

MEDICAL
OFFICE
FOR LEASE

63,082 SF

CLASS A
MEDICAL
OFFICE SPACE

ACROSS FROM
HOUSTON
METHODIST
WILLOWBROOK
HOSPITAL

T
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 140 - 2,352 SF
- Suite 240 - 3,787 SF
- Suite 320 - 2,190 SF

Location Features:

- Across from the Houston Methodist Willowbrook Hospital
- Immediate Access to SH 249 (Tomball Pk) 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

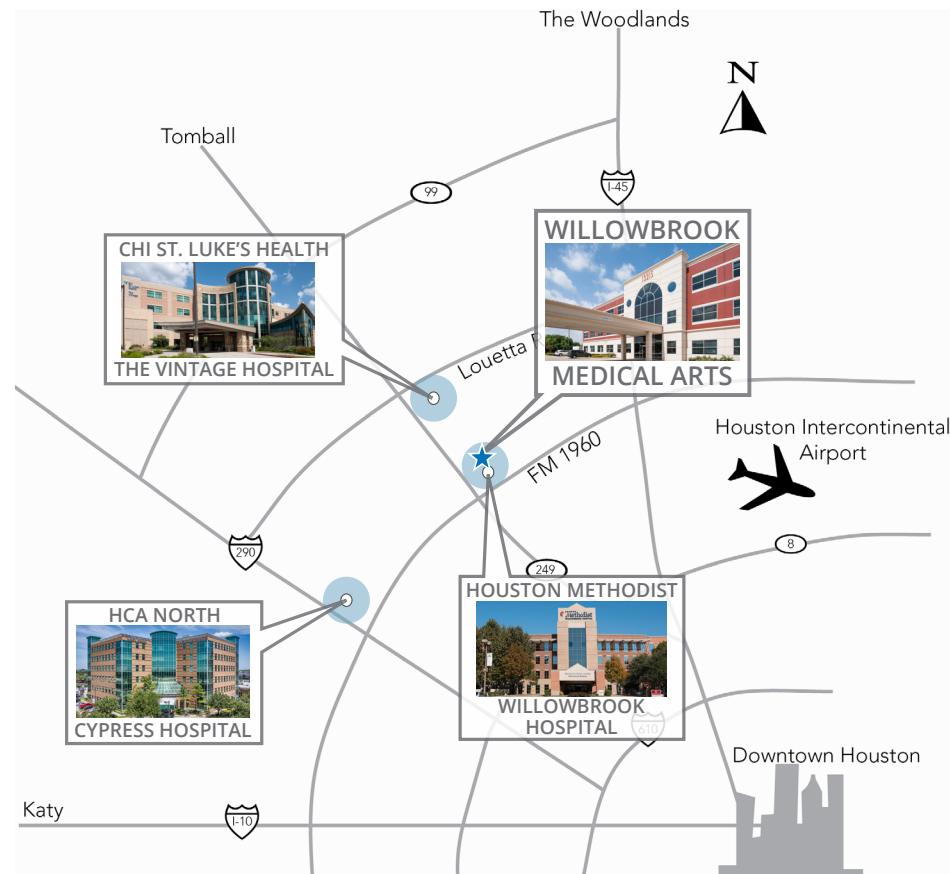
 **\$71,257**
Median Household Income

BUSINESS

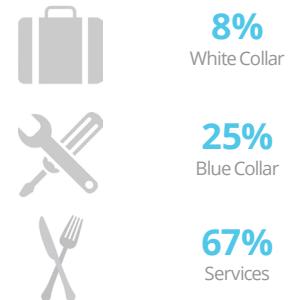
 **54,162**
Total Employees

TRAFFIC COUNT

 **7,500**
Cars per Day
(Hargrave @ Dotson)



EMPLOYMENT



NEARBY HOSPITALS

Houston Methodist Willowbrook Hospital	1 Minute from Subject Property	312 Bed Count
CHI St. Luke's 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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