

MEDICAL  
OFFICE  
LEASE

26,850 SF

MEDICAL  
OFFICE  
SPACE



TRANSWESTERN

REAL ESTATE  
SERVICES

# Two Harbour Square

3033 Marina Bay Drive | League City, TX 77573



## Building Information:

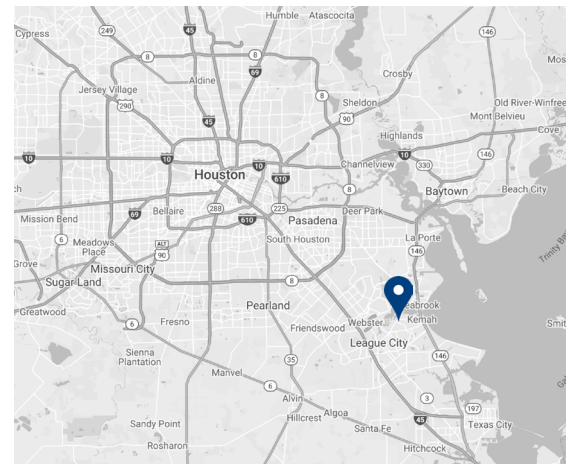
- 26,850 SF Three Building Medical Office Complex
- Located between I-45 and Highway 146
- .5 miles from South Shore Harbour Resort and Conference Center
- 3 miles from Kemah Boardwalk
- 15 minutes from University of Houston-Clear Lake, HCA Houston Healthcare Clear Lake, and Houston Methodist Clear Lake Hospital

## Lease Rate:

\$21.00/NNN  
Est. 2023 CAM \$8.00/SF

## Availability:

- B-200 - 1,470 SF
- C-300 - 2,438 SF
- C-310 - 7,312 SF



## Leasing Information:

Heinrich  
Cronje  
713.408.4067  
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.

# Two Harbour Square

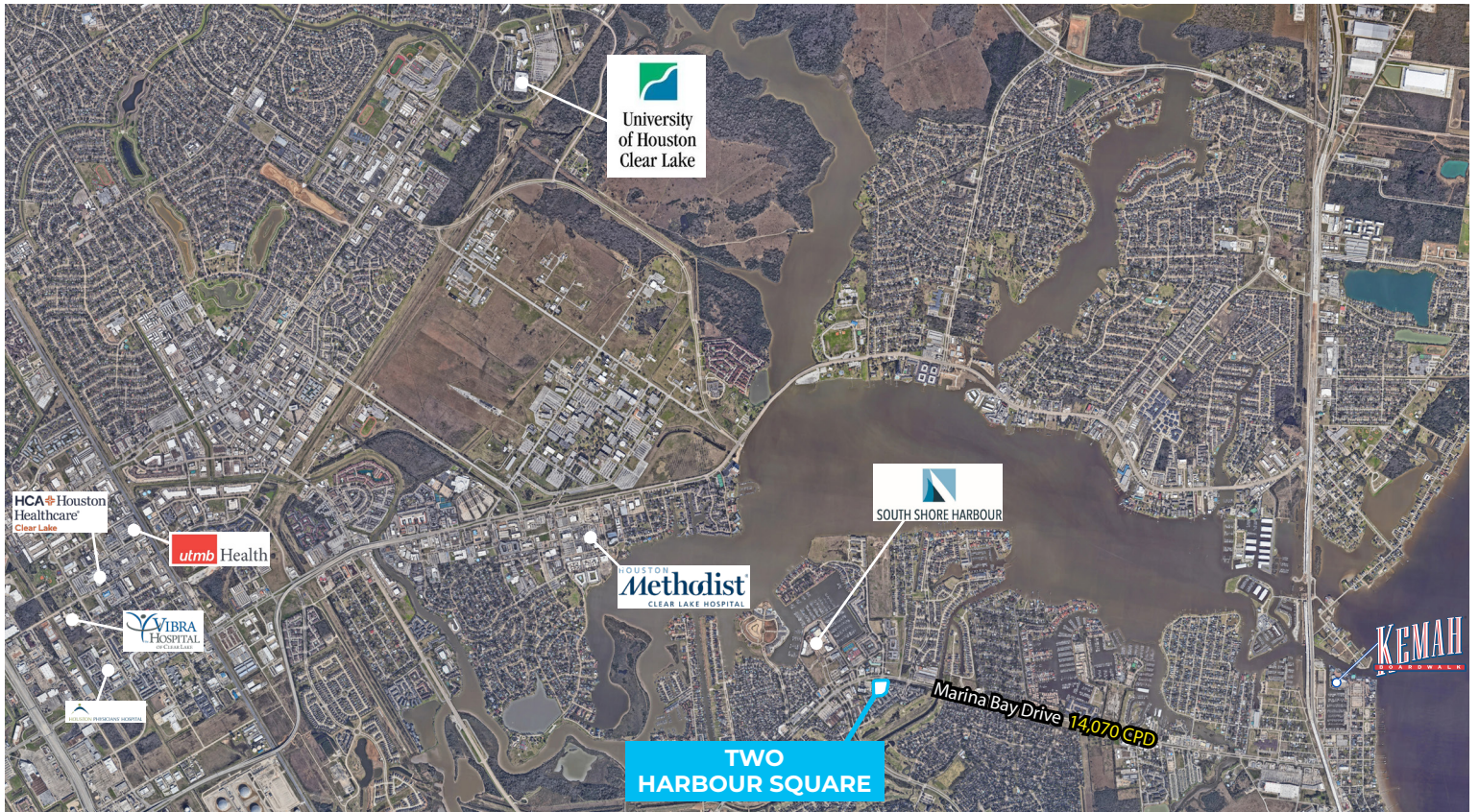
3033 Marina Bay Drive | League City, TX 77573



## The League City Area

### ONE MILE    THREE MILES    FIVE MILES

<b>10,576</b> POPULATION	<b>74,788</b> POPULATION	<b>160,715</b> POPULATION
<b>\$131,990</b> AVERAGE HH INCOME	<b>\$127,352</b> AVERAGE HH INCOME	<b>\$122,190</b> AVERAGE HH INCOME
<b>46</b> AVERAGE AGE	<b>40</b> AVERAGE AGE	<b>39</b> AVERAGE AGE



#### Leasing Information:

Heinrich  
Cronje  
713.408.4067  
heinrich.cronje@transwestern.com

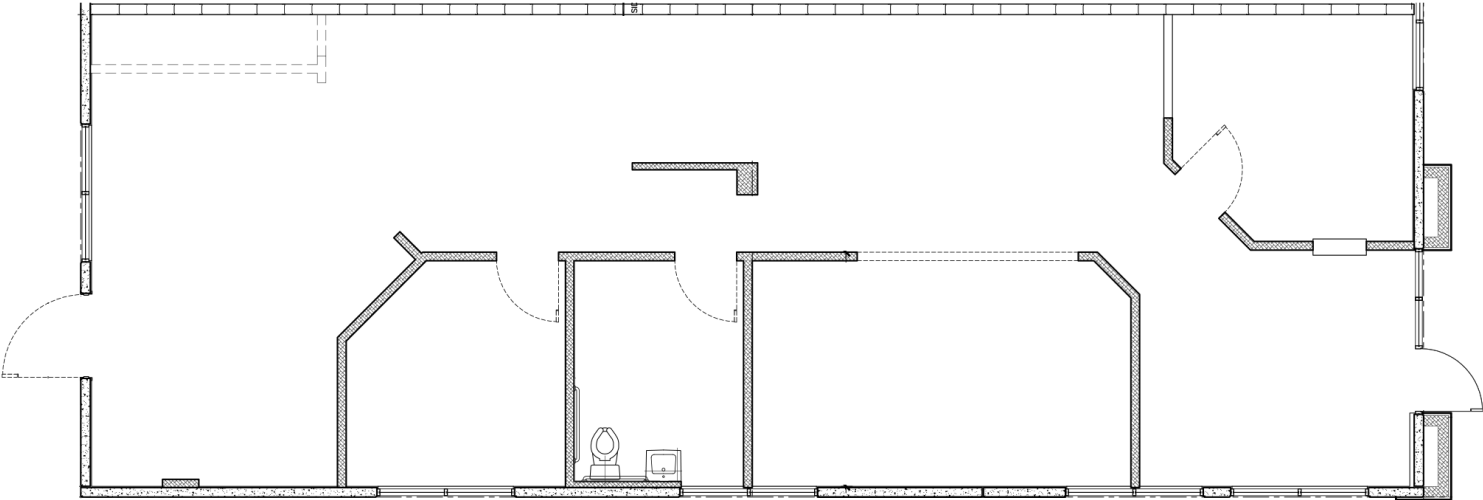
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions,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

# Two Harbour Square

3033 Marina Bay Drive | League City, TX 77573



Suite B-200  
1,470 SF



### Leasing Information:

**Heinrich Cronje**  
713.408.4067  
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.

# Two Harbour Square

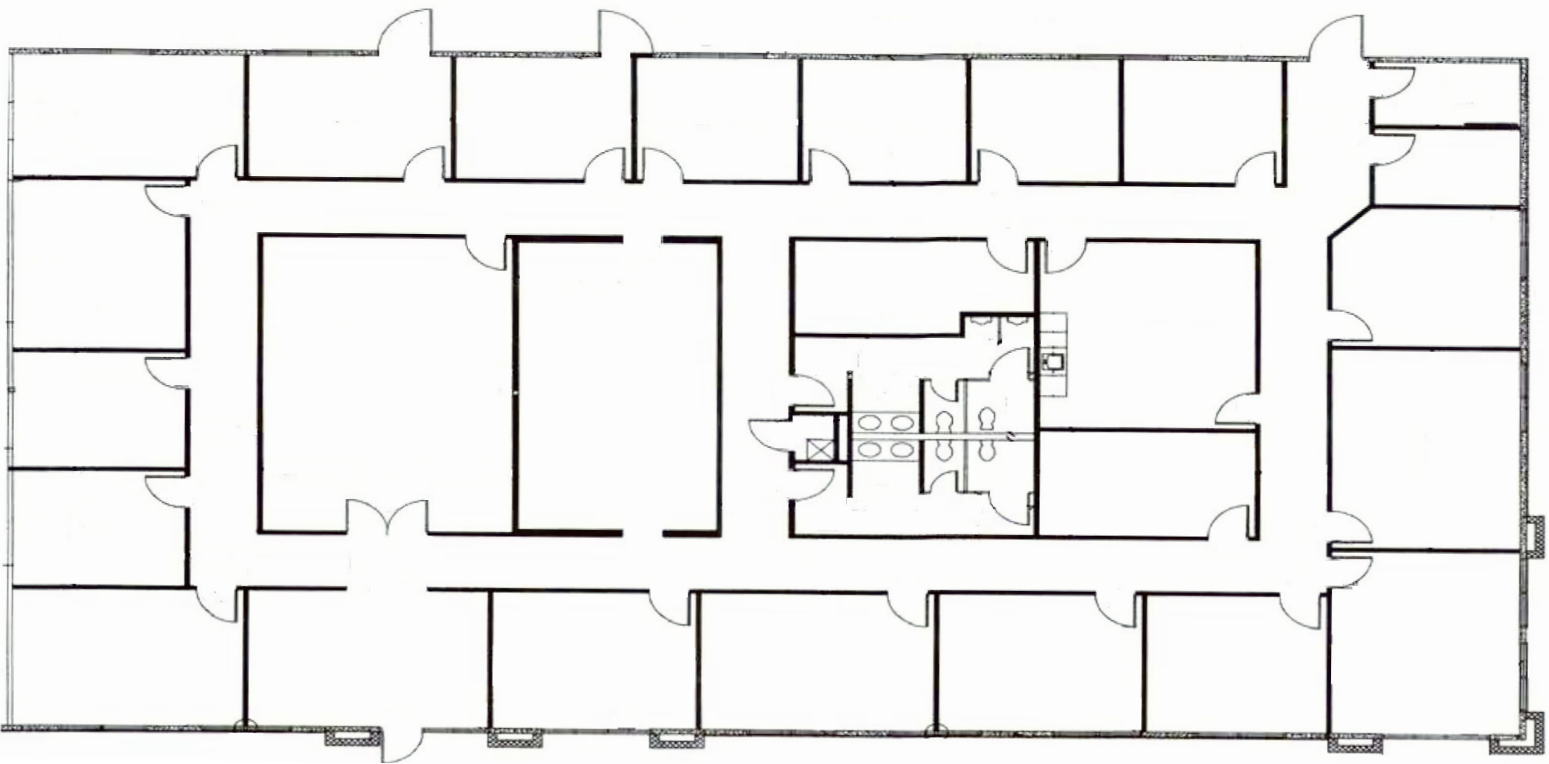
3033 Marina Bay Drive | League City, TX 77573



TRANSWESTERN

REAL ESTATE  
SERVICES

Suite C-310  
7,312 SF



## Leasing Information:

**Heinrich  
Cronje**  
713.408.4067  
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.