

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



<u>Available Suites</u>	<u>Square Feet</u>	<u>Monthly 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	

### Description

The property has built-out professional and medical office spaces ready for immediate occupancy. Build-to-suite 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

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



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



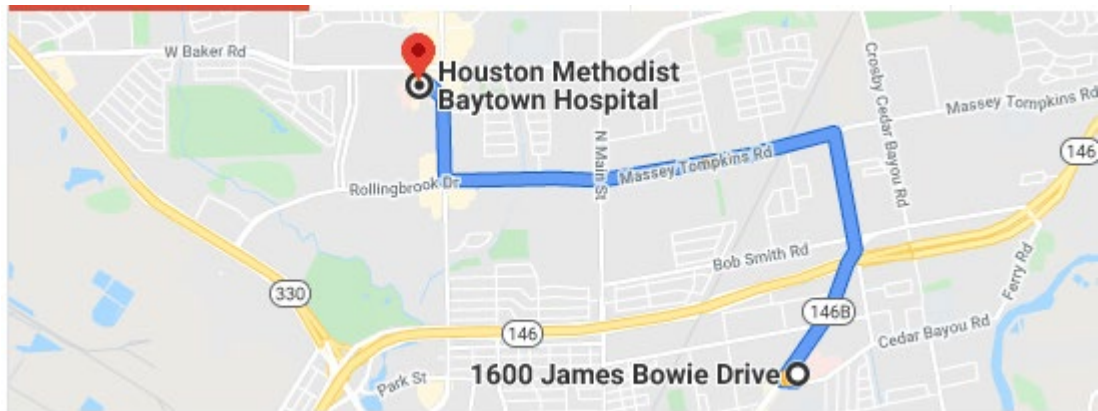
1600 Atrium Walkway



1610 Monument Signage

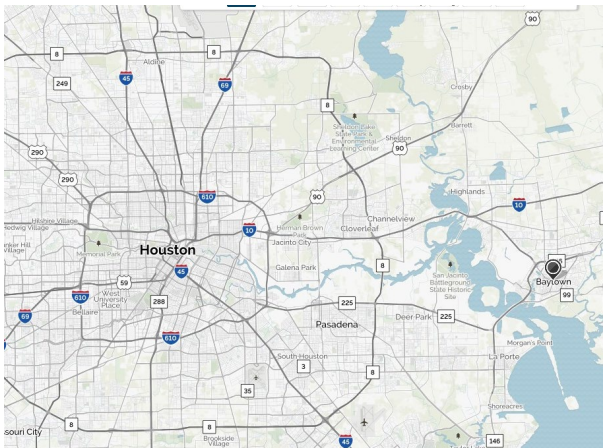
LEASING OPPORTUNITY FOR MEDICAL OFFICE SPACE LOCATED IN BAYTOWN, TEXAS

## BAYTOWN PLAZA I & II



### Location

Conveniently located off S.H. 145 (N. Alexander Dr.) & James Bowie Drive. 11 Miles from Houston Methodist Baytown Hospital



### Comments

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

### Contact:

**Ann Marie Gallagher**  
Phone 713.936.2964  
annmarie@tisona-cre.com  
[www.tisona-cre.com](http://www.tisona-cre.com)



