

MEDICAL OFFICE BUILDING

For Lease

1800

W 26TH ST



MEDICAL OFFICE SPACE

9,922 SF Available



INPATIENT HOSPITAL SPACE

64,276 SF Available

Building Highlights



The building is a 99,548 SF Class A medical office facility ideally located in a thriving community along one of Houston's highest trafficked corridors



Excellent location, $\pm 1/4$ -mile inside the 610 Loop in the Heights and directly adjacent to Memorial Hermann Greater Heights hospital



The building and mechanical components are in excellent condition



Building layout is excellent for a variety of medical uses



The inpatient floors can serve a variety of uses outside of long-term acute care such as inpatient rehab, assisted living and/or memory care, behavioral health facility



High-income demographic location and close proximity to Houston's fastest growing submarkets

Overview

1800

W 26TH ST

BUILDING SIZE

99,548 SF

OPEX

\$9.94

NUMBER OF FLOORS

Five

MAX CONTIGUOUS

64,276 SF

RENTAL RATE

Call for Pricing

PARKING

2.26/1,000

AVAILABILITY

Suite 200 | 2,012 SF | Vacant Medical Office

Suite 210 | 4,198 SF | Vacant Medical Office

Suite 215 | 3,823 SF | Vacant Medical Office

Floor 3 | 22,000 SF | Vacant Inpatient Space

Floor 4 | 21,138 SF | Vacant Inpatient Space

Floor 5 | 21,138 SF | Vacant Inpatient Space



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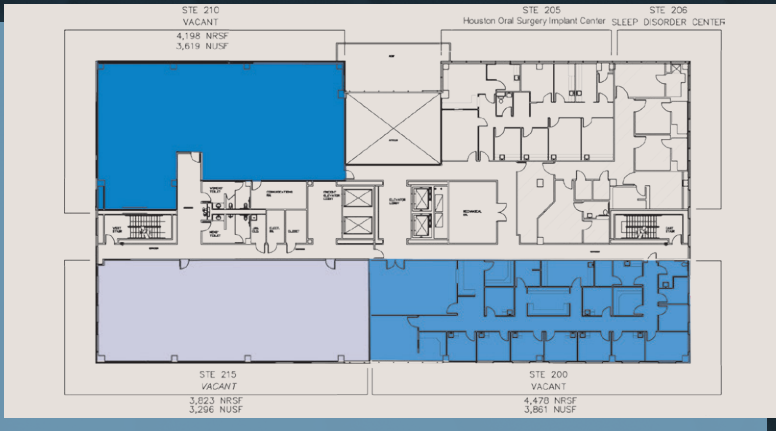




Property Highlights

- 67 Inpatient Beds (10 ICU Rooms)
- X-Ray and CT Imaging Rooms
- Physical Therapy Space
- Nursing Stations
- Administrative Offices
- Fully-Furnished Commercial Kitchen
- Secondary Gurney Elevators
- Med Gas Farm
- Back-Up Generator
- Ambulance Drop-Off Area

Floorplan



Suite 200

- 2,012 SF | Vacant Medical Office

Suite 210

- 4,198 SF | Vacant Medical Office

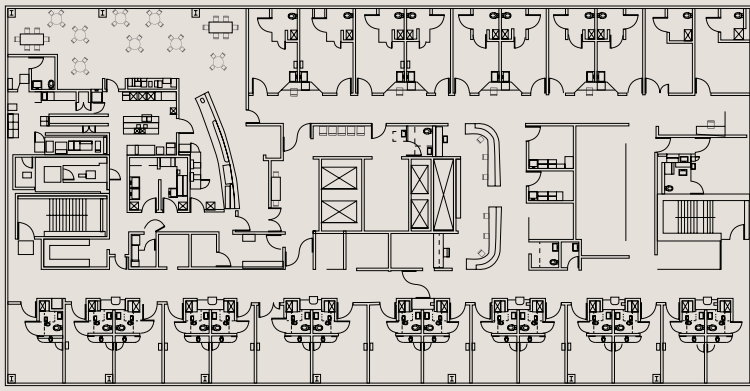
Suite 215

- 3,823 SF | Vacant Medical Office



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Floorplan

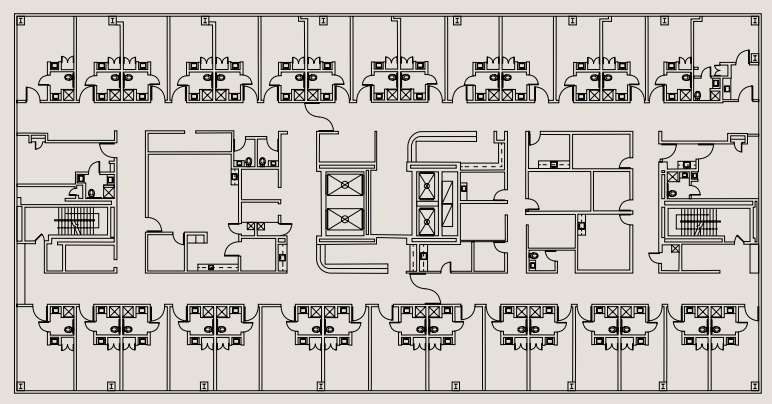


Floor 3

- 22,000 SF | Vacant Inpatient Space
- Commercial Kitchen & Cafe



Floorplan



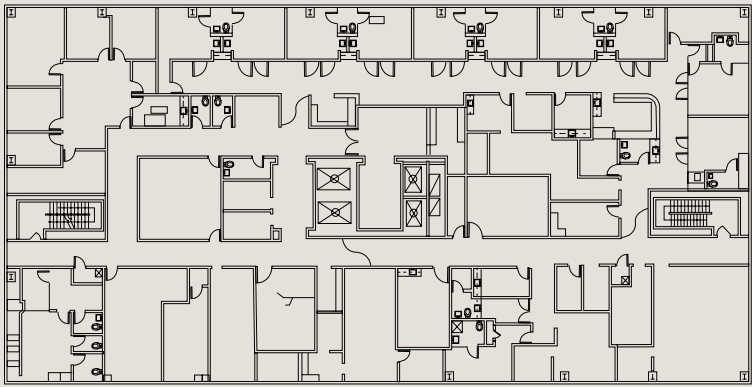
Floor 4

- 21,138 SF | Vacant Inpatient Space



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Floorplan



Floor 5

- 21,138 SF | Vacant Inpatient Space
- Administrative Offices
- Pharmacy
- Imaging Rooms



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Newmark	537005	713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email Phone
Arispah Hogan	342405	lispah.hogan@nmrk.com 713-490-9994
Designated Broker of Firm	License No.	Email Phone
Eva Horton	714610	eva.horton@nmrk.com 678-447-4041
Licensed Supervisor of Sales Agent/ Associate	License No.	Email Phone
Eva Horton	714610	eva.horton@nmrk.com 678-447-4041
Sales Agent/Associate's Name	License No.	Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date

1800

W 26TH ST

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