

GREENPARK ONE

TMC-ADJACENT MEDICAL OUT-PATIENT BUILDING

7515 S Main St, Houston TX



Schedule your tour today!



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HIGHLIGHTS



TMC ADJACENT

Next to the world's largest medical complex



SPEC SUITES

Move-in ready, high-end, spec suites



GENEROUS TI'S

Lower out-of-pocket costs for new practices



GROWING POP.

Growing population in the 5th largest MSA



STRONG TENANTS

Synergistic medical tenant mix



EASY ACCESS

Avoiding the notorious TMC congestion



AMPLE PARKING

4:1,000 ratio, covered and secure garage



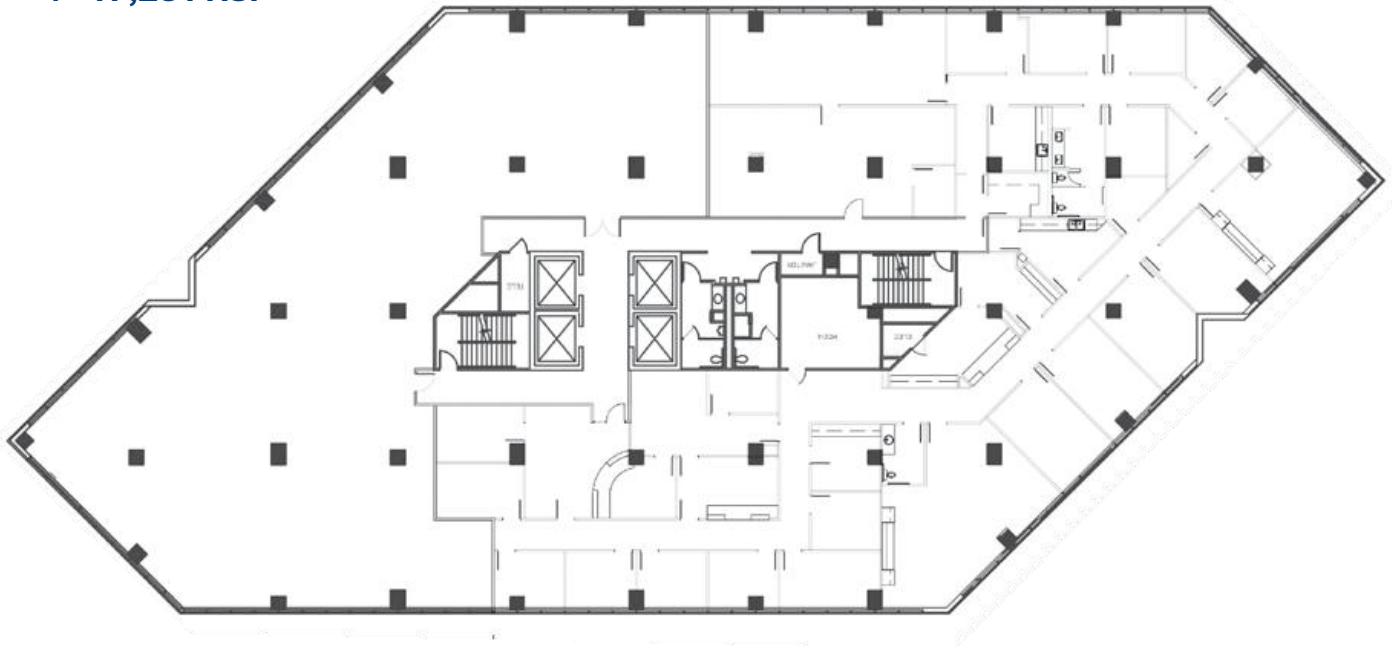
COVERED DROP-OFF

Covered drop-off for patients

FLOOR PLAN

STANDARD FLOOR PLATE

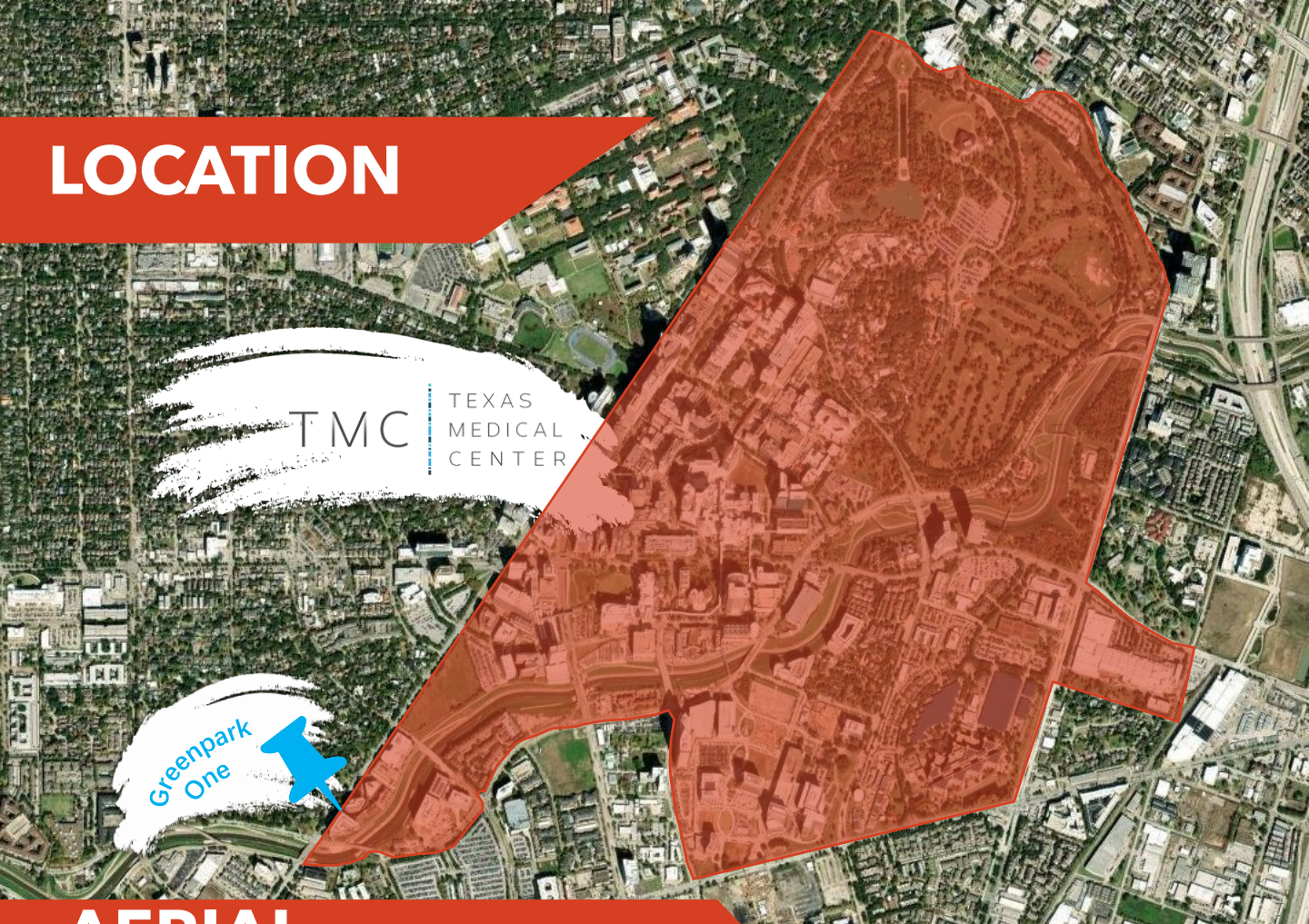
+/- 17,231 RSF



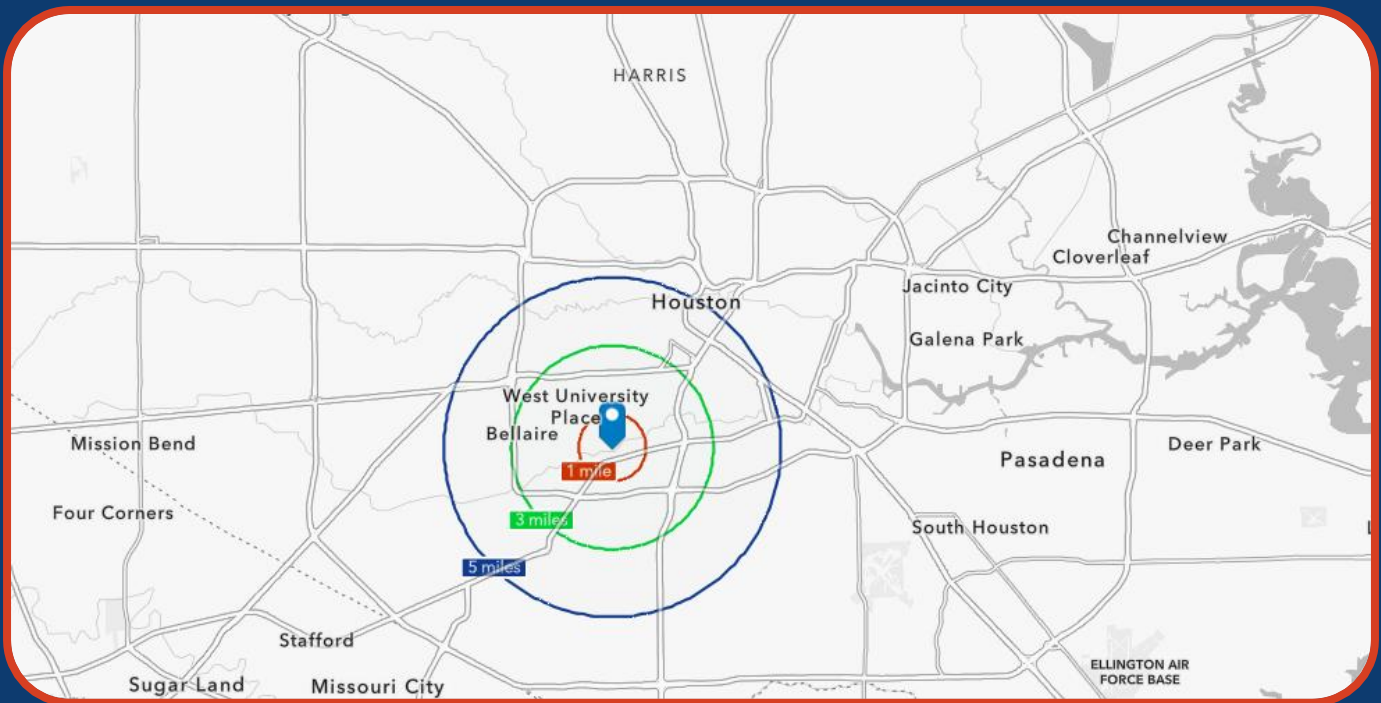
AVAILABILITIES

Suite	RSF	Contiguous	Suite	RSF	Contiguous
Ste. 110	2,009	-	Ste. 510	1,144	Up to 2,488 RSF
Ste. 195	2,683	-	Ste. 590B	1,344	Up to 2,488 RSF
Ste. 230	1,138	Up to 17,231 RSF	Ste. 620	2,359	Up to 14,469 RSF
Ste. 240	16,093	Up to 17,231 RSF	Ste. 630	4,483	Up to 14,469 RSF
Ste. 300	8,758	Up to 12,729 RSF	Ste. 640	7,627	Up to 14,469 RSF
Ste. 360	2,964	Up to 12,729 RSF	Ste. 730	1,599	-
Ste. 450	6,997	-	Ste. 750	3,489	-
Storage	250; 757	-	Ste. 770	2,686	-

LOCATION



AERIAL



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2024 Total Population	20,028	164,360	461570
2024 Population 65+	10.4%	13.8%	13.3%
2024 Average HH Income	\$124,825	\$144,338	\$135,210
2024 Total Healthcare Spending	\$83,613,462	\$695,900,434	\$1,765,671,115

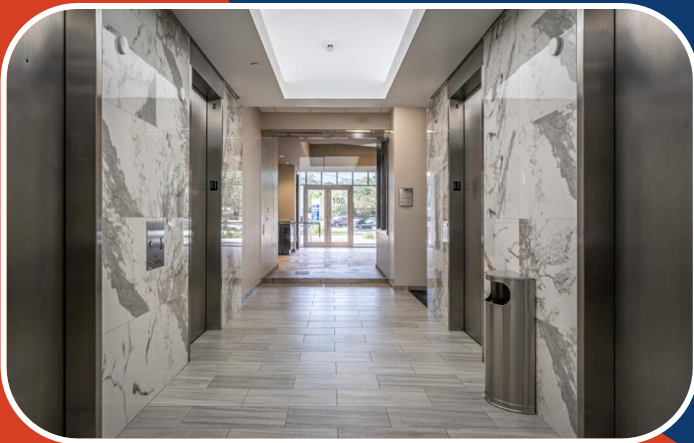
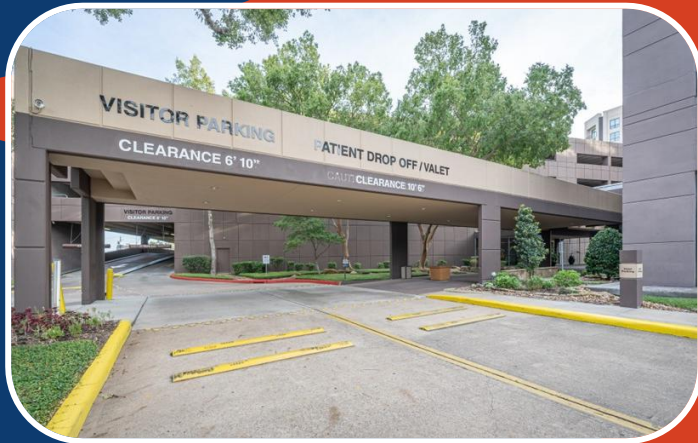
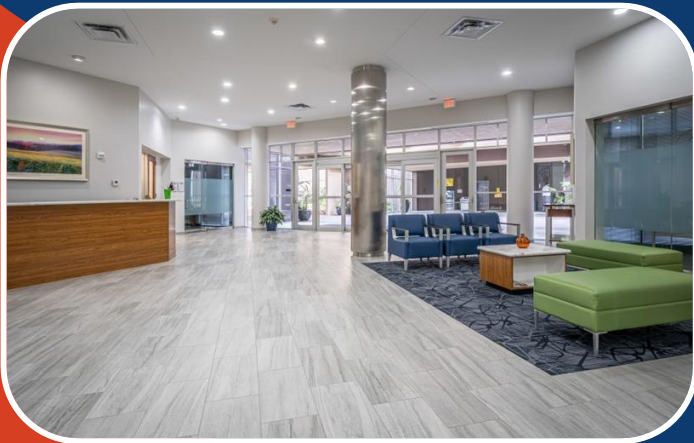
	Harris County, TX
2023 Patient to Primary Care Physician Ratio	1,700 to 1
2023 Total Insured Population	3.83M (79.7%)
2023 Total Insured 65+ Population	558K (96.6%)
2023 Total Private Coverage Population	2.77M (57.6%)
2023 Total Medicare Population	598K (12.4%)



Texas Medical Center

- **+10M Patient Encounters per year**
- **180,000 Annual surgeries (1 surgery every 3 minutes)**
- **9,200 Total patient beds**
- **750,000 ER visits per year**
- **120,000 Total employees**
- **8th Largest business district in the U.S.**

PHOTOS



PLANNED RENOVATIONS



HEIGHTS VENTURE ARCHITECTURE



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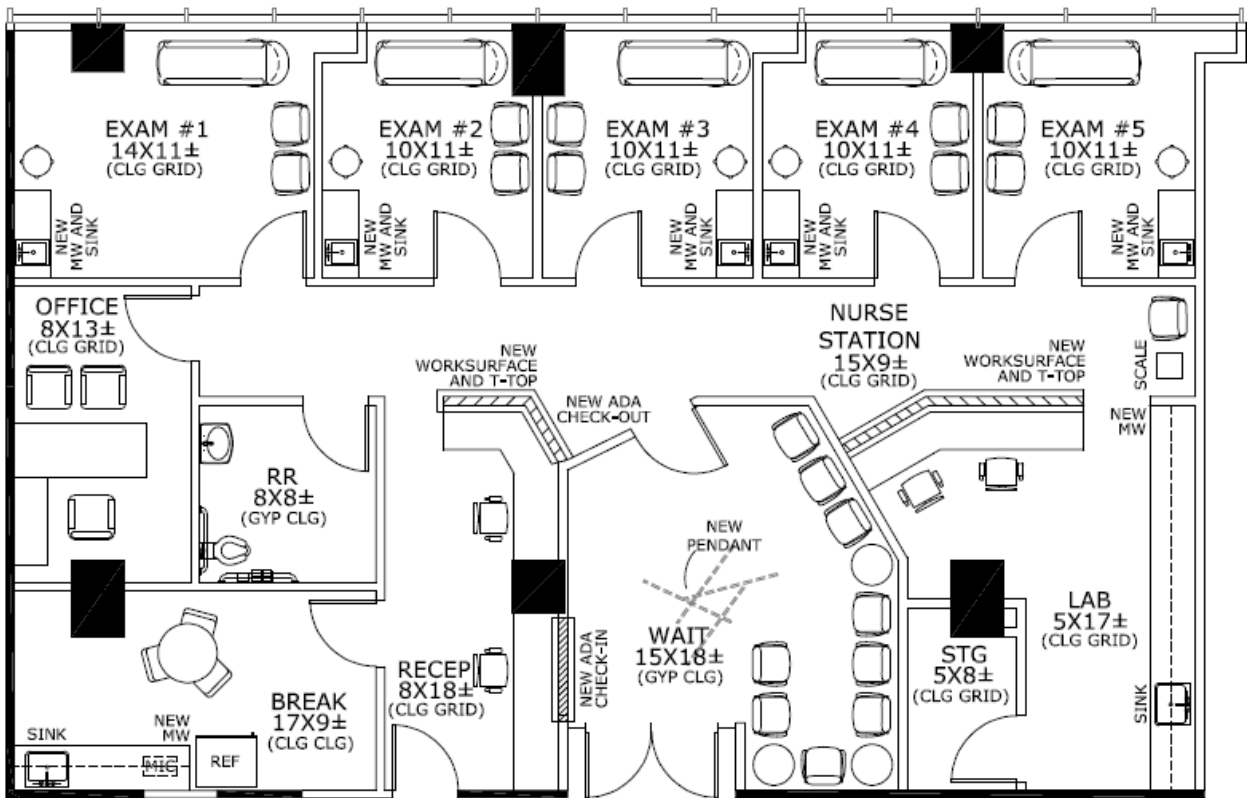
MOVE-IN READY SPEC SUITES

Available September 2026
Ste. 195 +/- 2,683 RSF



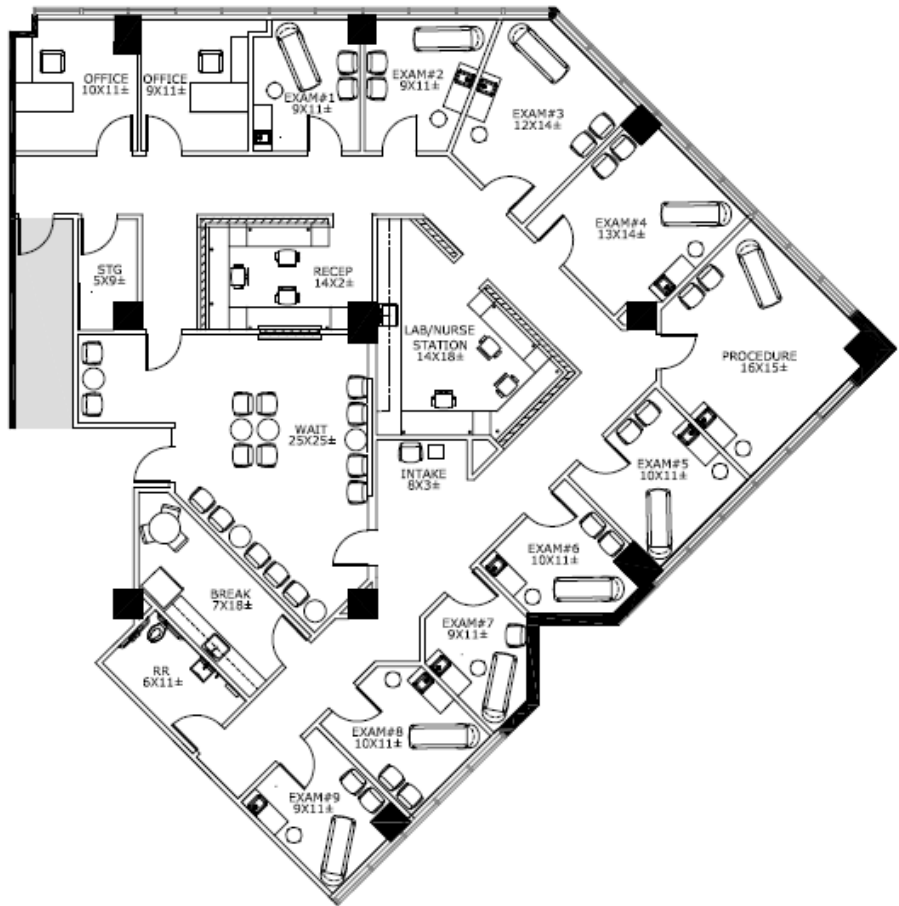
MOVE-IN READY SPEC SUITES

Available July 2026
Ste. 620 +/- 2,359 RSF



MOVE-IN READY SPEC SUITES

Available July 2026
Ste. 630 +/- 4,483 RSF





CALL FOR PRICING:



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