

Tomball Professional Atrium Building

425 Holderrieth Blvd Tomball, Texas 77375



This 53,645-square-foot two-story medical office building was built in 1982. Located in the heart of the Tomball Medical District adjacent to HCA Houston Healthcare Tomball Hospital in Northwest Houston near the intersection of SH 249 & FM 2920. The property is surrounded by medical office buildings and surgery centers.

The property has built-out professional and medical office spaces ready for immediate occupancy from 1,369 to 4,081 RSF. Parking is 4 spaces; 1,000 SF. Common areas, leased premises, and vacancies are all well-maintained. An ideal property for all medical professionals. The common area bathrooms and lobby were recently renovated and gave the entire interior a fresh new look!



Suite	Square Feet (RSF)	Rent (Monthly)	Comment
102	4,081	\$9,522.33	Former Cath Lab
204	3,261	\$7,609.00	2 nd Gen Shell Space
209	2,453	\$5,723.67	Vacant
210	1,429	\$3,334.33	Vacant
211	1,369	\$3,194.33	Newly Renovated

Lease Rate: \$28.00 PSF/Year/Modified Gross.

OPEX Forecast: 2025 - \$18.43 included is MG Rate

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Tomball Professional Atrium

425 Holderrieth Boulevard, Tomball, TX 77375

FLOOR 1



AVAILABLE



LEASED



Tomball Professional Atrium

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FLOOR 2

