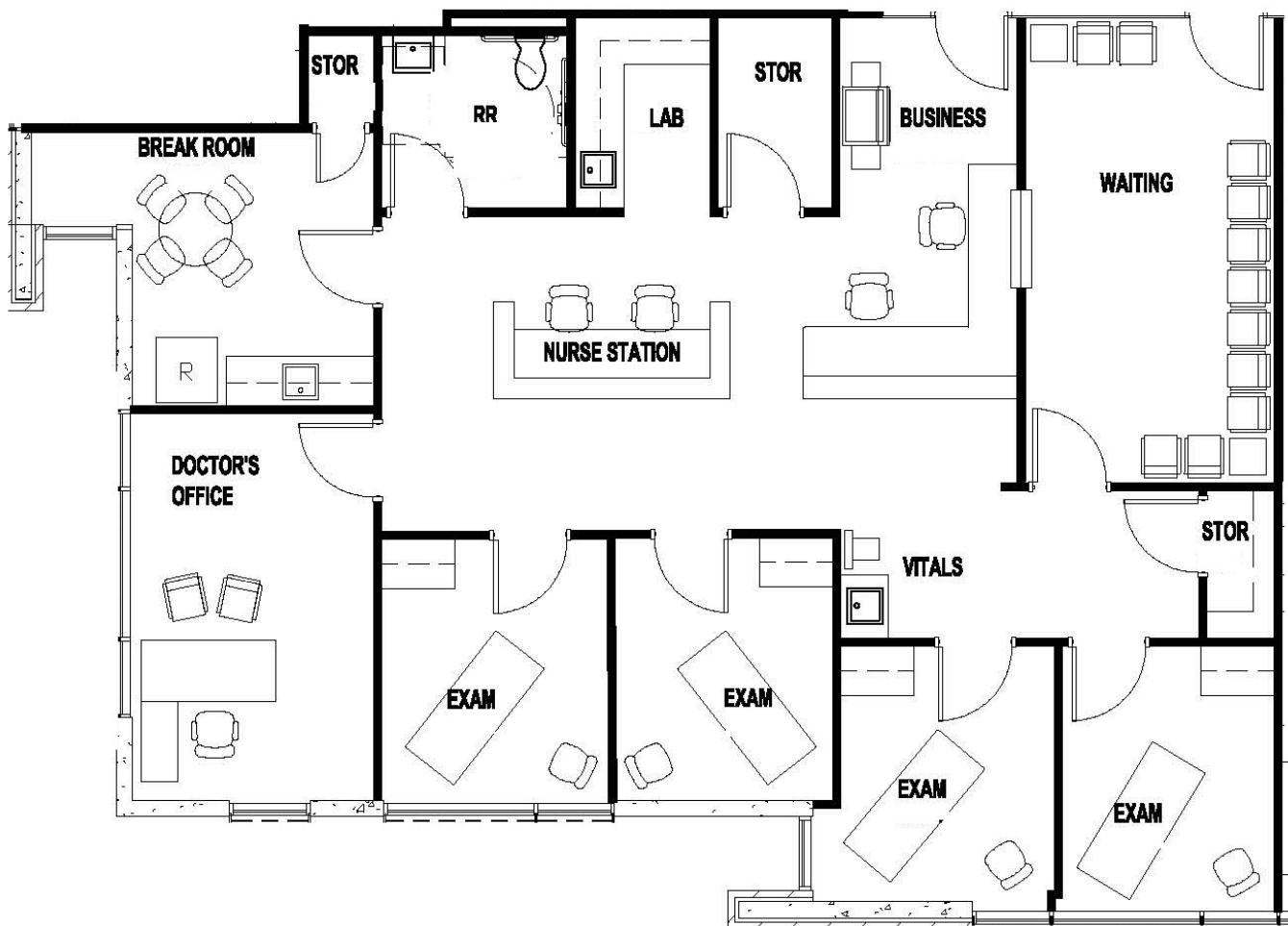
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

# Pearland Medical Commons Building 2



8540 Broadway St - Pearland, TX 77584

Floor Plan -  
Second Floor  
Spec Suite 220  
1,756 SF



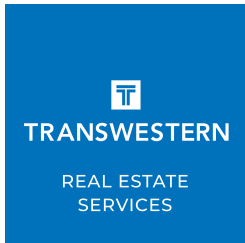
## Leasing Information:

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

**Heinrich Cronje**  
832.408.4067  
Heinrich.Cronje@transwestern.com

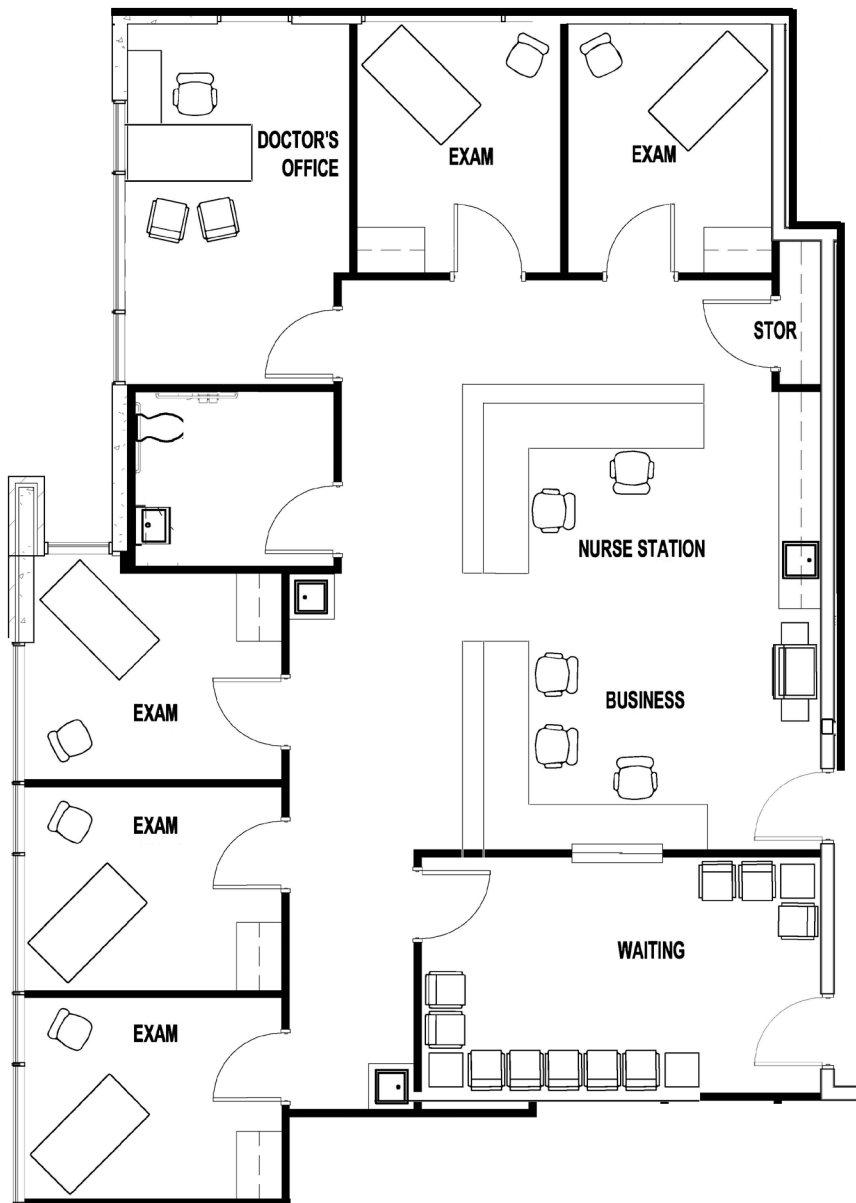
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

# Pearland Medical Commons Building 2



8540 Broadway St - Pearland, TX 77584

Floor Plan -  
Second Floor  
Spec Suite 230  
1,796 SF



### 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.