



 **WEST MEDICAL ONE**

12121 Richmond Ave | Houston, TX 77082

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**WEST MEDICAL ONE**

# West Medical One

Discover The New West Medical One (WMO) experience! Conveniently located near Westchase on the esteemed HCA Houston Healthcare West Hospital Campus. In 2023 the property owner invested in the building to create a stunning redesigned exterior, elegant lobby, and upscale finishes in common areas. It is now the pinnacle of outpatient medical excellence. Elevate your clinical office with WMO's upscale class-A experience.

HCA Houston Healthcare West

**302**

Total Bed Count

**1,200**

Members on Care Team

**28**

Bed Intensive Care Unit



HCA Houston Healthcare West was awarded America's 250 Best Hospitals Award™ in 2023, Obstetrics and Gynecology Excellence Award (2020–2022) and recognized for Labor and Delivery Excellence Award.

# Welcoming A New Patient Experience

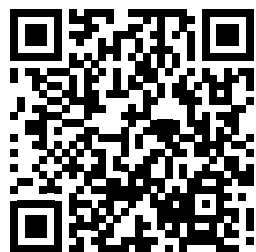
## Building Features

- 4-story medical office building
- Connected to the hospital
- Free garage and surface parking
- Move-in-ready clinical suites
- Excellent diverse tenant mix
- Class A common area finishes
- Two covered patient drop-offs
- Owned by Healthpeak Properties, a trusted landlord

## The Amenities

- Conference room
- Outdoor seating area
- Tenant lounge
- Multiple open space seating areas
- On-site client-centric & responsive property management and unmatched maintenance team
- Free patient wifi
- On-site pharmacy & deli

## View Available Suites



Conference Room



Outdoor Seating



Entrance



Back Lobby



Front Lobby

# Premier Location

Conveniently located on the HCA Houston Healthcare West Campus within close proximity of the Texas Medical Center and major healthcare hospitals and institutions.

### Westchase District 5 Minutes

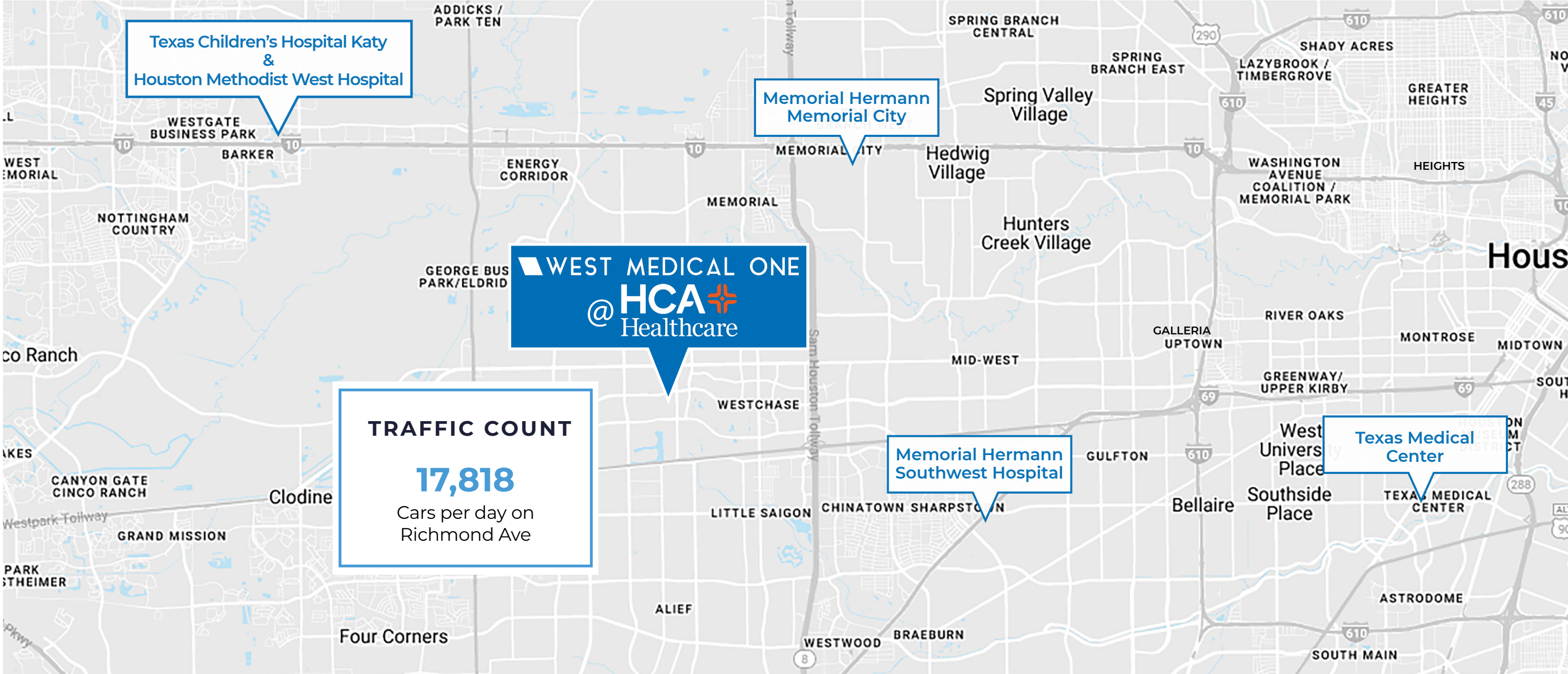
- Briar Forest
- Royal Oaks Country Club

### Memorial District 10 Minutes

- Bunker Hill
- City Centre
- Lakeside Country Club
- Town & County Village

### Central Houston 20+ Minutes

- Galleria / Uptown
- Texas Medical Center



# Centralized in a Thriving Community

West Medical One is surrounded by Houston's established and diverse communities. West Houston residents are well-educated and earn higher incomes compared to the rest of the city. The area continues to experience growth, with new developments sprouting throughout the region.



Woodchase Park



Royal Oaks Country Club



Farmers Market

## Healthcare

**50%** Private Insurance  
**\$5k** Healthcare Spending  
**78%** Doctor Visits in 2023

## Employment

**36%** Service Employments  
**11%** Blue Collar Employments  
**53%** White Collar Employments

## Economics

**34** Median Age  
**\$88k** Per Household Income

## Population

**193k** Total population  
**98k** Total Daytime Population

\*Demographics is within 3 miles of the property

# WEST MEDICAL ONE

## Leasing Information

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