



**MEDICAL
OFFICE
FOR LEASE**

**FOUR
ON-CAMPUS
MEDICAL
OFFICE
BUILDINGS**

**CONNECTED
TO HCA
CONROE**

**253,414 SF
MEDICAL
OFFICE SPACE**

Leasing Information:

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TRANSWESTERN

REAL ESTATE
SERVICES



CONROE MEDICAL PARK

Conroe Medical Park consists of four on-campus medical office buildings with connectivity to HCA Houston Healthcare Conroe, which is located off I-45 and in close proximity to the newly activated retail and restaurants along Loop 336. HCA Houston Healthcare Conroe is a 342-bed hospital with 1,200 employees and more than 400 physicians on staff. It is a Level II Trauma Center, with Certified Primary Stroke and Accredited Chest Pain Centers, and a Level III Neonatal Intensive Care Unit.

Each MOB is three stories and has a myriad of specialists and sub-specialist tenants. All of the buildings are connected by a walkway to the hospital, providing easy access to traverse the campus. Valet parking is offered at two of the buildings.

Conroe Medical Park can accommodate a large range of tenant requirements up to 9,500 SF. We have two speculative suites in the works: 1,605 SF and 2,371 SF. The suites will have on-trend, high-end finishes including two-toned LVT flooring, spacious nursing stations, abundant natural light and more. Additionally, there are several suites that can be ready in less than 60 days for a new tenant wanting to select their paint colors and flooring.

OVERVIEW



253,414 SF total medical office space



Variety of floor plans to suit different specialists



Full-time, on-site property management and building engineers



Premier accessibility off I-45 and in close proximity to the newly developed restaurants and retail on Loop 336

CONROE 500

500 Medical Center Blvd

- 65,354 SF - Space available ranging from 1,605 - 9,500 SF
- Parking Ratio 4.59/1000
- 1 newly renovated suite with high end finishes

CONROE 506

506 Medical Center Blvd

- 78,125 SF - 98% Leased
- Parking Ratio 2.72/1000

CONROE 508

508 Medical Center Blvd

- 70,135 SF - 100% Leased
- Parking Ratio 2.85/1000

CONROE 504 ATRIUM

504 Medical Center Blvd

- 39,800 SF - 97% Leased
- Parking Ratio 5.25/1000



CONROE 500



CONROE 506



CONROE 508



CONROE 504 ATRIUM



MOVE IN READY SUITES

One newly renovated spec suite!

\$0 in construction cost for tenants.
Immediately ready for move in!

- Suite 335 - 1,605 SF - 3 Exam Rooms -
Delivering Q4 2024

CLICK TO VIEW THE FLOOR PLAN



3 available vacancies

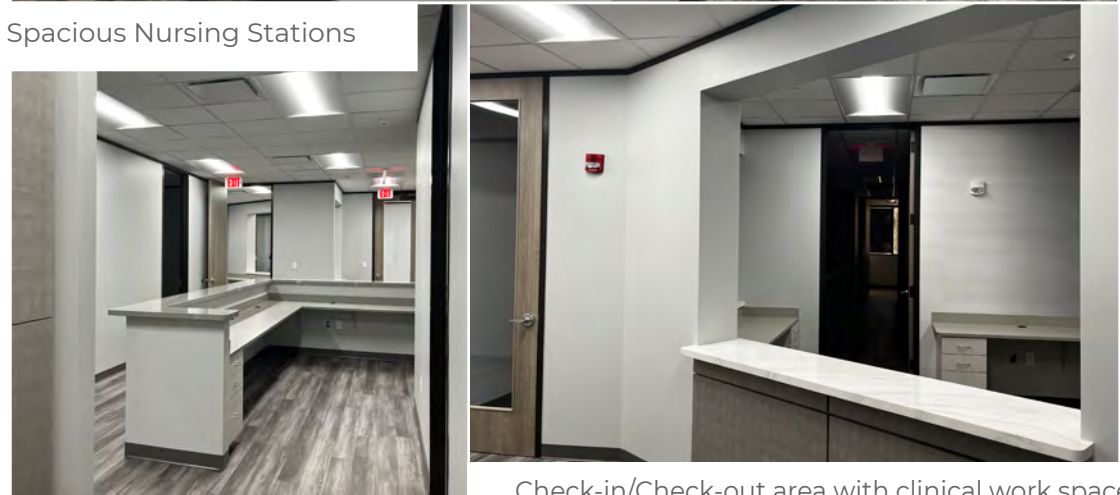
Tenants can select new paint and flooring,
and move into the suite in less than 30 days.*

- Suite 270 - 3,829 sf - 5-7 Exam Rooms
- Suite 215 - 2,046 sf - 4 Exam Rooms + X-Ray Room
- Suite 310 - 2,371 sf - 5-7 Exam Rooms



Modern, elevated finishes

Spacious Nursing Stations



Check-in/Check-out area with clinical work space

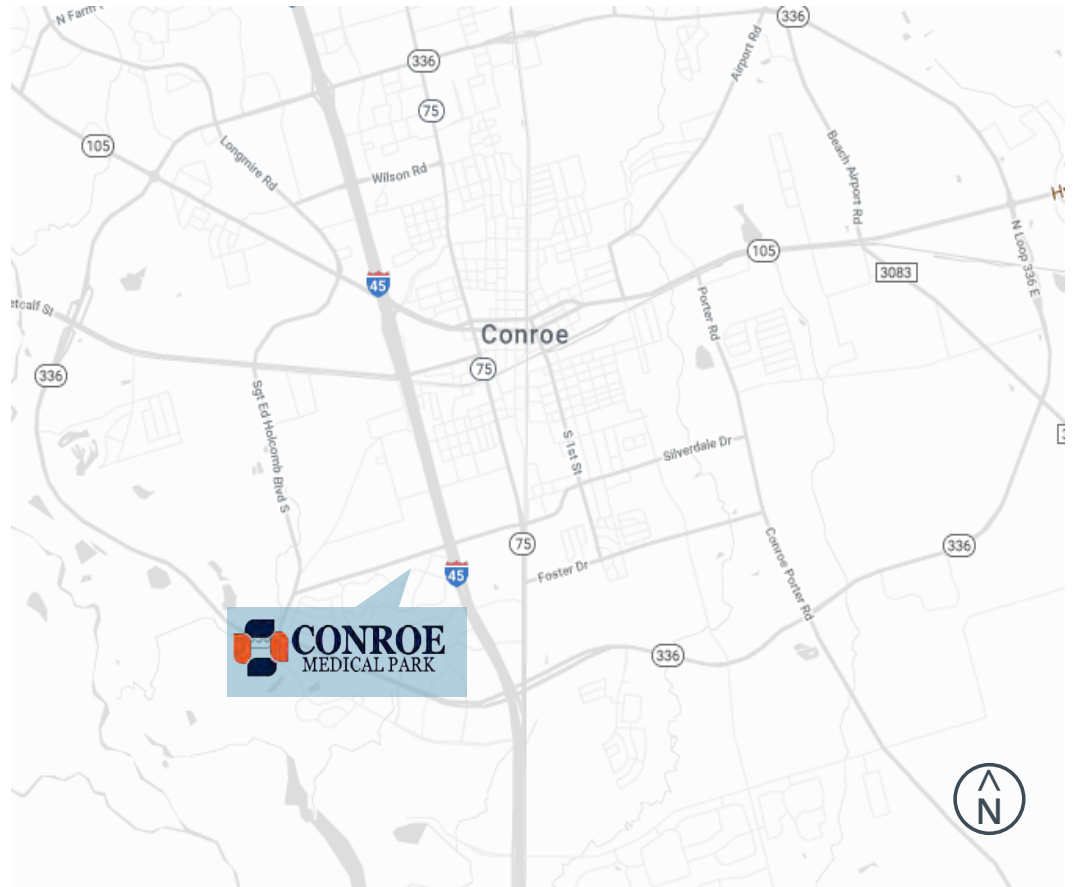
CLICK HERE FOR FLOOR PLANS

* No out of pocket cost for tenant based on 5
year lease term.

PREMIER LOCATION

- 1 Access to I-45 (North Fwy) North and South Bound via State Highway 336
- 2 Direct access to State Highway 336.

GEORGE BUSH INTERCONTINENTAL AIRPORT	30 min
SAM HOUSTON PKWY/BELTWAY 8	25 min
I-610	35 min
DOWNTOWN	40 min
THE WOODLANDS	11 min



CONROE DEMOGRAPHICS

One Mile

8,803
POPULATION

\$71,862
AVERAGE HH INCOME

31
AVERAGE AGE

Three Mile

50,030
POPULATION

\$97,667
AVERAGE HH INCOME

35
AVERAGE AGE

Five Mile

104,199
POPULATION

\$103,957
AVERAGE HH INCOME

36
AVERAGE AGE

Consumer Statistics

\$7,004
AVERAGE ANNUAL HEALTHCARE SPENDING

38%
VISITED A DENTIST IN LAST 12 MONTHS

76%
VISITED A DOCTOR IN LAST 12 MONTHS

Employment

59.6%
WHITE COLLAR

24.0%
BLUE COLLAR

16.4%
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