



**MUSEUM
MEDICAL
TOWER**
1213 HERMANN

 **TRANSWESTERN**

Healthpeak® | DOC
LISTED
NYSE



Museum Medical Tower

Discover the Museum Medical Tower experience! Conveniently located on the north side of the Texas Medical Center in the Museum District. This 178,184 SF outpatient medical building offers convenience and accessibility for both patients and physicians. With direct tunnel connectivity to HCA Houston Healthcare Medical Center and within walking distance to Hermann Park, Hotel Zaza, and several museums and restaurants, this location provides unparalleled convenience.

HCA  **Houston
Healthcare[®]**

444

Total Bed
Count

14

State-of-the-
Art Operating
Rooms

21

Patient Bays
for Pre- and
Post-Op

Welcoming A New Patient Experience

Building Features

- 8-story outpatient medical building
- Move-in ready clinical suites
- Excellent and diverse tenant mix
- Accessible high-speed fiber
- Pharmacy on site
- Tunnel access to HCA Houston Healthcare Medical Center
- Ample garage parking
- On-site professional and responsive property management and maintenance team
- Free patient wifi
- Security available 6AM to 10PM Mon-Fri and 6:30AM to 5:30PM on Saturday.

The Amenities

- High-end corridor, elevator lobby, restroom renovations and remodeled lobby
- “French museum” facade upgrades
- Upgraded landscaping

[View Available Suites](#)



Premier Location Adjacent to The Medical Center

- 1. HERMANN PARK | 6001 FANNIN ST.
- 2. HOUSTON ZOO | 6200 HERMANN PARK DR.
- 3. MEMORIAL HERMANN | 6411 FANNIN ST.
- 4. CHI ST. LUKE'S HEALTH | 6720 BERTNER AVE.

- 5. METHODIST HOSPITAL | 6565 FANNIN ST.
- 6. HCA HOUSTON HEALTHCARE MEDICAL CENTER | 1313 HERMANN DR.
- 7. THE WOMAN'S HOSPITAL OF TEXAS | 7600 FANNIN ST.
- 8. TEXAS ORTHOPEDIC HOSPITAL | 7401 MAIN ST.

- 9. RICE UNIVERSITY | 6100 MAIN ST.
- 10. HERMANN PARK GOLF COURSE | 2155 S. MACGREGOR
- 11. HOTEL ZAZA | 5701 MAIN ST.
- 12. HOUSTON MUSEUM OF NATURAL SCIENCE | 5555 HERMANN PARK DR.



HOSPITAL OVERVIEW:

- 444-bed acute care facility
- HCA Houston Healthcare Medical Center recently completed a multi-million dollar renovation
- Bariatric Center of Excellence, Chest Pain Center and Comprehensive Cardiothoracic Surgery Program
- Healthgrades Five-Star Recipient for the treatment of heart attacks, sepsis and pacemaker procedures
- The U.S. News & World Report high performing hospital for heart failure and kidney failure

NEWLY RENOVATED LOBBY



SERVICE LINES:

- Cardiology
- Emergency care
- Gastroenterology
- Neurological care
- Oncology
- Orthopedic care

UPSCALE CAFE SEATING



SURGERY FACILITIES:

- 21 patient bays for pre- and post-op
- 14 extra-large recently renovated operating rooms
- HCA efficiently manages OR scheduling; the hospital is equipped to run all ORs simultaneously
- Advanced capabilities including aortic emergencies, robotics, and surgical oncology

STATE-OF-THE-ART OPERATING ROOMS



Museum Medical Tower

LEASING INFORMATION

Sarah Carter | VP

713.231.1629

Sarah.Carter@transwestern.com

Elise Jaco | Associate

713.231.1580

Elise.Jaco@transwestern.com



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