



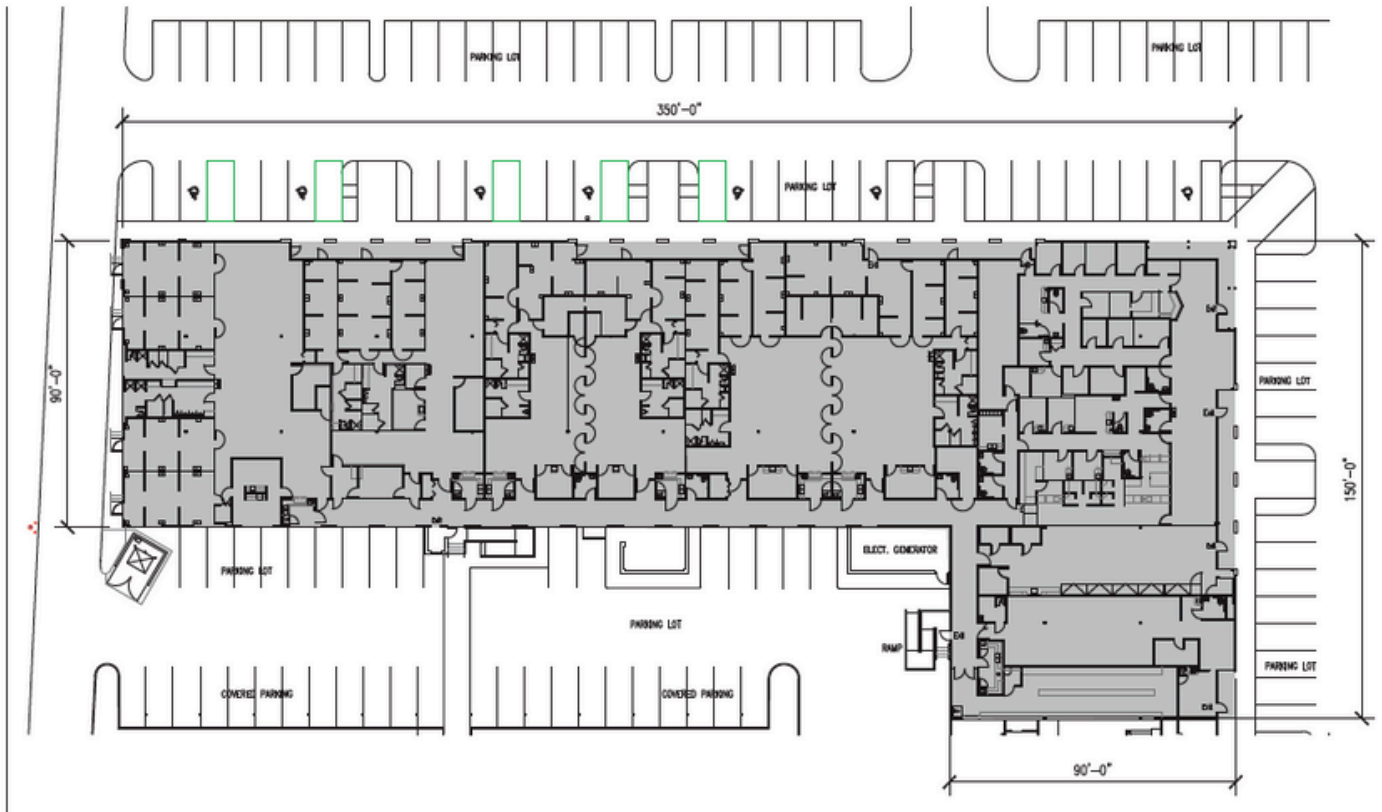
# Medical Space For Lease

**37,000 SF Available**

11300 Richmond Ave.  
Houston, TX 77082



## +/- 37,000 SF former clinical trial facility

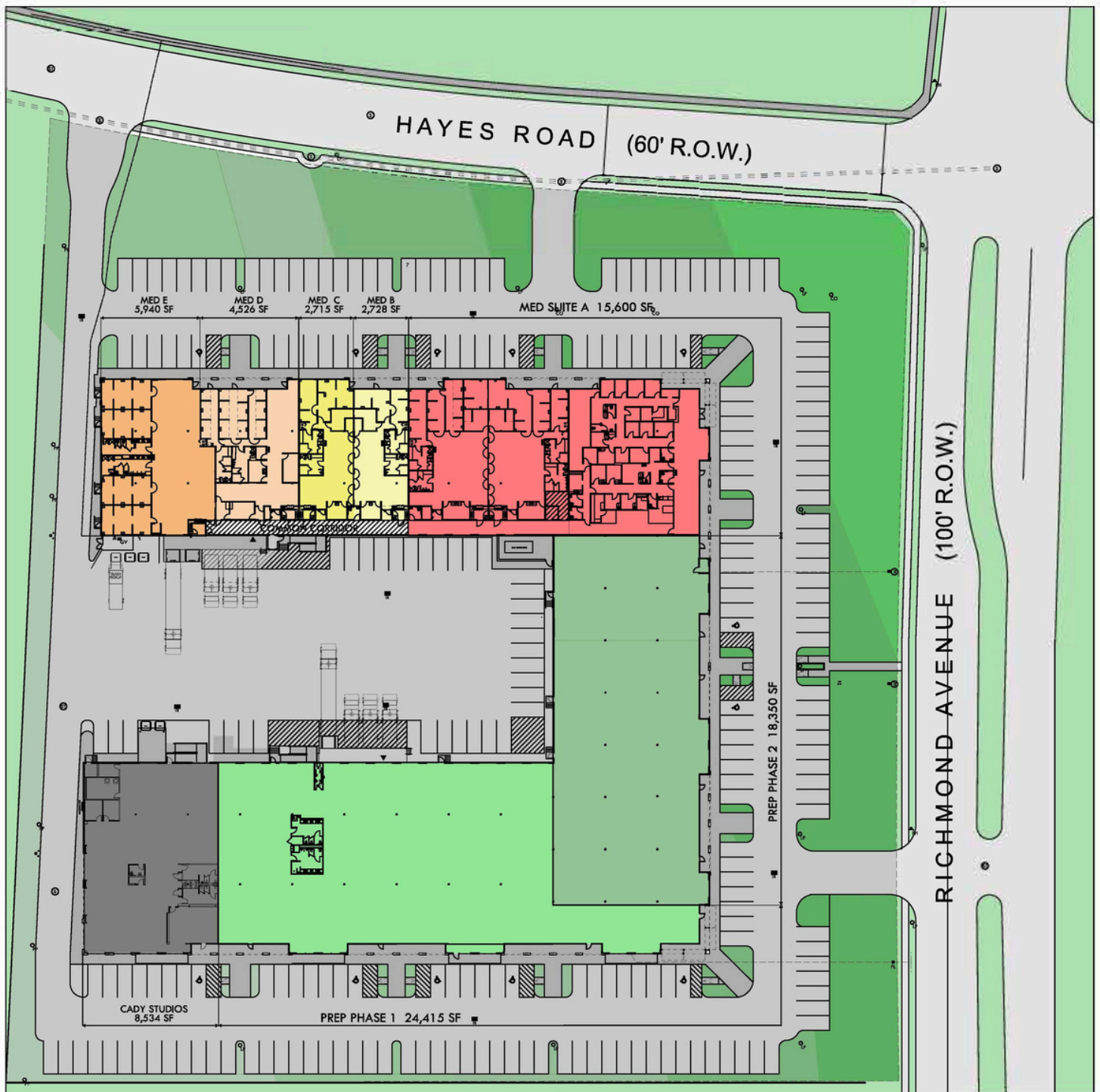


## PROJECT OVERVIEW

- 37,000 SF of former clinical trial medical space
- Single story 82,800 SF building
- Backup generator
- Surface Parking 4:1,000/SF
- Easy access to Beltway 8/Sam Houston Tollway







# PROPOSED DEMISED MEDICAL SPACE



11300 RICHMOND AVENUE HOUSTON, TX 77082

## Westchase Technology Center 11300 Richmond Ave.

### Area Demographics (15-Mile Drive)

#### Key Facts



34,958  
Population



2.0  
Average Household Size



\$61,934  
Median Household Income



34.7  
Median Age

#### Insurance



56%  
Commercial Insurance



5%  
Insurance, govt. exchange



10%  
Medicaid



17%  
Medicare

#### Education



18%  
No High School Diploma

20%  
High School Diploma

22%  
Some College

40%  
Bachelor's/Grad/  
Professor Degree





Westchase Technology Center  
11300 Richmond Ave.

## Aerial map



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