

For Lease Medical Building

Fallbrook Crossing 11811 FM 1960 Rd. West Houston, Texas 77065



Description

This 29,772 square foot medical retail building was built In 2000. It is located strategically near several major Hospitals including North Cypress Medical Center, Memorial Hermann Cypress, Houston Methodist Willowbrook & HCA Emergency Room. The building is conveniently located at the Intersection of FM 1960 & Fallbrook. The property has easy access to Hwy 290, Beltway 8 and SH 249.

This Professional Center is anchored by Texas Children's and includes several National Tenants.

Common areas, leased premises and vacancies are all well maintained. Ideal property for all medical professionals.

<u>Availability</u>

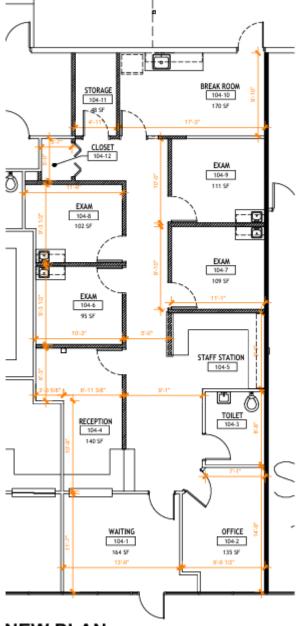
Suite 105 – 1,825 RSF (See Test Fit) Suite 130 – 1,040 RSF Lease Rate \$21.00 PSF/Yr NNN 2024 Estimated OPEX –\$11.12 PSF/Yr Tenant Improvement Allowance Negotiable

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The information contained herein, we believe, has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or validity; however, no warranty or guaranty, expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to errors, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

11811 FM 1960 West Houston, TX Floorplan – Suite 105 "Test Fit"



SPACE SUMMARY: LEASABLE AREA: ~ 1,825 RSF PUBLIC SPACE RECEPTION - QTY: 1 WAITING - QTY:1 PATIENT TOILETS - QTY: 1 CLINICAL/ PROCEDURE SPACE EXAM ROOMS - QTY: 4 STAFF/ ADMIN STAFF STATION - QTY: 1 OFFICE - QTY: 1 STAFF BREAK ROOM - QTY: 1 BUILDING SUPPORT CLOSET- QTY:1 STORAGE - QTY:1 LEGEND: MEW WALLS ====: REMOVE / DEMO

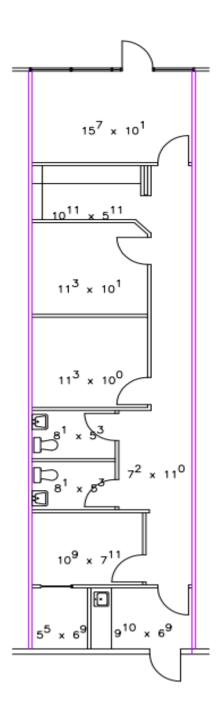
NEW PLAN

FALLBROOK CROSSING / SUITE 104 SPEC SUITE TEST FIT

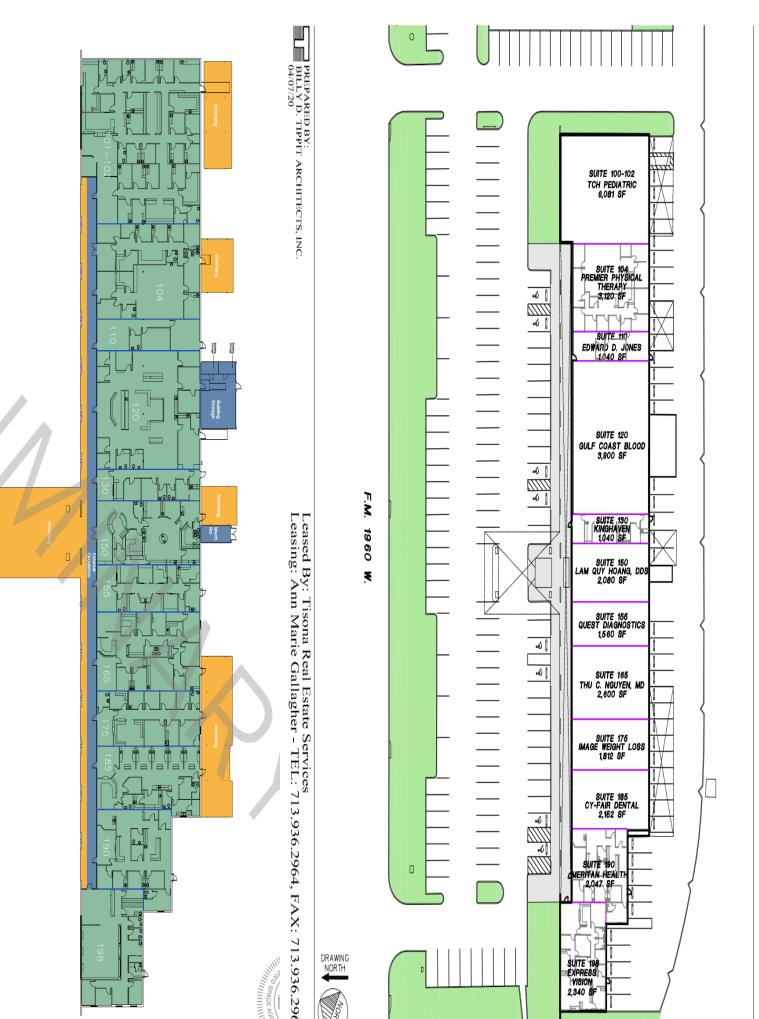
Date: 2024.07.08

Tenant:

11811 FM 1960 West Houston, TX Floorplan – Suite 130





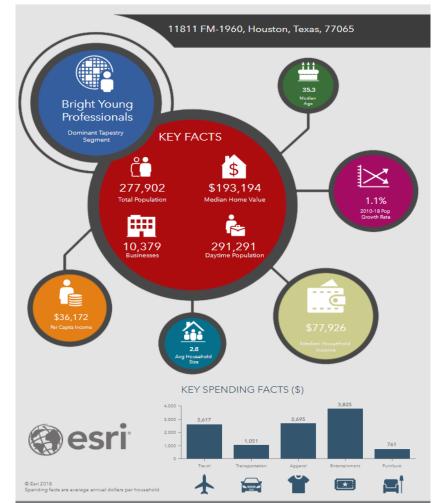


FALLBROOK CROSSING 11811 FM 1960 HOUSTON, TEXAS

KEY FACTS			EDUCATION			
277,902 Population		35.3 Median Age	10% No High School		32%	
2.8		\$77,926	Diploma	22%	Some College	37%
Average Household Size		Median Household Income		High School Graduate		Bachelor's/Grad/Pro Degree
BUSINESS			EMPLOYMENT			
		-	Mhite Collar		69%	
•••		-	in/ in/		18%	3.8%
10,379		134,457	Blue Collar			
Total Businesses		Total Employees	services		13%	Unemployment Rate
	INCOME		Households By Ir			
			The largest group: The smallest group	\$100,000 - \$149,999 : <\$15,000 (4.8%)	(19.7%)	
	•		Indicator	Value	Difference	
			<\$15,000 \$15,000 - \$24,999	4.8%	-5.0%	
			\$25,000 - \$34,999	7.8%	-1.9%	
			\$35,000 - \$49,999	11.2%	-1.7%	
			\$50,000 - \$74,999	18.4%	+0.7%	
			\$75,000 - \$99,999	13.8%	+2.2%	
			\$100,000 - \$149,999		45.4%	
\$77,926	\$36,172	\$131,758	\$150,000 - \$199,999 \$200,000+	9.8%	+3.3%	
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edian Household Income	Per Capita Income	Median Net Worth				
						Bars show deviation fro Harris Count

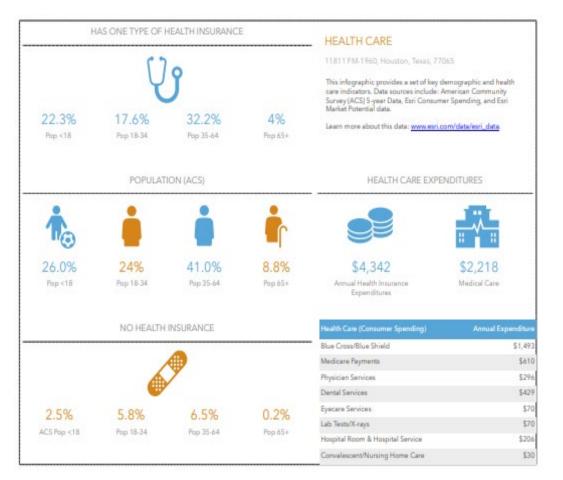
<u>Demographics</u> 5 Mile Radius of 11811 FM 1960 West

Source: esri.com





Health Care 5 Mile Radius of 11811 FM 1960 West



Source: esri.com

