

**MEDICAL
OFFICE
FOR LEASE**

63,082 SF

CLASS A
MEDICAL
OFFICE SPACE

ACROSS FROM
HOUSTON
METHODIST
WILLOWBROOK
HOSPITAL



TRANSWESTERN

REAL ESTATE
SERVICES

WILLOWBROOK MEDICAL ARTS BUILDING

13125 DOTSON ROAD | HOUSTON, TEXAS 77070



Leasing Information:

Sarah Carter | VP

Transwestern

713.231.1629

Sarah.Carter@transwestern.com

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**THE
RMR
GROUP**

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Building Specs:

- Three-Story Class A Medical Office Building
- 63,082 Rentable Square Feet
- Surface Parking - Ratio of 3.93/1,000 SF

Availability:

- **Suite 320 - 2,190 SF**
- **Suite 240- 1,970 SF**
- Please Call For Rates

Location Features:

- Across from Houston Methodist Willowbrook Hospital
- Immediate Access to SH 249 (Tomball Pky) and only minutes from FM 1960
- Convenient Access to Beltway 8, Highway 6, and Highway 290

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THREE MILE RADIUS

POPULATION



95,544

Population

INCOME



\$71,257

Median Household
Income

BUSINESS



54,162

Total Employees

TRAFFIC COUNT



7,500

Cars per Day
(Hargrave @ Dotson)



EMPLOYMENT



8%

White Collar



25%

Blue Collar



67%

Services

NEARBY HOSPITALS

Houston Methodist Willowbrook Hospital

1

Minute from
Subject Property

312

Bed Count

CHI St. Lukes Health - The Vintage

6

Minutes from
Subject Property

86

Bed Count

HCA North Cypress Hospital

17

Minutes from
Subject Property

163

Bed Count

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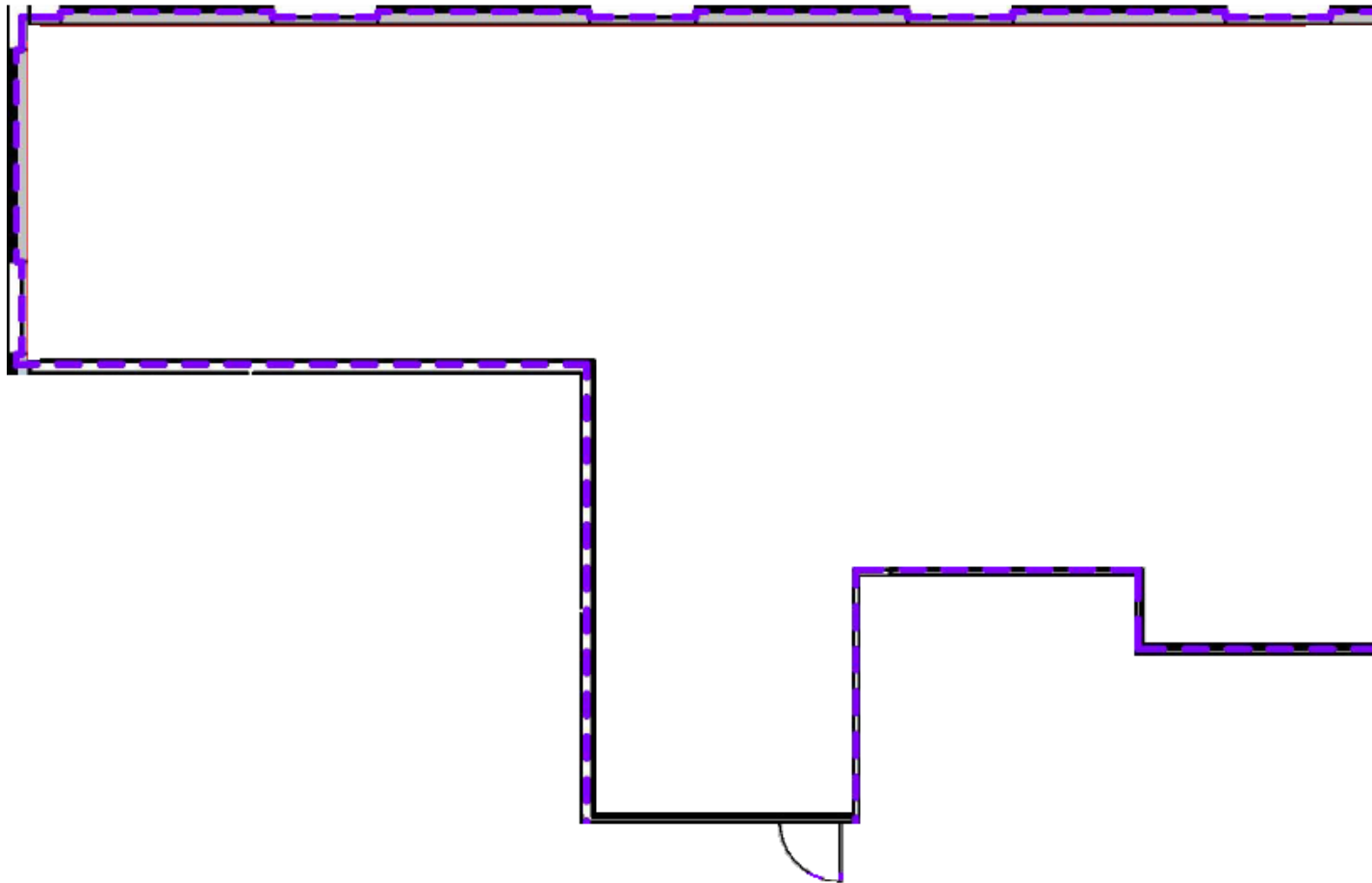
13125 DOTSON ROAD | HOUSTON, TEXAS 77070

Floor Plan | Suite 240 | 1,970 SF



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Floor Plan | Suite 320 | 2,190 SF



ON TREND FINISHES AND COLOR SCHEME DESIGNED FOR A PLEASING PATIENT EXPERIENCE ✓

LAB AREA WITH CENTRAL SINK AND AMPLE ENCLOSED STORAGE AREA ✓

SPACIOUS BREAK ROOM FOR EVERYDAY USE AND MEETINGS ✓

SIX EXAM ROOMS ✓



TAKE A VIRTUAL TOUR!

