

Available Immediately
Hospital with ER: 41,657 RSF



Spring Surgical Hospital

20635 Kuykendahl Road, Spring, Texas 77379



Building Overview

PROPERTY OVERVIEW

Nine in-patient rooms, plus two in-patient isolation rooms

Two ICU rooms

Two treatment rooms

Six operating rooms

One catheterization lab

Cafe with a full working kitchen

10 pre-op bays

12 post-op bays, plus one isolation post op room

Pathology & Radiology lab

4.19/1,000 SF parking ratio

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Exterior Shots



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Standard Surgery Room



Recovery Room



Catheterization Lab



Cafe

LOCATION

Major Hospitals

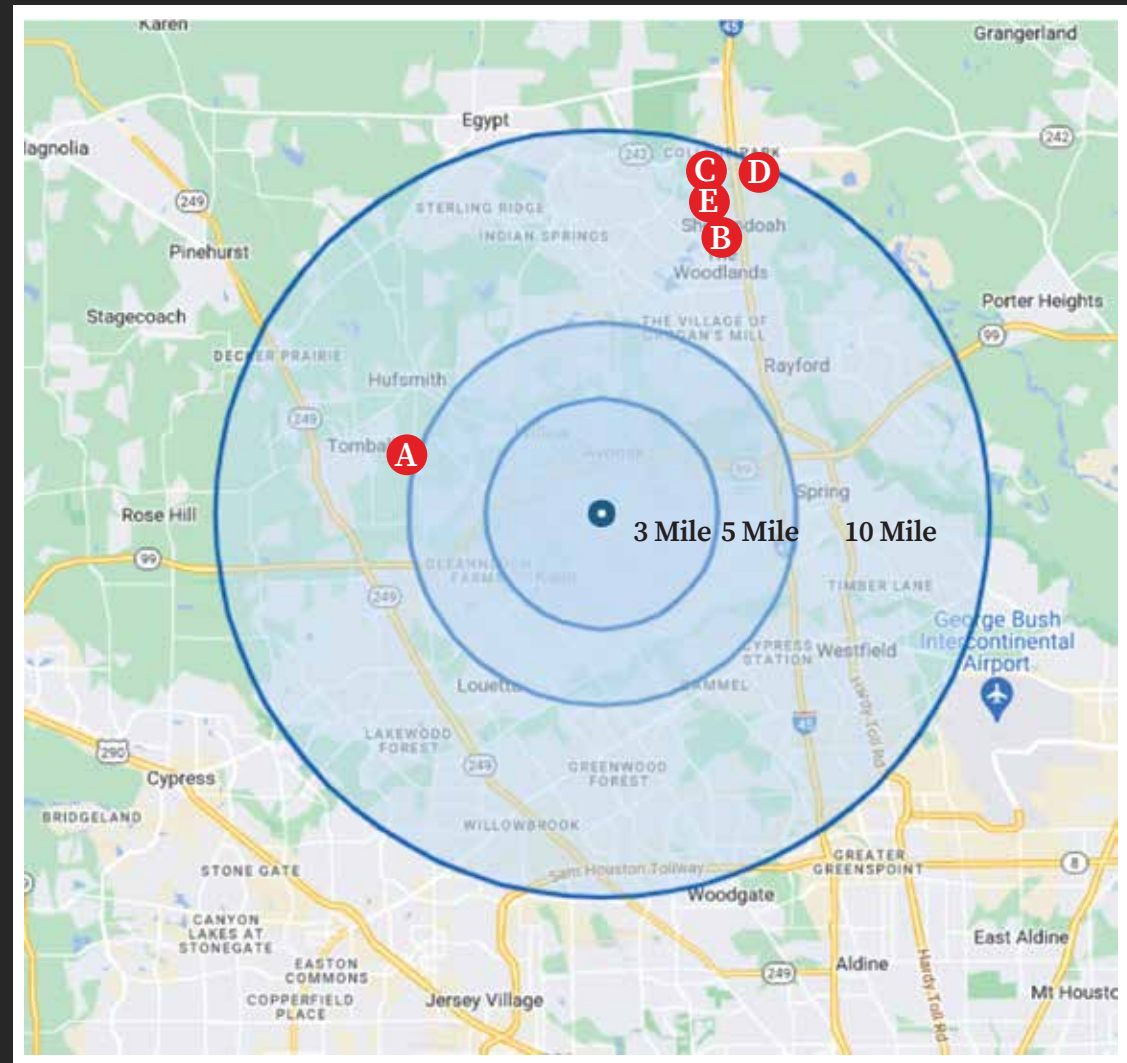
- A** Tomball Hospital..... 17 mile
- B** Memorial Hermann-The Woodlands..... 18 miles
- C** CHI St. Luke's Hospital- The Woodlands.... 21 miles
- D** Methodist Hospital- The Woodlands..... 23 miles
- E** Texas Children's- The Woodlands..... 21 miles

Major Highways

- Hwy 45..... 5 miles
- Hwy 249..... 7.3 miles
- Hwy 2920..... 1,500 ft
- Toll Road 99..... 1.5 miles

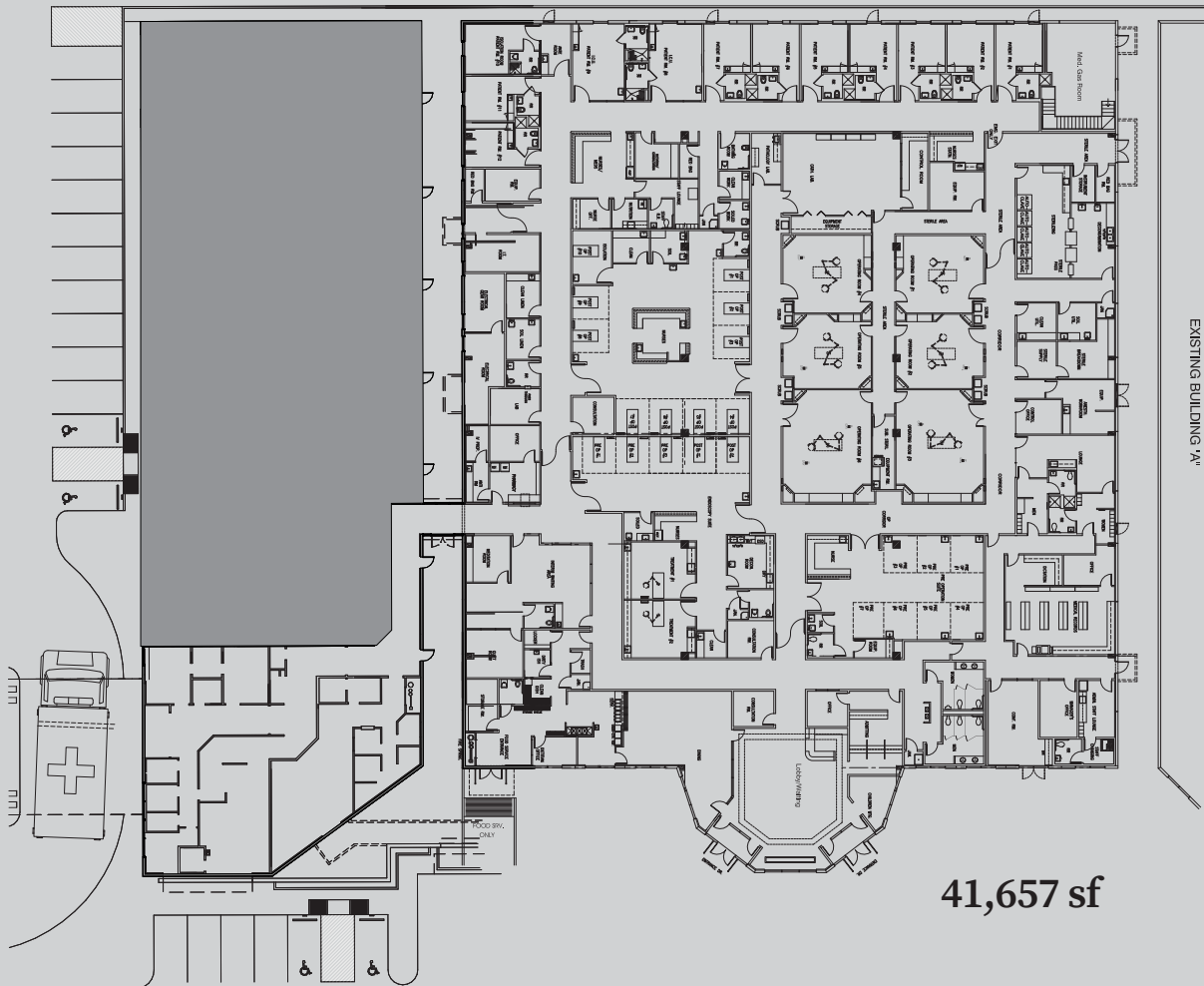
Commute Destinations

- George Bush International Airport..... 28 miles
- Downtown Houston..... 36 miles
- Hobby Airport..... 51 miles
- The Woodlands..... 18 miles



DEMOGRAPHICS & FLOOR PLANS

First Floor Layout



	1 Mile	3 Mile	5 Mile
POPULATION			
2023 Estimate	12,431	86,891	231,489
2028 Projection	13,093	90,116	240,424
Growth 2023-2028	5.33%	3.71%	3.86%
HOUSEHOLDS			
2023 Estimate	4,205	29,772	82,889
2028 Projection	4,433	30,960	86,299
2023 Average Household Income			
	\$124,126	\$115,036	\$127,070

RATES		Available	Not Available
BASE RENT: TBD			
OPEX: TBD			

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SPRING
EXCELLENCE
SURGICAL HOSPITAL

SESH

20635

For More Information

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