

HCA + Houston
HealthcareSM

HCA Houston Healthcare
Pearland Medical Plaza

Business Center Dr

28,790 VPD ('22)

Shadow Creek Pkwy



Enterprise Blvd

Medical Center Dr

288
TEXAS

South Fwy

149,852 VPD ('22)

288
TEXAS

HCA HOUSTON HEALTHCARE PEARLAND MEDICAL PLAZA



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10970 Shadow Creek Parkway, Pearland, TX 77584

CONVENIENT LOCATION

Located at 10970 Shadow Creek Parkway in Pearland, Texas with excellent visibility from Highway 288, just south of the hospital.

BUILDING AMENITIES & DESIGN

Pearland Medical Plaza is a Class "A", 3-story, 80,000 square foot Medical Office Building which is connected to the HCA Healthcare Houston Pearland Medical Center. 2nd-Generation medical clinic space is currently available in the building for immediate occupancy at 1,300 square feet, 2,500 square feet and 5,000 square feet. Landlord can help facilitate the required approval of medical tenants in the building through hospital administration. In addition, shell space is also available for custom tenant design and construction. Tenant brokers are welcome.

Class "A" building features include covered patient drop-off, upgraded interior finishes, public restrooms on all three levels, close-in patient surface parking, energy-efficient HVAC systems, first floor lobby ceramic tile floors, and modern interior/exterior architectural design.

As part of the generous Tenant Interior (TI) allowance for shell space, the experienced HCFD Design and Construction Team will provide in-depth space planning, efficient interior design and construction services with a common goal in mind: Deliver a functional office space while meeting current needs of physicians, staff, and patients.

LEASE RATES

Physician-tenants will be offered a lease term package which is very competitive with the local market area.



98 San Jacinto Blvd., Suite 1810, Austin, TX 78701



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Mike Cunningham

512-493-5425

Mike_Cunningham@hcfcd.com

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HOSPITAL INFO

HCA Healthcare Houston Pearland Medical Center is a new 144,000 square foot full-service hospital which is easily expandable from its current 50-bed capacity

The Hospital provides state-of-the-art imaging services, surgical suites, 24-hour emergency department, and specialized pediatric and women's services.

In addition, HCA Healthcare Houston Pearland is equipped with a Level IV Trauma Center, an accredited Chest Pain Center with Primary PCI and a certified Primary Stroke Center.

BUILDING SIZE

88,000 SF | 3-Stories

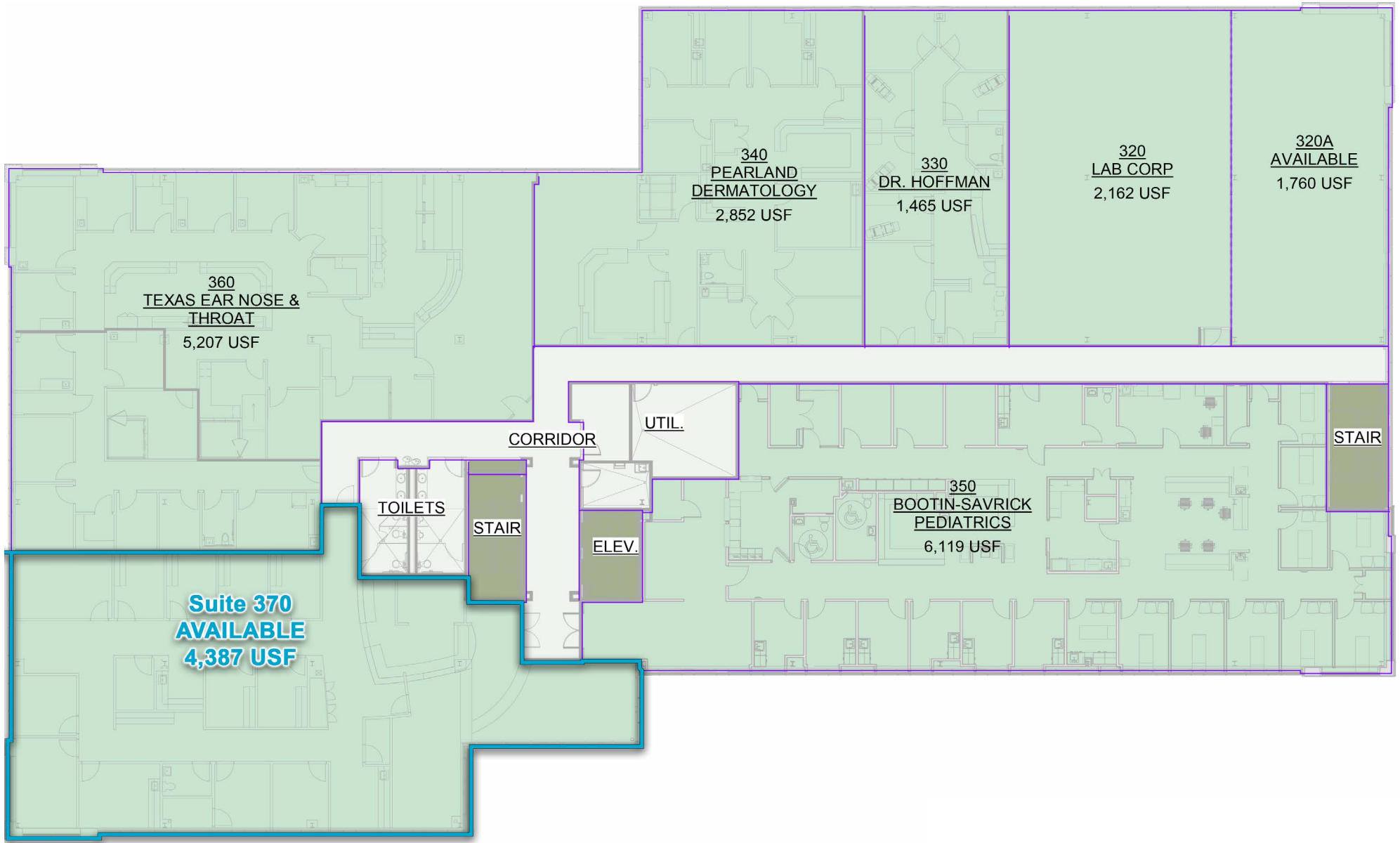
AVAILABLE

Suite 370: 4,387 USF



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THIRD FLOOR TI PLAN

BB+WA#: 21999 | Scale: 1/16" = 1'-0"



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HIGHLIGHTS

Easily-accessible surface parking, covered front-door patient drop-off, high-end lobby and common area finishes, energy-efficient HVAC systems, public restrooms, and quality-constructed tenant spaces available for immediate lease.

BUILDING SIZE

88,000 SF
3-Stories

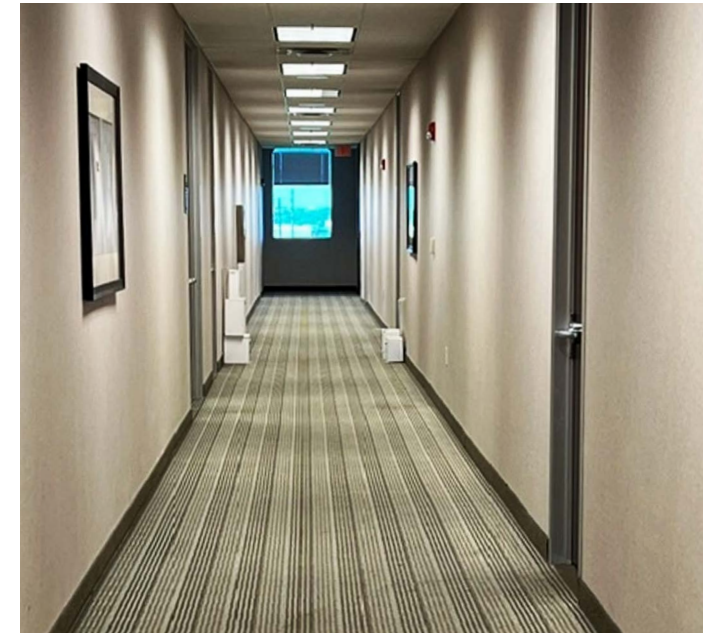
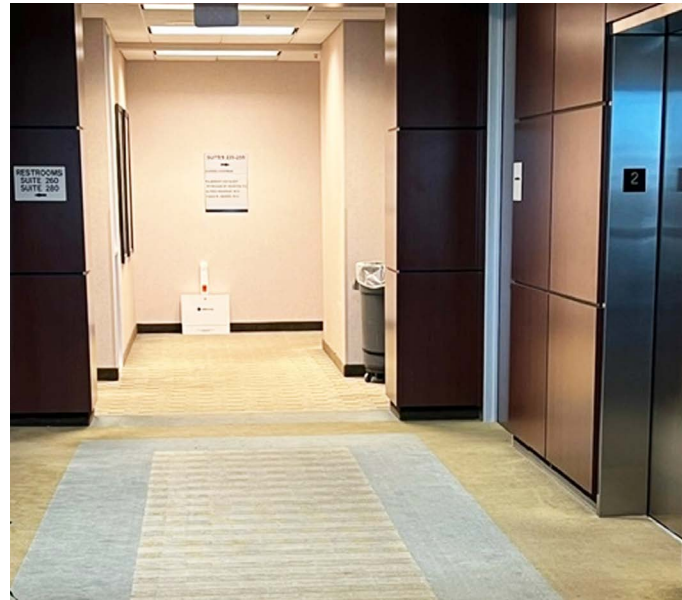
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Suite 370:
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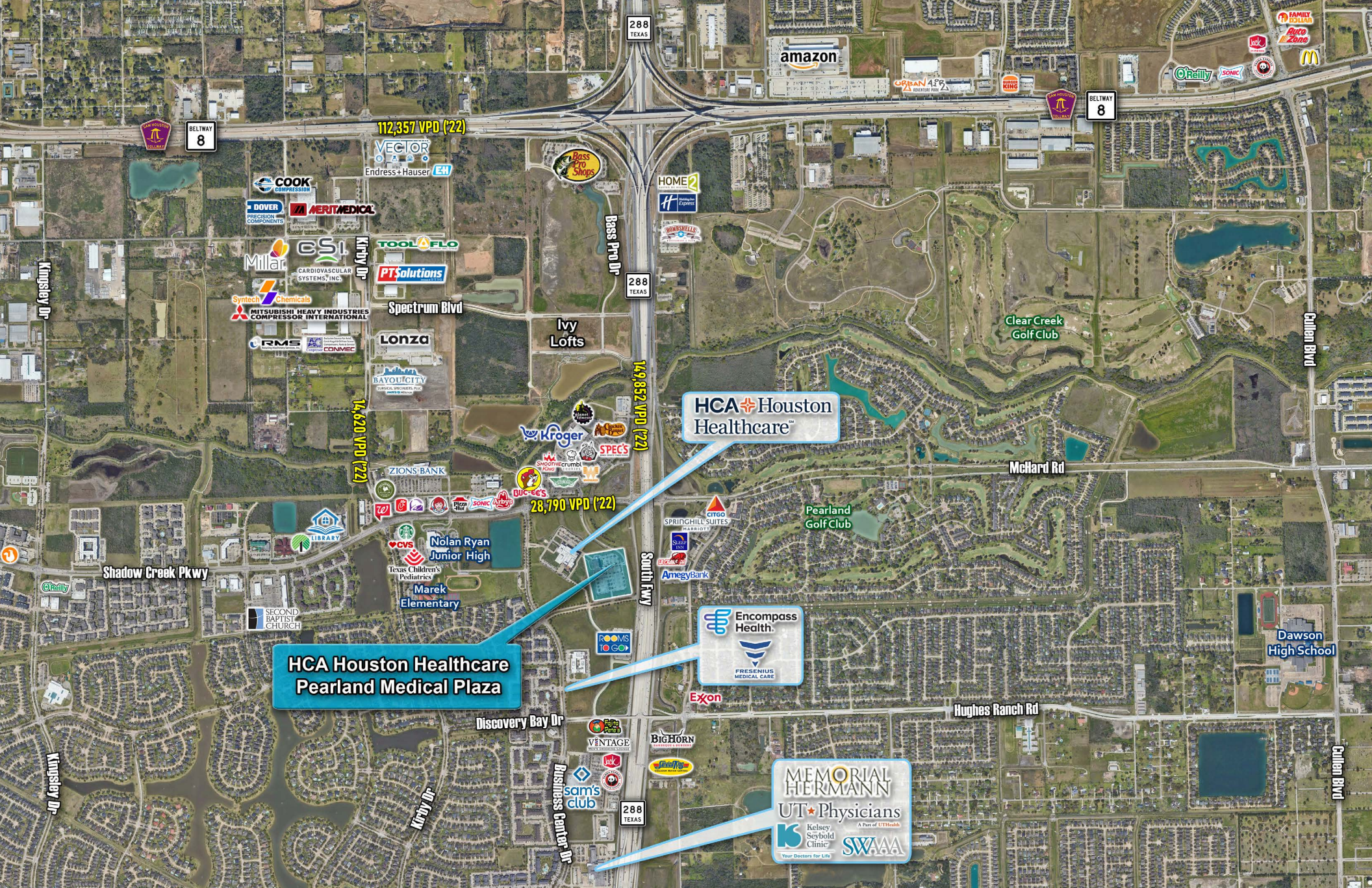
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HEALTHCARE
FACILITIES
DEVELOPMENT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

HCFD Development

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Mike Cunningham

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

431897

License No.

417200

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License No.

License No.

mike_cunningham@hcfcd.com

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Email

Email

Email

512-493-5425

Phone

512-493-5425

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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