

**OUTPATIENT
MEDICAL
FOR LEASE**

170,554 SF

SKYWALK
CONNECTION
TO ST. JOSEPH
MEDICAL
CENTER

NEWLY
RENOVATED

Healthpeak[®] | **DOC
LISTED
NYSE**

TRANSWESTERN
REAL ESTATE
SERVICES

MEDPLACE

1315 ST. JOSEPH PARKWAY | HOUSTON, TX 77002



Leasing Information:

Ashley Byrd | SVP

713.490.3785

Ashley.Byrd@transwestern.com

Ashley Wensrich | Associate

713.272.1204

Ashley.Wensrich@transwestern.com

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Building Specs:

- 18-Story Medical Office Building
- 170,554 Gross Square Feet
- Large Parking Garage Plus Adjacent Hospital Parking
- Excellent Tenant Mix to Help Grow Your Practice
- Generous TI's

Availability:

- **842 - 8,500 SF**
- Full Service Gross Lease
- Lease Term: Minimum 36 Months

Location Features:

- At the Edge of Downtown with Easy Access to Several Freeways
- Incredible Panoramic Views of Downtown
- Skywalk Connection to St. Joseph Hospital
- On-Site Pharmacy and Café
- On-site Management and Maintenance

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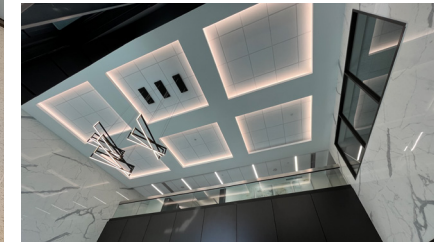
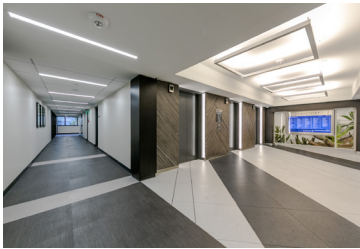
REAL ESTATE
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PHASE TWO RENOVATIONS

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[View Website](#)

The [building entrance](#), [lobby](#), [common area hallways](#), [restrooms](#), and [elevators](#) have received a complete, Class A remodel and modernization that was completed in early 2022.



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DEMOGRAPHICS

TOTAL POPULATION*



26,267

1 Mile Radius



198,938

3 Mile Radius



476,713

5 Mile Radius

TOTAL DAYTIME POPULATION*



113,102

1 Mile Radius



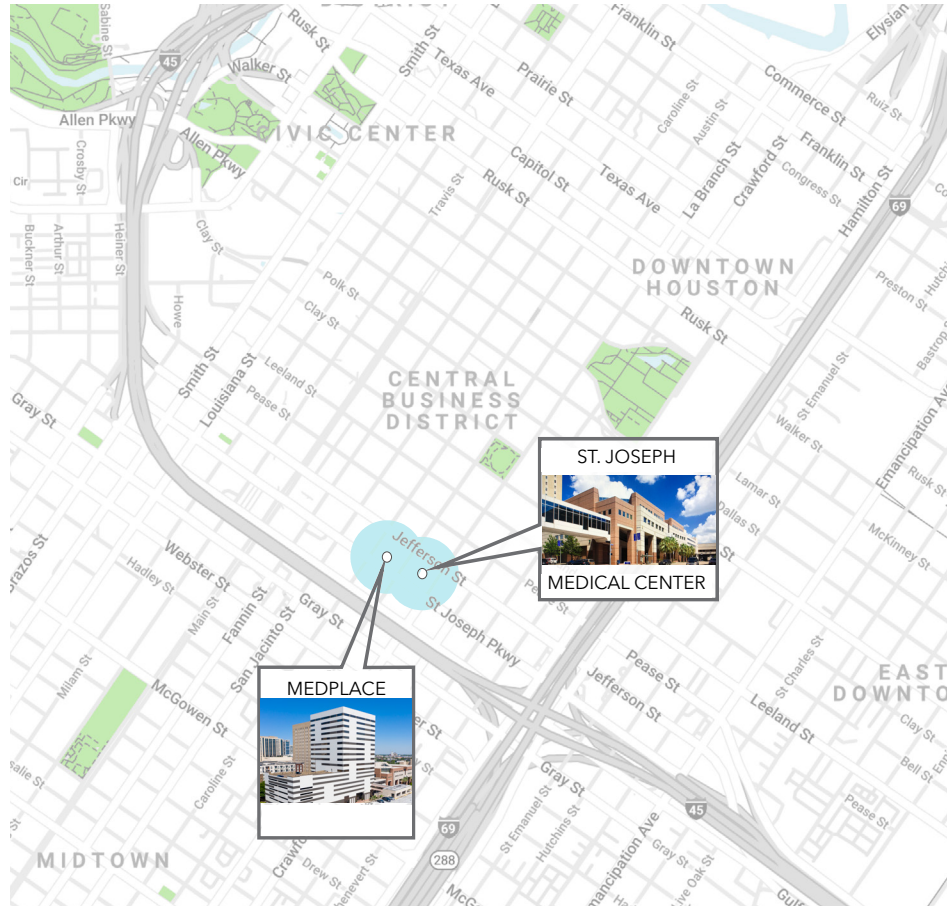
314,975

3 Mile Radius



735,101

5 Mile Radius



DOWNTOWN ADVANTAGE**

Fortune 500 Companies

10

Fortune 500 companies
(May 2020)

Total Employment

166,000+

Workers employed in Downtown
(Feb. 2021)

Total Companies

4,100+

Companies in Downtown
(Feb. 2021)

Texas Medical Center

4.3

Miles from
Subject Property

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EXCEEDING THE INDUSTRY IN
TENANT SATISFACTION

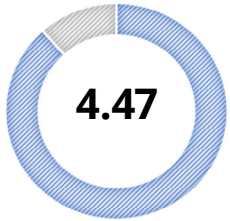
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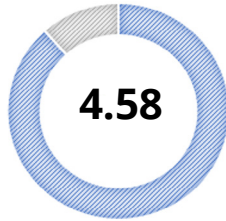
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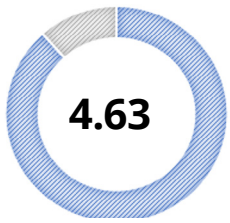
TENANT SATISFACTION RATINGS



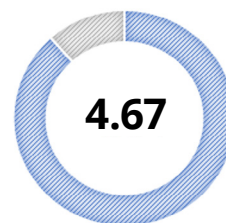
Overall Satisfaction



Management Performance



Maintenance Performance



Leasing Expertise

What do you enjoy most about the tenant experience at your property?

“ The management team are easy to work with and very approachable, they are all so kind. I greatly appreciate working with Christi, Christina, and Olena.”

- TMH Organization



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TENANT TESTIMONIAL



For over **21 years**, MedPlace One has been the home for Biggs & Collins Aesthetic Plastic Surgery. The downtown location is incredibly convenient for my patients, and the views from my office are stunning! This is the **best real estate option** for medical practices looking to attract **Houston's downtown employees as patients.**"

Donald R. Collins, Jr., M.D., F.A.C.S.
PLASTIC SURGERY

SEE WHAT OUR
**DOCTORS
ARE SAYING**



1315 St. Joseph Parkway | Suite 900

www.drcollinsplasticsurgery.com

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AMENITY MAP

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1. George R. Brown Convention Center
2. Toyota Center
3. Discovery Green
4. Marriott Marquis
5. Minute Maid Park

6. St. Joseph Medical Center
7. The Shops at Houston Center
8. GreenStreet
9. J.P. Morgan Chase Tower
10. Bank of America Center

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