

MEDICAL
OFFICE
LEASE

25,000 SF

MEDICAL
OFFICE
SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

Pearland Medical Commons Building 2

8540 Broadway St - Pearland, TX 77584



NEW CLASS A MEDICAL BUILDING PLAZA DEVELOPMENT

Building Amenities:

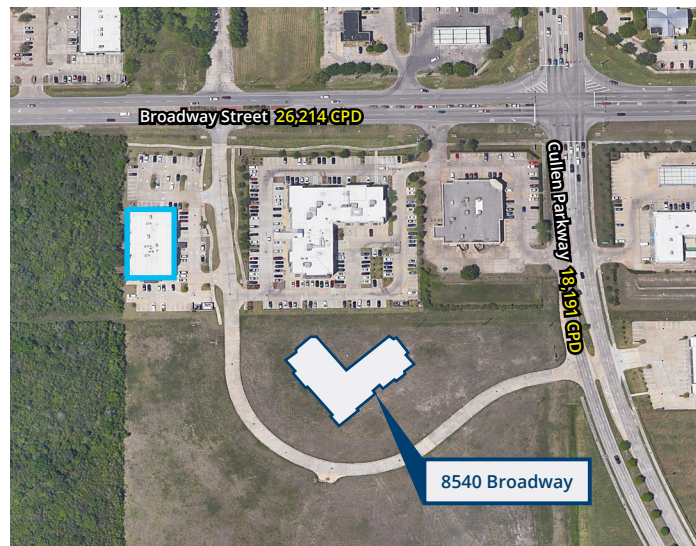
- 100 Surface Spaces are available
- Parking Ratio 4.00/1,000 SF
- Covered entrance
- Directly next to Houston Methodist Primary Care Group Offices
- Easy access to and from Highway 288

Availability:

- Suite 220 - 1,756 SF

TI Allowance:

Negotiable



Leasing Information:

Christian
Connell

713.231.1588

Christian.Connell@transwestern.com

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The Pearland Area

ONE MILE THREE MILES FIVE MILES

10,560 POPULATION	71,263 POPULATION	159,241 POPULATION
\$105,515 AVERAGE HH INCOME	\$105,434 AVERAGE HH INCOME	\$99,322 AVERAGE HH INCOME
34 AVERAGE AGE	35 AVERAGE AGE	34 AVERAGE AGE

The Pearland Area Neighbors

TMC	GALLERIA	BELLAIRE	SUGAR LAND
2,568 POPULATION	59,127 POPULATION	17,519 POPULATION	121,520 POPULATION
\$159,280 AVERAGE HH INCOME	\$138,478 AVERAGE HH INCOME	\$241,959 AVERAGE HH INCOME	\$109,145 AVERAGE HH INCOME
36 AVERAGE AGE	41 AVERAGE AGE	43 AVERAGE AGE	41 AVERAGE AGE

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