

▼
±48,698 SF | TWO STORY ATRIUM MEDICAL OFFICE BUILDING

Situated in an established North Houston healthcare corridor, with a broad offering of nearby medical facilities and supportive retail.

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3 MILE RADIUS DEMOGRAPHICS

115K
TOTAL
POPULATION

103K
TOTAL DAYTIME
POPULATION

POPULATION

33
MEDIAN
AGE

\$90K
PER HOUSEHOLD
INCOME

ECONOMICS

17.8%
SERVICE
EMPLOYMENT

24.6%
BLUE COLLAR
EMPLOYMENT

57%
WHITE COLLAR
EMPLOYMENT

EMPLOYMENT

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
PROPERTY SUB TYPE	Medical
SQUARE FOOTAGE	48,698
TENANTS	Select Physical Therapy BHS Physicians KSF Orthopedic Center
CLASS	B
FLOORS	2
PARKING	99 Surface Parking Spaces Covered Parking
CONSTRUCTION	Steel
YEAR BUILT	1985
LOT SIZE	3.50 AC
ZONING	Commercial
PARCEL	116308000001

46% PRIVATE INSURANCE	6K YEARLY HEALTHCARE SPENDING	79% DOCTOR VISITS IN 2023
HEALTHCARE		

BUILDING FEATURES

- ▶ Two-story medical office
- ▶ Highly visible and conveniently located
- ▶ Located just outside the HCA northwest campus—well-suited for complimentary medical or supportive services to be in close proximity to the hospital
- ▶ Multiple covered patient dropoffs
- ▶ Covered reserved parking available
- ▶ Convenient access to I-45 via FM 1960, just 5 minutes to I-45 and 2 minutes to FM 1960
- ▶ Tenant street signage available
- ▶ No hospital restrictions
- ▶ Second generation medical and office suites available in a range of sizes from 1,344 to 7,188 SF
- ▶ Planned updates to building lobby and common areas



MAX WELCH | Associate
713.744.7454
mwelch@lee-associates.com

CHRIS LEWIS, SIOR | Managing Principal
713.744.7441
clewis@lee-associates.com



713.744.7400
LEE-ASSOCIATES.COM/HOUSTON
10497 TOWN & COUNTRY WAY, SUITE 700
HOUSTON, TEXAS 77024

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