

MEDICAL
OFFICE
SPACE

FOR
LEASE

Building owned by



TRANSWESTERN
REAL ESTATE
SERVICES

Cypress Medical Fallbrook Building

11302 Fallbrook Drive - Houston, TX 77065



Building Features:

- First floor lobby availability
- Connected to HCA Houston ER
- Approximately 3 miles from HCA Houston Healthcare North Cypress
- Approximately 2 miles from Northwest Freeway and Sam Houston Tollway

Availability:

Suite 102 - 1,435 SF	Suite 205 - 1,368 SF
Suite 103 - 1,361 SF	Suite 206 - 2,118 SF
Suite 104 - 1,232 SF	Suite 301 - 1,832 SF
Suite 106 - 1,231 SF	Suite 302 - 1,778 SF
Suite 107 - 1,162 SF	Suite 303 - 1,690 SF
Suite 108 - 970 SF	Suite 304 - 1,226 SF
Suite 110 - 1,036 SF	Suite 306 - 1,217 SF
Suite 201 - 4,984 SF	Suite 307 - 1,834 SF
Suite 202A - 1,765 SF	Suite 308 - 1,366 SF
Suite 202B - 2,467 SF	

Lease Rate:

\$27.37 MG

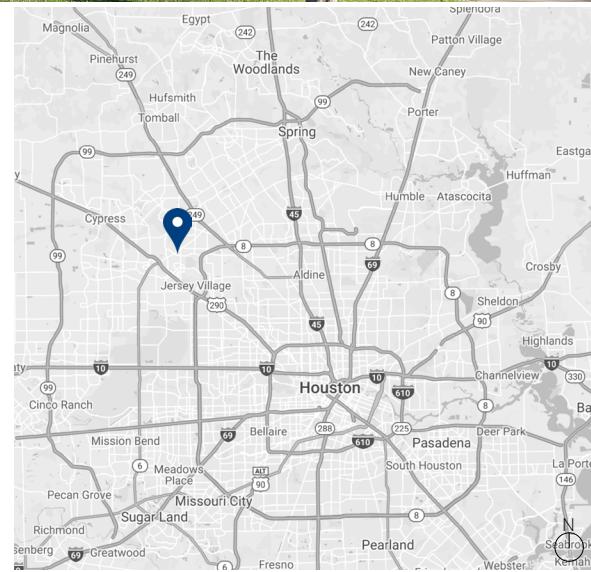
TI Allowance:

Negotiable

Leasing Information:

**Rachel
Glass**
713.270.3327
Rachel.Glass@transwestern.com

**Justin
Brasell**
713.231.1595
Justin.Brasell@transwestern.com



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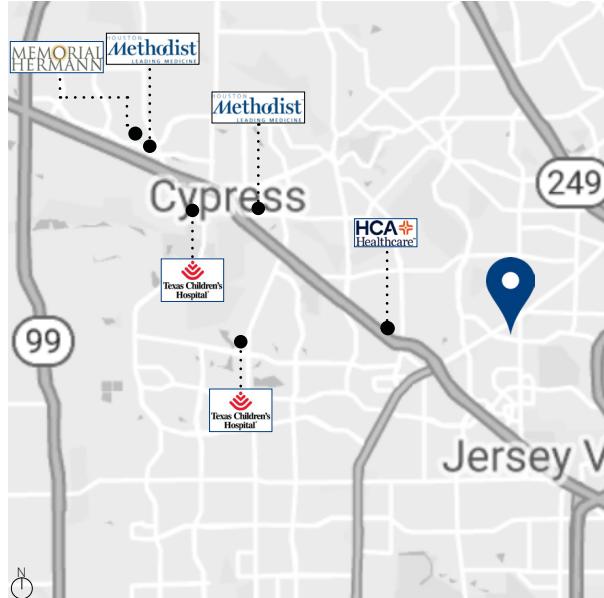
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NYSE: HTA



The Fallbrook Area

ONE MILE THREE MILES FIVE MILES

15,779

POPULATION

115,851

POPULATION

267,561

POPULATION

\$82,225

AVERAGE HH INCOME

\$86,844

AVERAGE HH INCOME

\$96,889

AVERAGE HH INCOME

34

AVERAGE AGE

35

AVERAGE AGE

36

AVERAGE AGE

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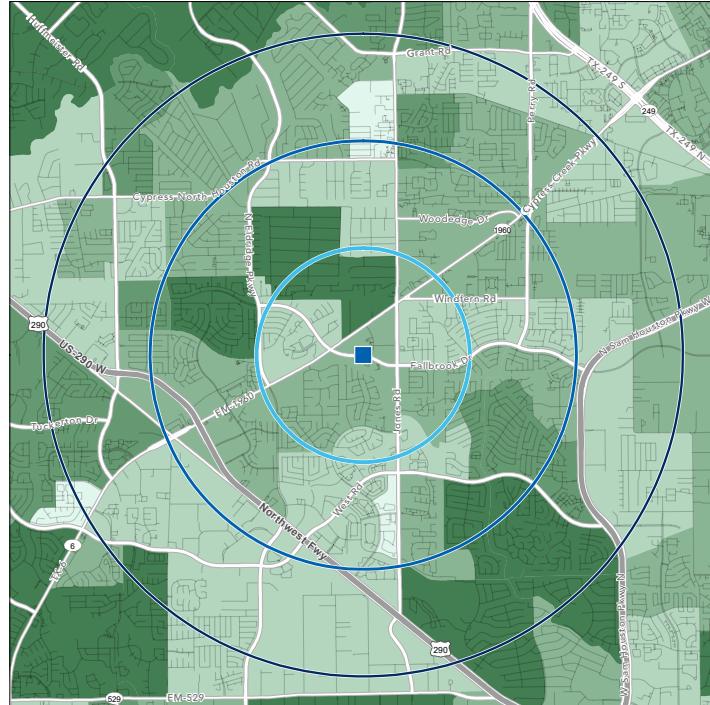
HOUSEHOLD INCOME

11302 Fallbrook Dr

Trade Areas
 1 mi
 2 mi
 3 mi

Median Household Income by Block Group

\$100,000.01 - \$250,001.00
\$80,000.01 - \$100,000.00
\$60,000.01 - \$80,000.00
\$40,000.01 - \$60,000.00
\$0.00 - \$40,000.00



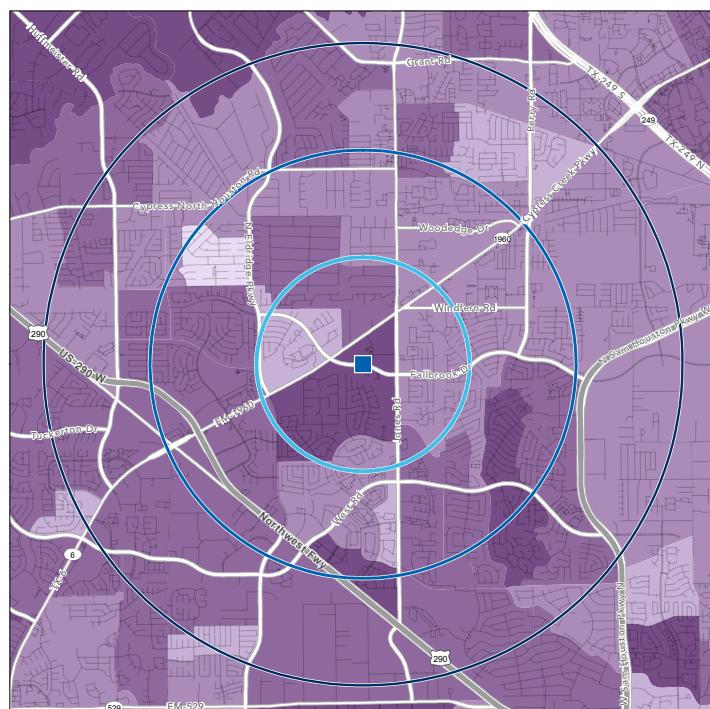
PRIVATE INSURANCE

11302 Fallbrook Dr

Trade Areas
 1 mi
 2 mi
 3 mi

Percent of Population Covered by Private Insurance

75.1% - 100%
60.1% - 75%
45.1% - 60%
30.1% - 45%
0% - 30%



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