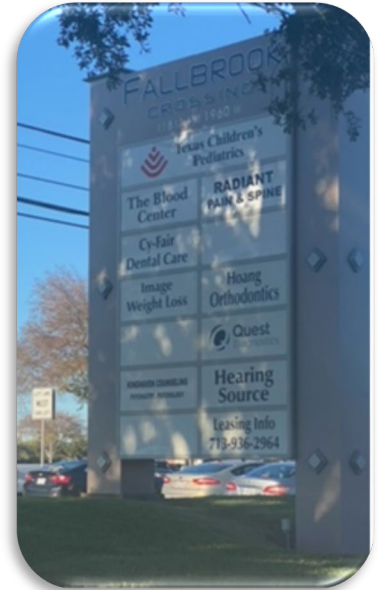


Fallbrook Crossing

11811 FM 1960 Rd. West Houston, Texas 77065



Property Overview:

Size: 29,772 sq. ft.

Year Built: 2000

Location: Strategically situated at the intersection of FM 1960 & Fallbrook.

Nearby Hospitals:


North Cypress Medical Center
Memorial Hermann Cypress
Houston Methodist Willowbrook
HCA Emergency Room

Accessibility:

Easy access to Hwy 290, Beltway 8, and SH 249.

Professional Center Highlights:

Anchored by **Texas Children's Hospital**
Home to several **national tenants**
Well-maintained common areas, leased premises, and vacancies.

 **Ideal for Medical Professionals:** This property offers an excellent opportunity for medical professionals looking to establish or expand their practice in a thriving community.

Prime Medical Retail Opportunity!

Availability

[Suite 106](#) – 1,825 RSF

[Suite 110](#) – 1,135 RSF

[Suite 130](#) – 1,129 RSF

Click Suite # for Photos of Space

Lease Rate \$21.00 PSF/Yr NNN

2025 Estimated OPEX –\$11.37 PSF/Yr

Tenant Improvement Allowance Negotiable

Contact:

Ann Marie Gallagher

Phone 713.936.2961

annmarie@tisona-cre.com

Fallbrook Crossing

11811 Farm to Market 1960 Road West, Houston, TX 77065

FLOOR 1



AVAILABLE



LEASED

SUITE 106
1,825 SF
VIEW SPACE

SUITE 120
LEASED

SUITE 150
LEASED

SUITE 165
LEASED

SUITE 185
LEASED

SUITE 198
LEASED

SUITE 100-102
LEASED

SUITE 104
LEASED

SUITE 110
1,135 SF
VIEW SPACE

SUITE 130
1,129 SF
VIEW SPACE

SUITE 155
LEASED

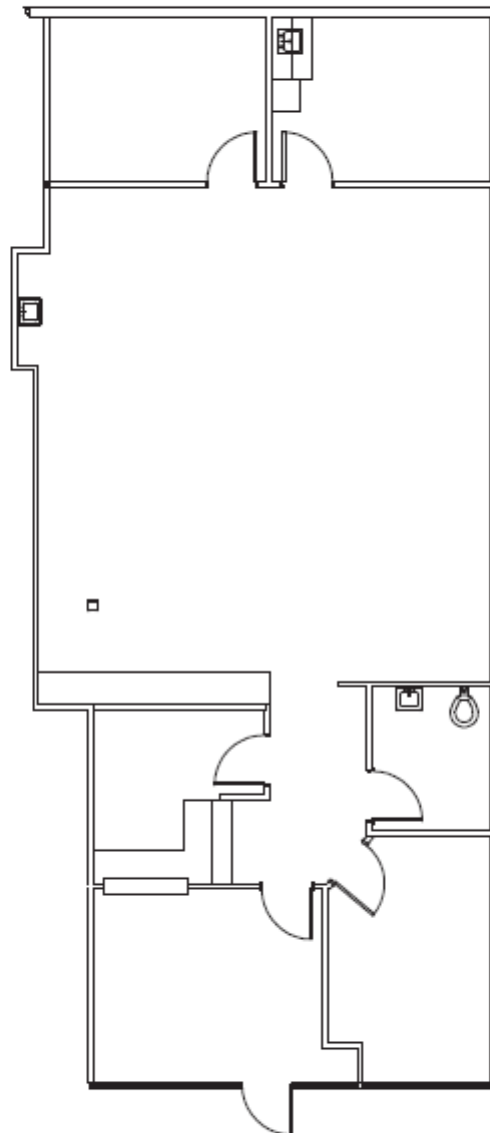
SUITE 175
LEASED

SUITE 190
LEASED

Fallbrook Crossing

11811 Farm to Market 1960 Road West, Houston, TX 77065

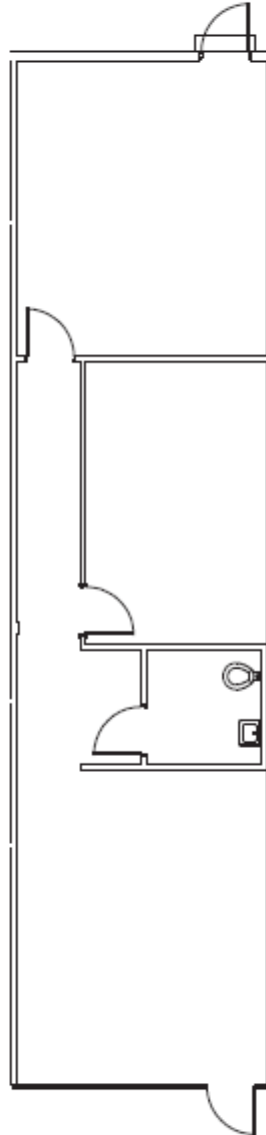
SUITE 106
1,825 SF



Fallbrook Crossing

11811 Farm to Market 1960 Road West, Houston, TX 77065

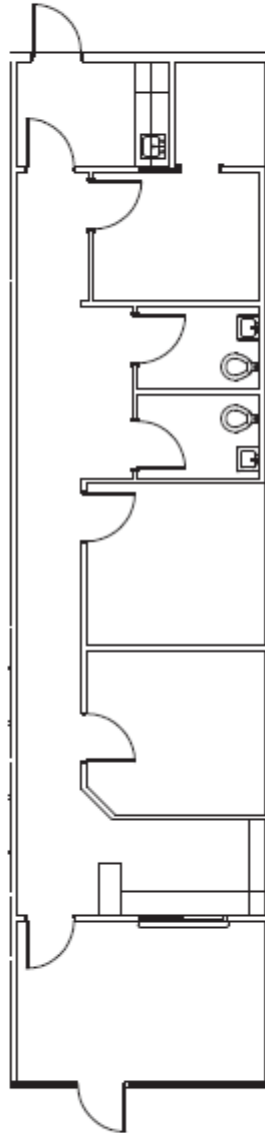
SUITE 110
1,135 SF



Fallbrook Crossing

11811 Farm to Market 1960 Road West, Houston, TX 77065

SUITE 130
1,129 SF



**11811 FM 1960
HOUSTON, TEXAS**

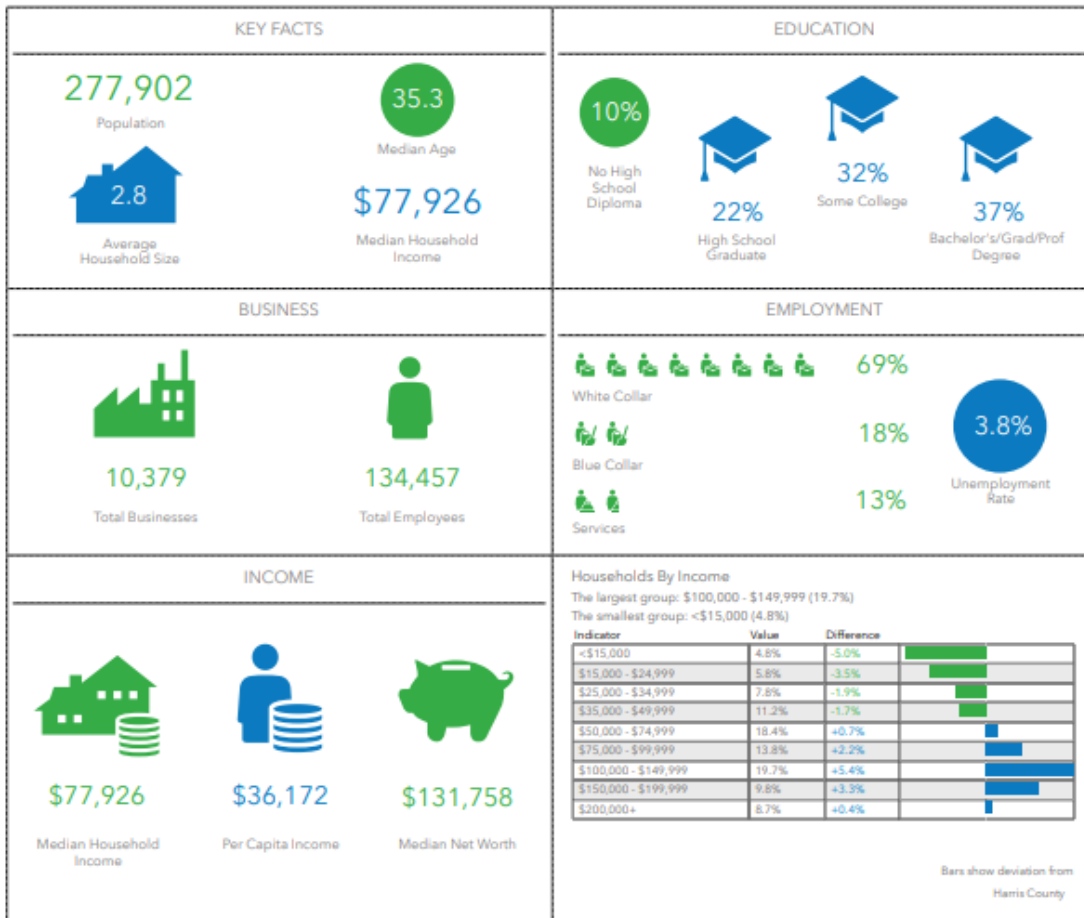


Leased By: Tisona Real Estate Services
Leasing: Ann Marie Gallagher - TEL: 713.936.2964, FAX: 713.936.2964

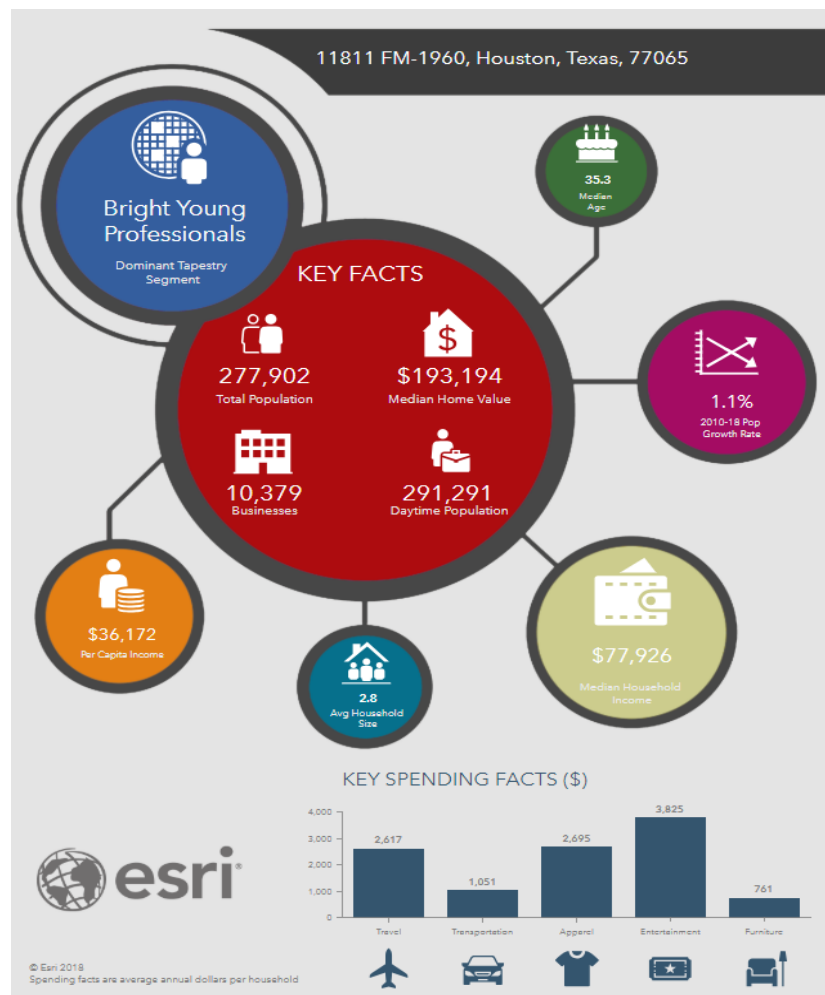


Demographics

5 Mile Radius of 11811 FM 1960 West

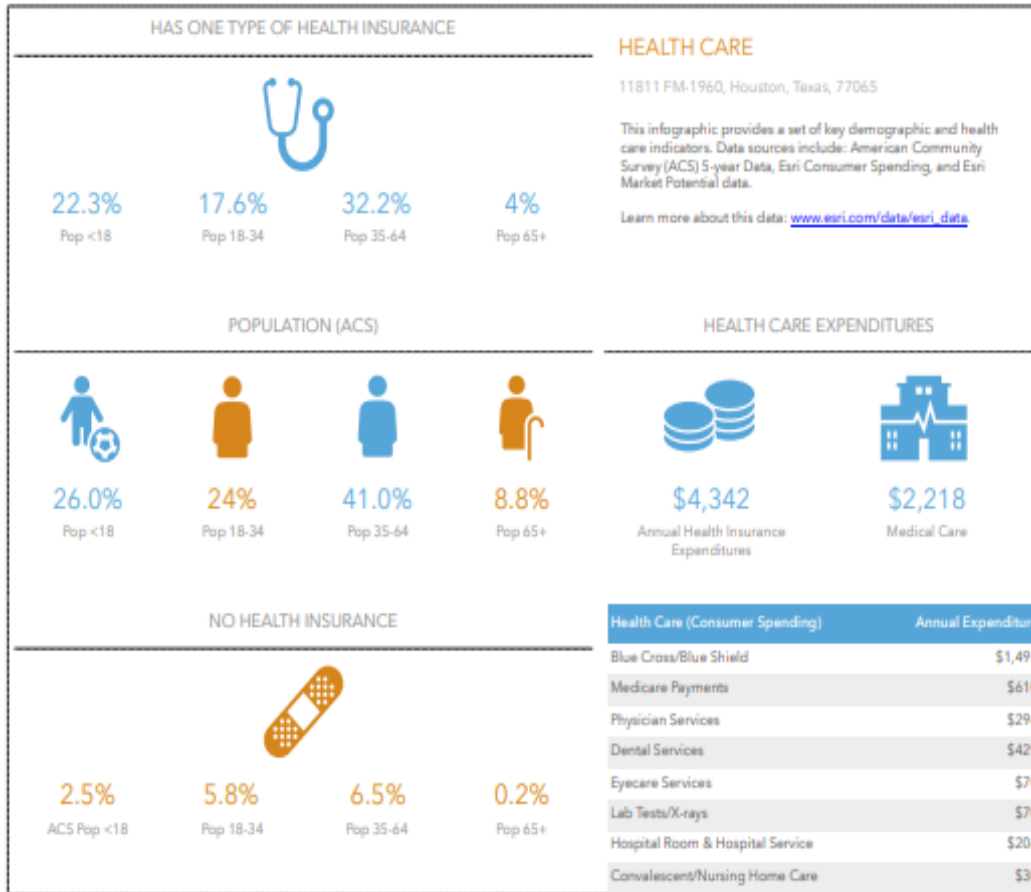


Source: esri.com



Health Care

5 Mile Radius of 11811 FM 1960 West



Source: esri.com

