

**MEDICAL
SPACE
FOR LEASE**

+/- 32,100 SF
AVAILABLE

BUILDING
SIGNAGE
OPPORTUNITY



Meyerland Professional Plaza

9660 Hillcroft Ave | Houston, TX 77096



Leasing Information:

Sarah Carter | VP
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TRANSWESTERN

REAL ESTATE
SERVICES

Welcoming A New Patient Experience

Join us in this reimagined space, where convenience, visibility, and location converge for medical and office professionals. The landlord plans to invest significant capital to renovate the building, the main entrance, and monument signage.

Future Renovations

- Enhanced common areas including restrooms
- Class-A lobby finishes
- Updated front entrance

First Floor Renovations

- Prime first floor space up to 9,541 SF that can be demised
- Alternative configurations for multi-tenant space available
- Dedicated entrance with prominent eyebrow signage opportunity
- Capabilities for parking expansion up to 4/1000



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Building Description

The newly rebranded Meyerland Professional Plaza is undergoing a transformation that will cater to medical professionals, offering approximately 32,100 SF of clinical space. With a prime location along Hillcroft and Braeswood, the building provides great visibility and accessibility. Anticipate a substantial landlord investment in the building providing a modern updated aesthetic.

Property Features:

- 5-story outpatient medical building
- Free surface parking, up to 3.5/1,000
- Future move-in-ready clinical suites
- Diverse medical tenant mix

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POPULATION



50K
Population

INCOME



\$76,315
Median Household
Income

BUSINESS



26,460
Total Employees

TRAFFIC COUNT



14,862+
Cars per Day
(I-Hillcroft & Braeswood)



EMPLOYMENT



69%
White Collar



16%
Blue Collar



15%
Services

NEARBY HOSPITALS

Memorial Hermann Southwest Campus

3
Miles from
Subject Property

543
Bed Count

St Luke's Sugar Land

10
Miles from
Subject Property

100
Bed Count

HCA Houston Healthcare West

11
Miles from
Subject Property

272
Bed Count

*Demographics are within 3 miles of the property

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