



**MEDICAL  
OFFICE  
FOR LEASE**

**FOUR  
ON-CAMPUS  
MEDICAL  
OFFICE  
BUILDINGS**

**CONNECTED  
TO HCA  
CONROE**

**253,414 SF  
MEDICAL  
OFFICE SPACE**

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# CONROE MEDICAL PARK

Conroe Medical Park consists of four on-campus medical office buildings with connectivity to HCA Houston Healthcare Conroe, which is located off I-45 and in close proximity to the newly activated retail and restaurants along Loop 336. HCA Conroe is a 342-bed hospital with 1,200 employees and more than 400 physicians on staff. It is a Level II Trauma Center, with Certified Primary Stroke and Accredited Chest Pain Centers, and a Level III Neonatal Intensive Care Unit.

Each MOB is three stories and has a myriad of specialists and sub-specialist tenants. All of the buildings are connected by a walkway to the hospital, providing easy access to traverse the campus. Valet parking is offered at two of the buildings.

Conroe Medical Park can accommodate a large range of tenant requirements up to 7,900 SF. Two speculative suites are delivering Q4 2025: 2,371 SF and 1,807 SF. The suites have on-trend, high-end finishes including two-toned LVT flooring, spacious nursing stations, abundant natural light and more! Additionally, there are several suites that can be ready in less than 60 days for a new tenant wanting to select their paint colors and flooring.



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## OVERVIEW



253,414 SF total medical office space



Variety of floor plans to suit different specialists



Full-time, on-site property management and building engineers



Premier accessibility off I-45 and in close proximity to the newly developed restaurants and retail on Loop 336

### CONROE 500

500 Medical Center Blvd

- 65,354 SF - Space available ranging from 1,807 - 7,900 SF
- Parking Ratio 4.59/1000
- 2 newly renovated suite with high-end finishes

### CONROE 506

506 Medical Center Blvd

- 78,125 SF - 98% Leased
- Parking Ratio 2.72/1000

### CONROE 508

508 Medical Center Blvd

- 70,135 SF - 100% Leased
- Parking Ratio 2.85/1000

### CONROE 504 ATRIUM

504 Medical Center Blvd

- 39,800 SF - 100% Leased
- Parking Ratio 5.25/1000



CONROE 500



CONROE 506



CONROE 508



CONROE 504 ATRIUM



## MOVE IN READY SUITES

### Two newly renovated spec suite!

\$0 in construction cost for tenants.

Immediately ready for move in!

- Suite 355 - 1,807 SF - 4 Exam Rooms

[CLICK TO VIEW THE FLOOR PLAN](#)

[SUITE 310](#)

[SUITE 355](#)

### 6 Available vacancies

Tenants can select new paint and flooring, and move into the suite in less than 30 days.\*

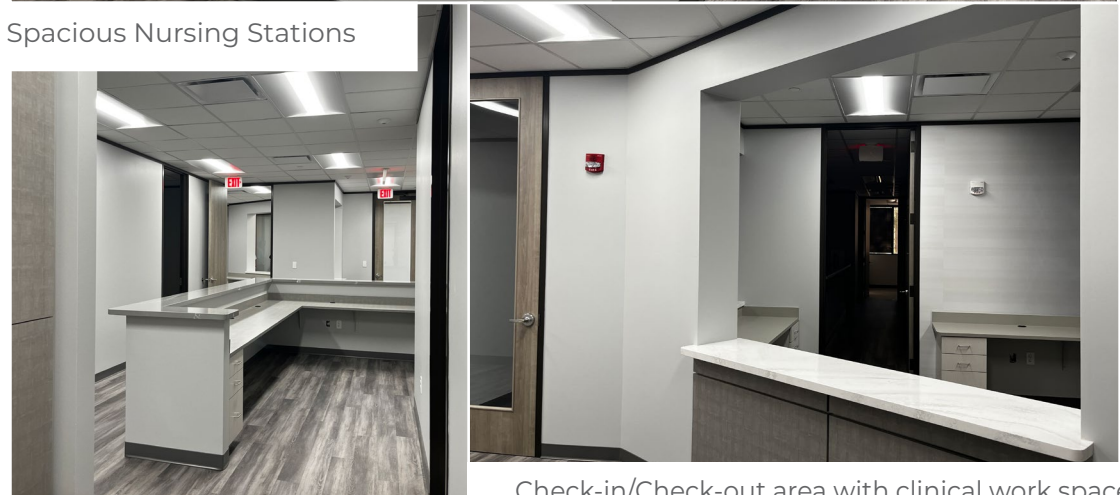
- Suite 215 – 2,046 SF – 4 Exam Rooms + X-Ray Room
- Suite 240 – 2,081 SF – 4 Exam Rooms
- Suite 270 – 3,829 SF – 5–7 Exam Rooms
- Suite 310 – 2,371 SF – 5–7 Exam Rooms
- Suite 355 – 1,807 SF – 4 Exam Rooms
- Suite 360 – 2,598 SF – 5–7 Exam Rooms

[CLICK HERE FOR FLOOR PLANS](#)



Modern, elevated finishes

Spacious Nursing Stations



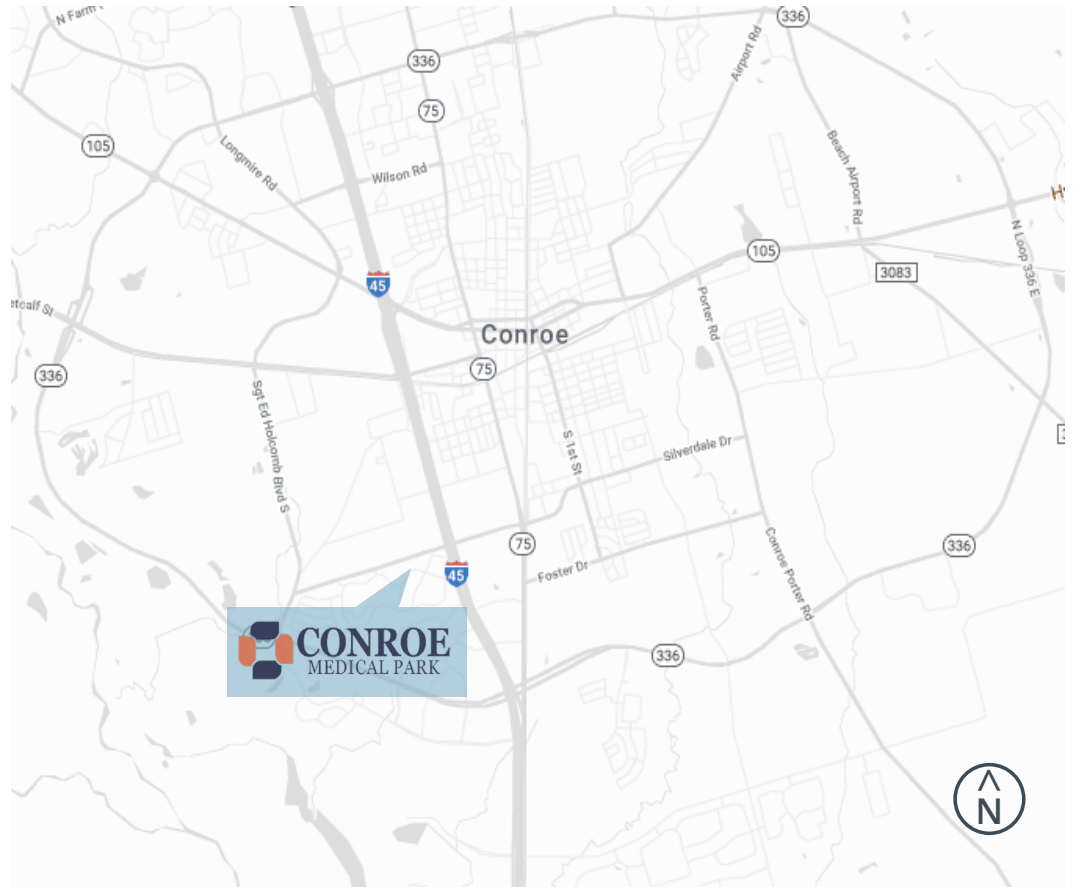
Check-in/Check-out area with clinical work space

\* No out of pocket cost for tenant based on 5 year lease term.

# PREMIER LOCATION

- 1 Access to I-45 (North Fwy) North and South Bound via State Highway 336
- 2 Direct access to State Highway 336.

GEORGE BUSH INTERCONTINENTAL AIRPORT	30 min
SAM HOUSTON PKWY/BELTWAY 8	25 min
I-610	35 min
DOWNTOWN	40 min
THE WOODLANDS	11 min



# CONROE DEMOGRAPHICS

## One Mile

9,203  
POPULATION

\$101,859  
AVERAGE HH INCOME

34  
AVERAGE AGE

## Three Mile

45,552  
POPULATION

\$107,138  
AVERAGE HH INCOME

36  
AVERAGE AGE

## Five Mile

122,174  
POPULATION

\$118,186  
AVERAGE HH INCOME

36  
AVERAGE AGE

## Consumer Statistics

\$7,791  
AVERAGE ANNUAL HEALTHCARE SPENDING

42%  
VISITED A DENTIST IN LAST 12 MONTHS

77%  
VISITED A DOCTOR IN LAST 12 MONTHS

## Employment

60.6%  
WHITE COLLAR

22%  
BLUE COLLAR

17.4%  
SERVICES

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