

# For Lease Medical Building

### Baytown Plaza I & II 1600-1610 James Bowie Dr. Baytown, Texas 77520



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Completion of the second		
	Baytown Medical Plaza too James Bower Placement (1) To Chart	
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<u>Available</u>		<u>Monthly</u>	
<u>Suites</u>	Square Feet	<u>Rent</u>	<u>Status</u>
A101	847 RSF	\$1,709.53	
A103	2,572 RSF	\$5,191.15	
A105	1,844 RSF	\$3,721.81	
A106	2,267 RSF	\$4,575.56	
A107	1,722 RSF	\$3,522.92	Coming soon
A112	1,581 RSF	\$3,190.99	
B107	965 RSF	\$1,947.69	Lease Pending
D111	911 RSF	\$1,838.70	

Contact: Ann Marie Gallagher Phone 713.936.2964 annmarie@tisona-cre.com www.tisona-cre.com

#### Description

The property has built-out professional and medical office spaces ready for immediate occupancy. Build-tosuite space available. Garden-style office atmosphere. Located adjacent to the future Goose Creek ISD Administration Building. Conveniently located 11 miles from Houston Methodist Baytown Hospital.

Common areas, and vacancies are all well maintained. Ideal property for all medical professionals.

Bldg Size:	45.068 SF
# of Floors:	1
Year Built:	1972
Parking Spaces:	130
Annual Rate:	\$21.00 MG/PSF/YR Plus
	Janitorial \$2.00/PSF & Electrical \$1.55 PSF
OPEX:	Base Year Lease 2024 Estimated Expenses
	included in MG Rate \$14.81 PSF/YR

The information contained herein, we believe, has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or validity; however, no warranty or guaranty, expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to errors, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



1600 Entrance walkway



Birds Eye View



1610 Side Entrance



1600 - 1610 Connecting Canopied Walkway



Atrium Garden Area



1600 Atrium Entrance Walk



1600 Lot View Entrance



1610 Side View



1600 Atrium Walkway



1610 Monument Signage

## BAYTOWN PLAZA I & II







#### Comments

- Flexible office space ideal for medical practice or general office environment
- Build-to-suite space available
- Arden-style office atmosphere
- Professionally Managed.



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