



For lease

6243 Fairmont Parkway
Pasadena, TX 77505

1,935 RSF Available

 **JLL** SEE A BRIGHTER WAY

Fairmont Medical Building

- New LED and tenant monument signage
- New HVAC units
- Recently updated exterior paint
- Recently renovated restrooms
- Renovated in 2018
- Planned Common Area improvements to include new LVP, paint and LED lights on 1st & 2nd floor lobby and hallways
- Located on a high traffic road, across from Walgreen's and HEB on the corner of Space Center Blvd and Fairmont Pkwy
- Minutes from Sam Houston Tollway & HCA Hospital
- Close proximity to Hobby Airport and Ellington Airport



**2-Story, Medical
office building**



**GLA:
35,576 SF**



**154 Parking spaces
4.3/1,000 SF**

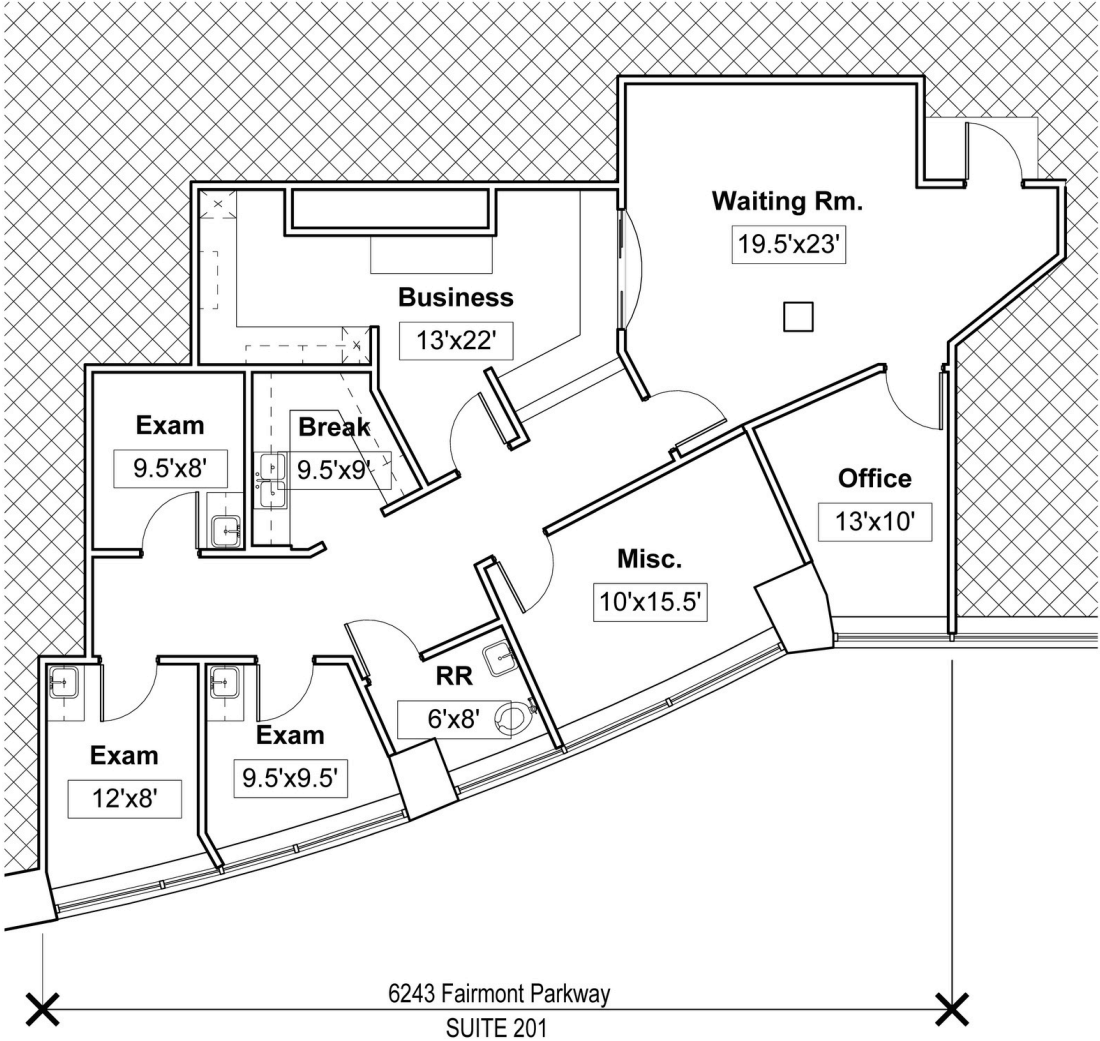


Signage available

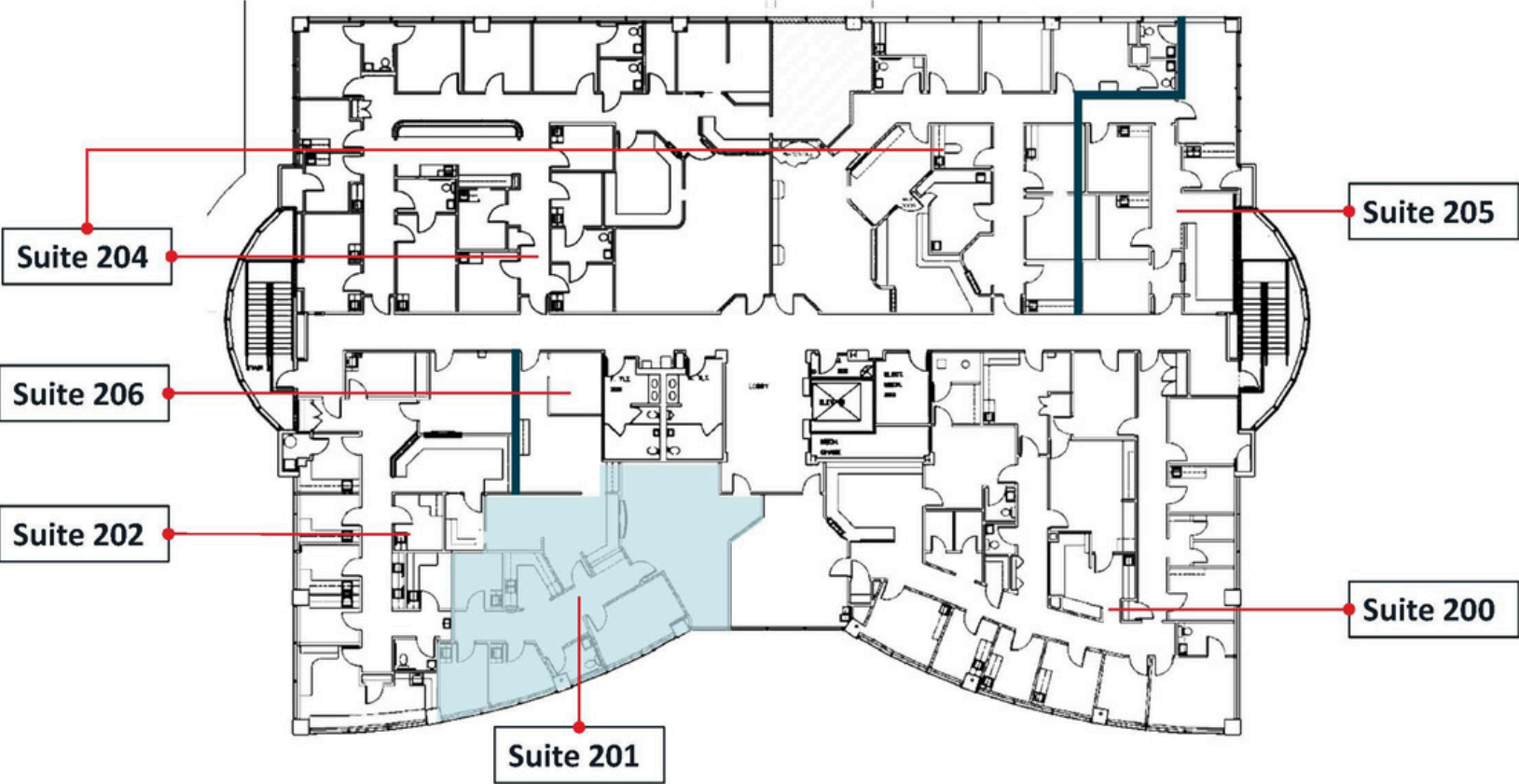
Floorplan

Suite 201: Available now

1,935 SF



Floorplan 2nd Floor



Suite 201: Available now

Space Features

- 1,935 SF
- 2nd gen clinical built-out
- 3 Exam rooms
- Restroom
- Business room
- Breakroom
- Waiting room

Rental Rate

\$28.00 per SF

Operating Expense

\$10.35/SF

TI Allowance

Negotiable





DEMOGRAPHICS

Estimated population

2-miles	5-miles	10-miles
36,922	241,310	746,485

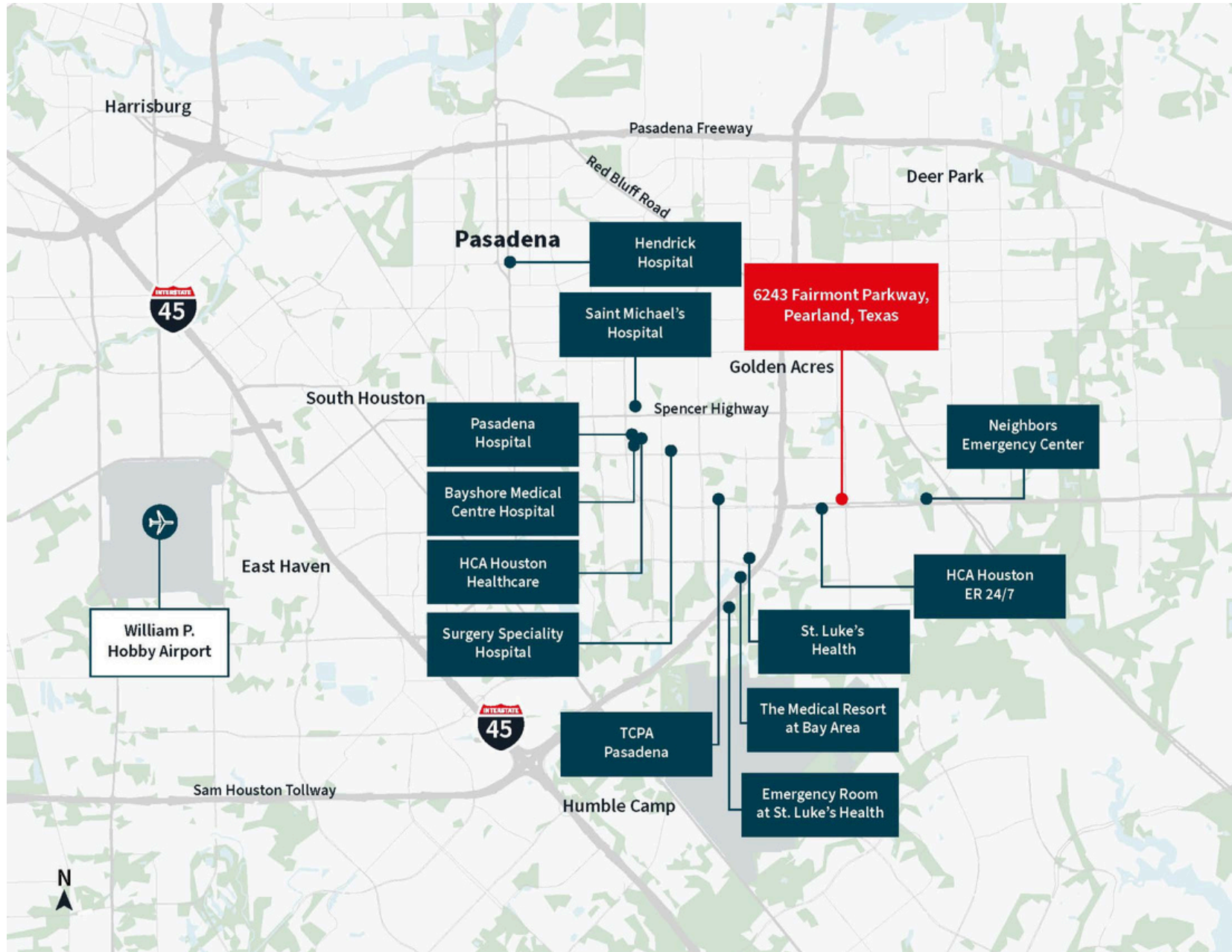
Avg. Household Income

2-miles	5-miles	10-miles
94,342	90,191	86,087

Median Home Value

2-miles	5-miles
\$226,193	\$200,725

Surrounding Hospitals



CONTACT

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