



PRE-LEASING OPPORTUNITY FOR CLASS A MEDICAL SPACE

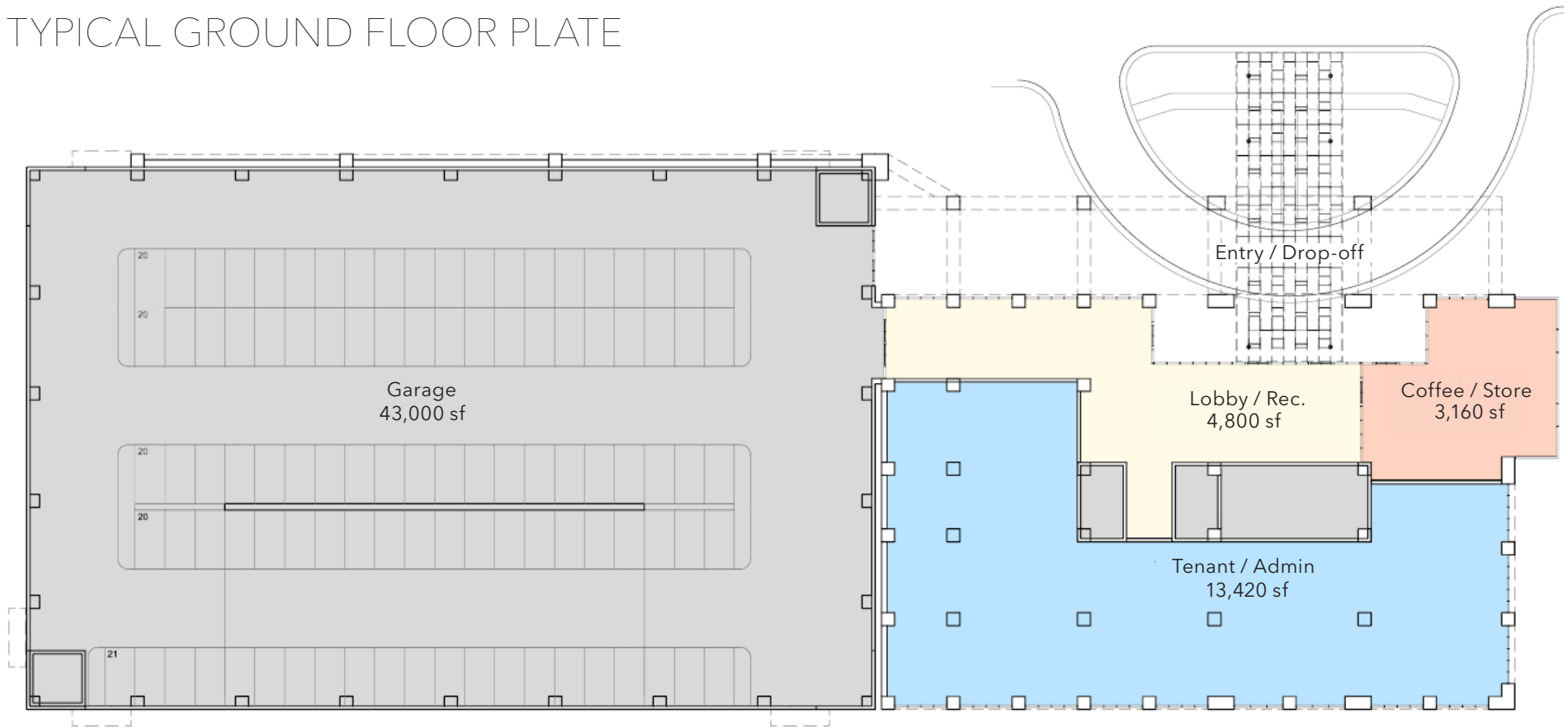
BLOCK 10 WEST MEDICAL

10498 OLD KATY ROAD | HOUSTON, TEXAS 77043

 **TRANSWESTERN**[®]

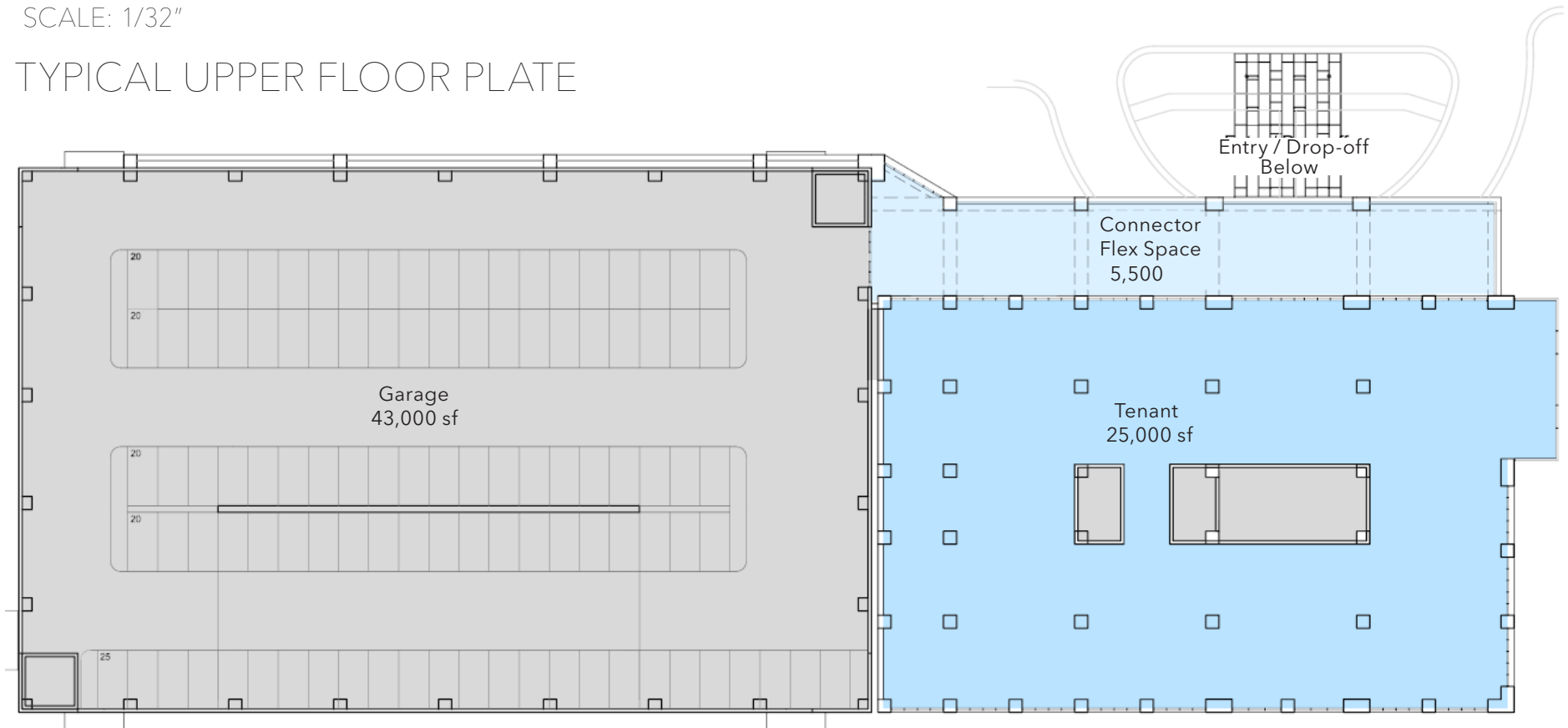
SCALE: 1/32"

TYPICAL GROUND FLOOR PLATE



SCALE: 1/32"

TYPICAL UPPER FLOOR PLATE



PRE-LEASING OPPORTUNITY FOR CLASS A MEDICAL SPACE

BLOCK 10 WEST MEDICAL

10498 OLD KATY ROAD | HOUSTON, TEXAS 77043

PROPERTY DESCRIPTION

- 175,000 SF Class A Medical Office Building
- Delivering Q4 2019

LOCATION

- Located North of I-10, inside Beltway 8
- Within one mile of Memorial City Medical Center, home to over 1,000 physicians

LEASE RATE

- \$28.00 NNN

TENANT IMPROVEMENT

- Generous tenant improvement allowance

PARKING

- 4.50/1000

COMMENTS

- New, Class A Medical Office Building proposed
- Building and monument signage opportunity
- Direct access to I-10 and Beltway 8
- Surface and garage parking
- Panoramic views of the city



1900 West Loop South, Suite 1300 | Houston, TX 77027

T: 713.270.7700 F: 713.270.6285 | www.transwestern.com

JUSTIN BRASELL

Healthcare Advisory Services

713.231.1595

Justin.Brasell@transwestern.com

CHRISTIAN CONNELL

Healthcare Advisory Services

713.231.1588

Christian.Connell@transwestern.com