

4002 GARTH RD, STE. 160

4002 Garth Rd, Ste. 160, Baytown, TX 77521

Claire Sinclair
PROPERTIES, LLC

Erin Ellwanger

Claire Sinclair Properties, LLC

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Disclaimer

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PROPERTY INFORMATION

ANNUAL RENT

\$21.60/ per SQ. FT.

PROPERTY ADDRESS

4002 Garth Rd, Ste. 160, Baytown, TX 77521

RENTABLE AREA

2,250 Sq. Ft.

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PROPERTY OVERVIEW

4002 Garth Rd, Suite 160 is a second-generation medical office space located in a high-traffic area of Baytown. Positioned directly across from Houston Methodist Baytown Hospital, the property offers an excellent opportunity for a medical or healthcare practice seeking proximity to a major hospital campus. The site features strong visibility, convenient access to Hwy 146 and Spur 330, and is surrounded by a variety of restaurants and retail services. Ideal for a medical user looking to expand or establish a presence in a growing Baytown submarket.



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PROPERTY DETAILS

Prime Location: Across the street from Houston Methodist Baytown Hospital in a high-traffic area.

Excellent Accessibility: Close proximity to Hwy 146, Spur 330, and I-10.

Great Floor Plan: Suite includes a waiting area with natural lighting, three exam rooms, a private physicians' office, two bathrooms, employee break room, two nurses/charting stations, and a large flex space for procedures, x-ray, or whatever your practice needs.

Tenant Improvements: Landlord is open to negotiation.

Strong Demographics: Population of 11,699 and average household income of \$63,405 within 1 mile, increasing to 111,858 and \$68,513 (respectively) within 3 miles.

PROPERTY PHOTOS



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PROPERTY PHOTOS



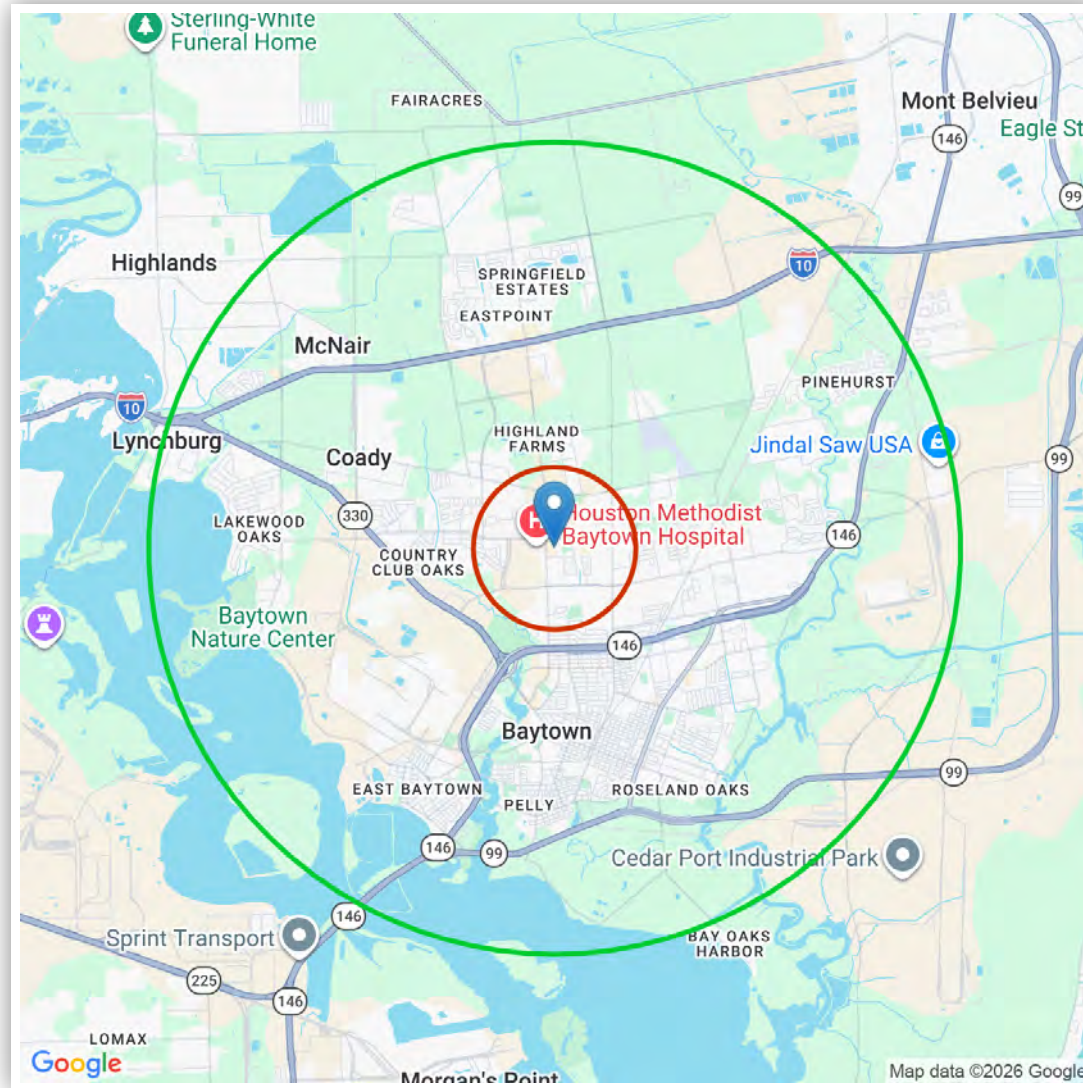
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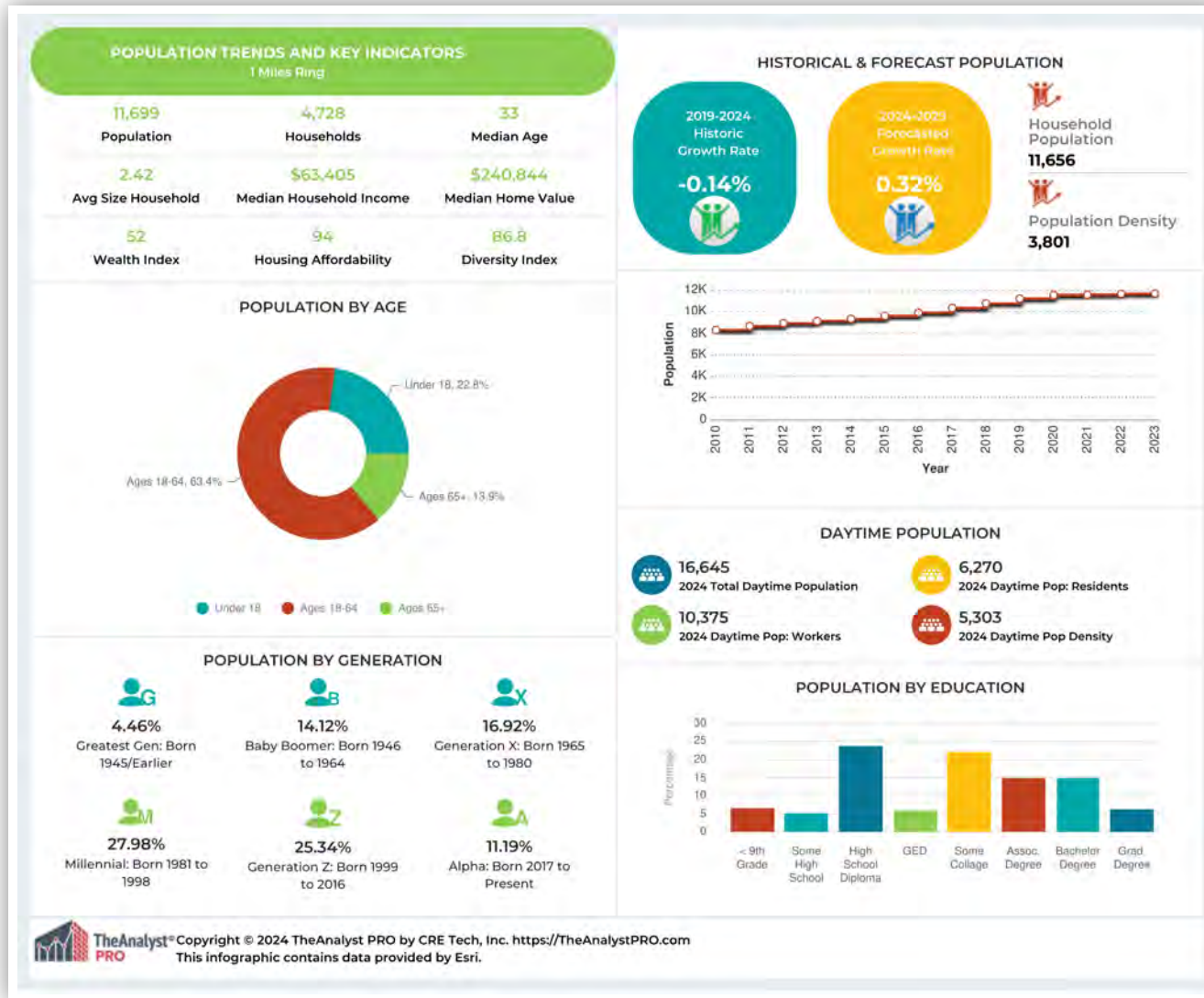
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LOCATION/STUDY AREA MAP (RINGS: 1, 5 MILE RADIUS)



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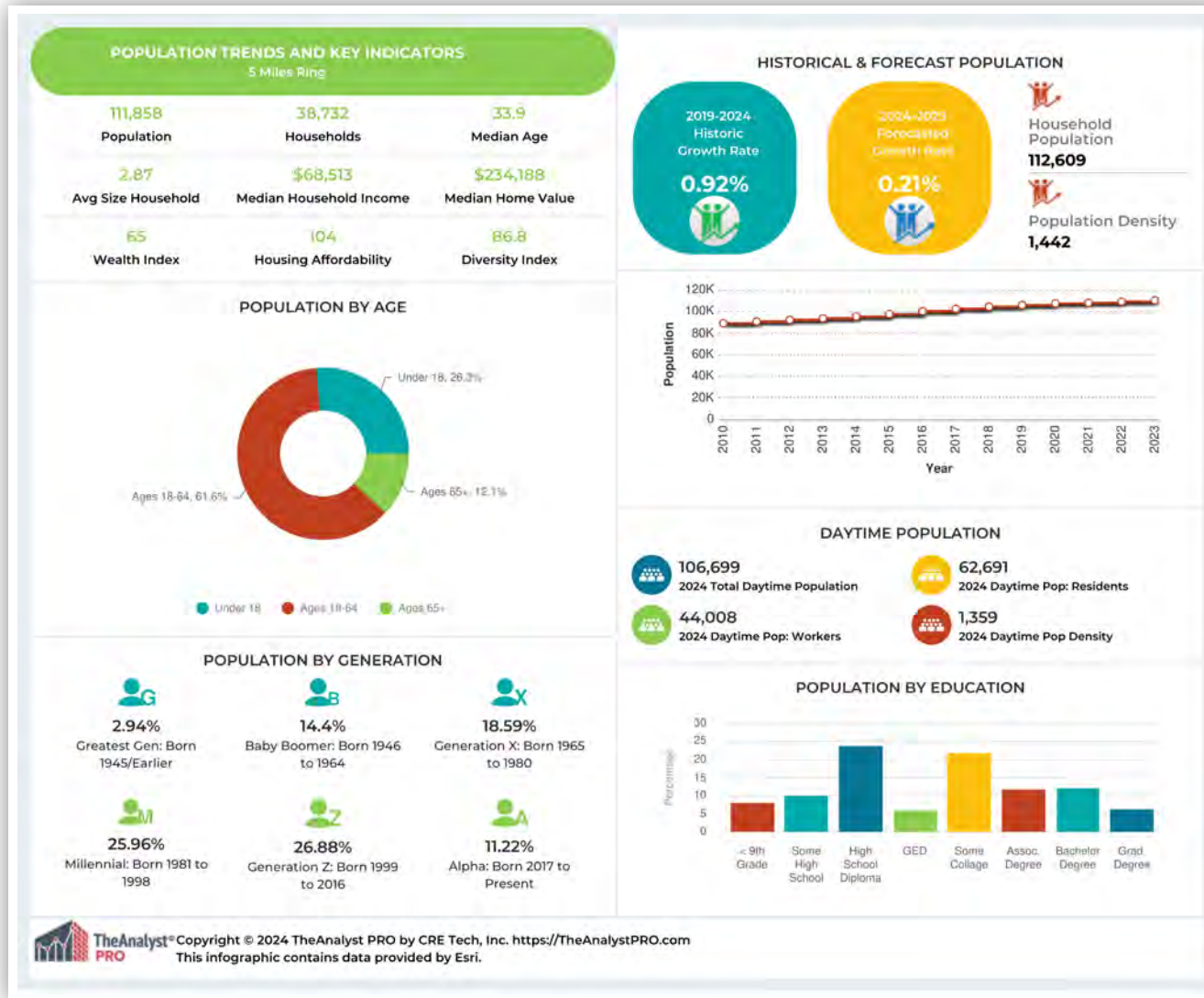
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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The information contained herein was obtained from sources believed to be reliable, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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