

**MEDICAL
OFFICE
LEASE**

35,482 SF

CLASS A
MEDICAL
OFFICE SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

MAINLAND MEDICAL ARTS PAVILION

7111 Medical Center Drive - Texas City, TX 77591



Building Amenities:

- Two story 35,482 SF Medical Office Building
- 75 Free surface parking spaces
- Within walking distance of HCA's Mainland Medical Center
- Great tenant mix
- Strong referral base

Availability:

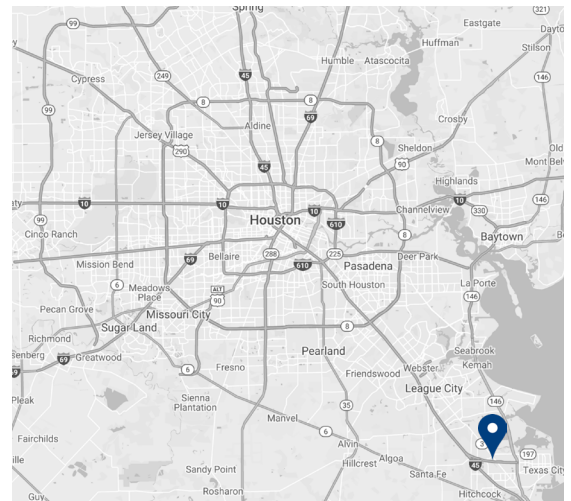
- Suite 110 - 2,237 SF
- Suite 111 - 1,857 SF

Rate:

- \$20.00/NNN
- \$12.00 OPEX

TI Allowance:

- Negotiable



Leasing Information:

**Heinrich
Cronje**

832.408.4067

heinrich.cronje@transwestern.com

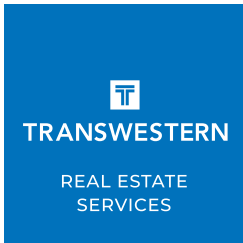
**Justin
Brasell**

713.231.1595

justin.brasell@transwestern.com

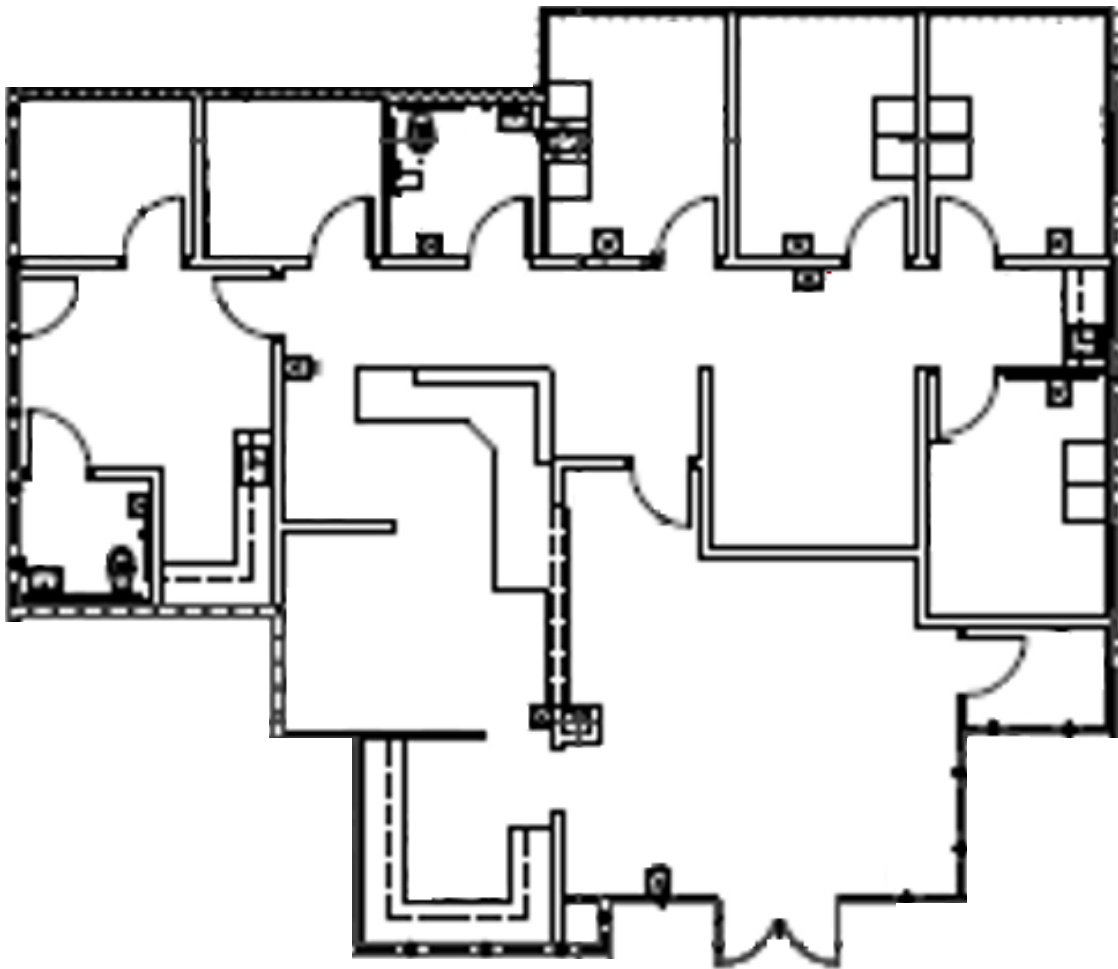
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First Floor | Suite 110 | 2,237 SF



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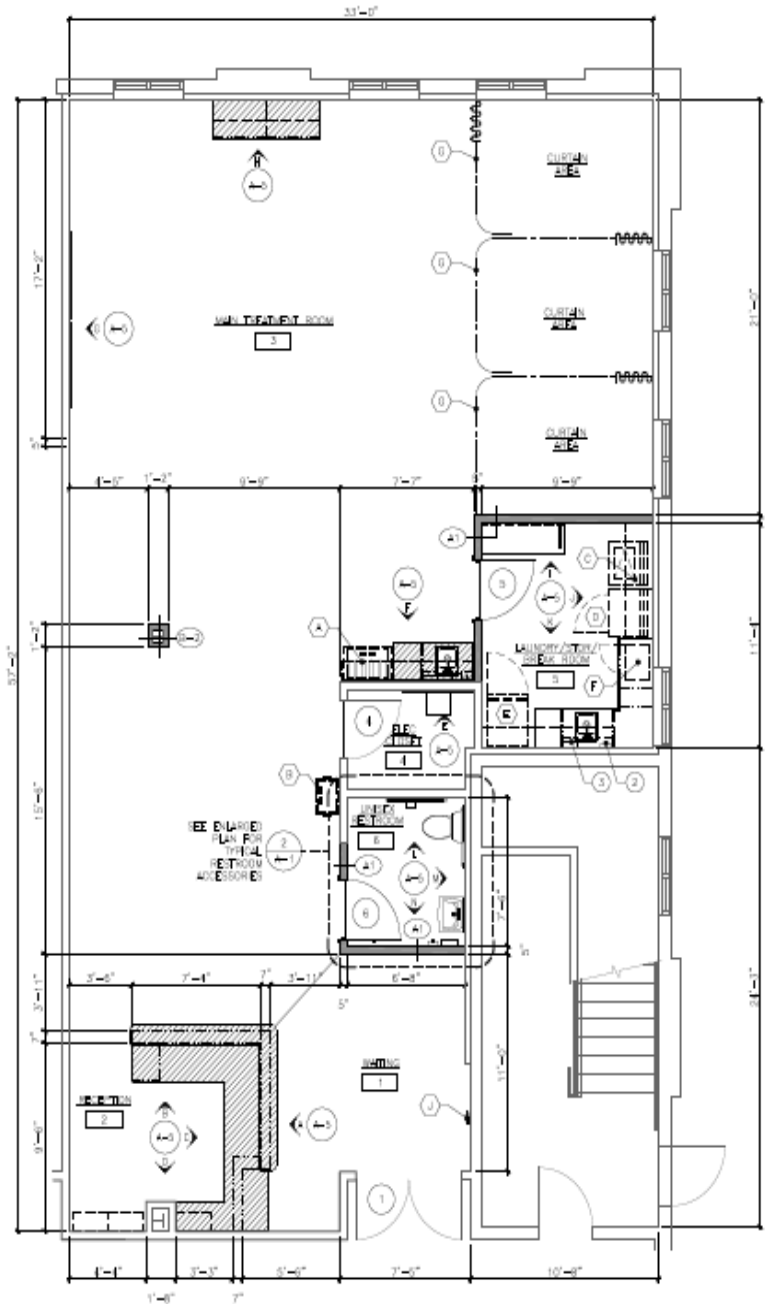
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