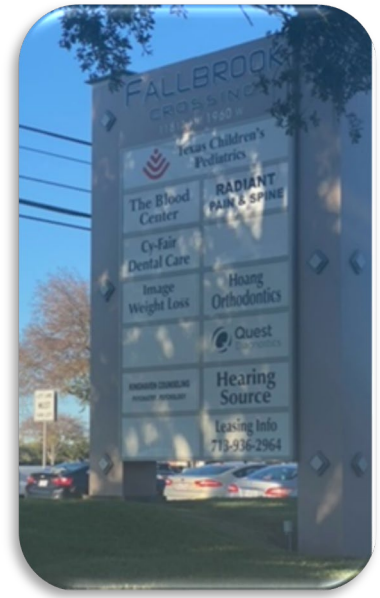


Fallbrook Crossing

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.

Availability

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

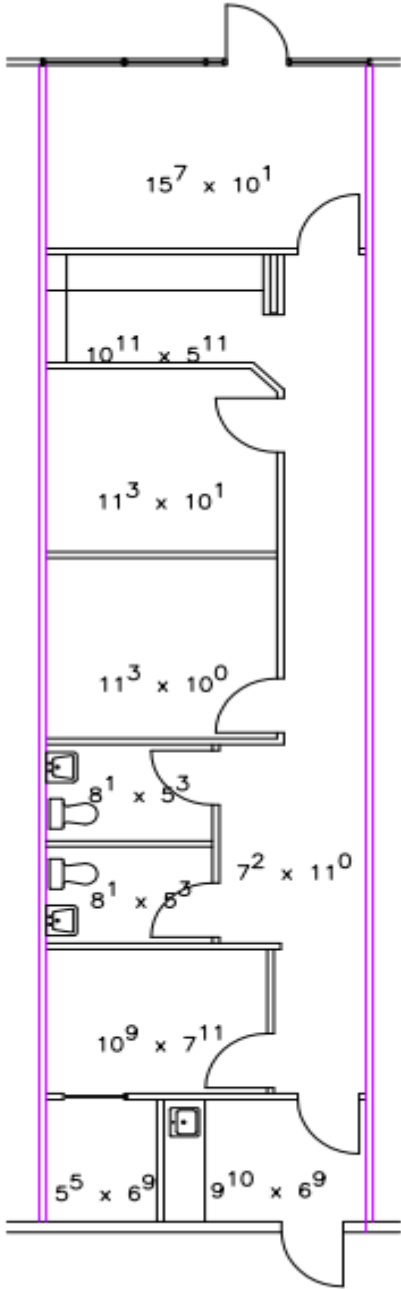
Contact:

Ann Marie Gallagher

Phone 713.936.2961

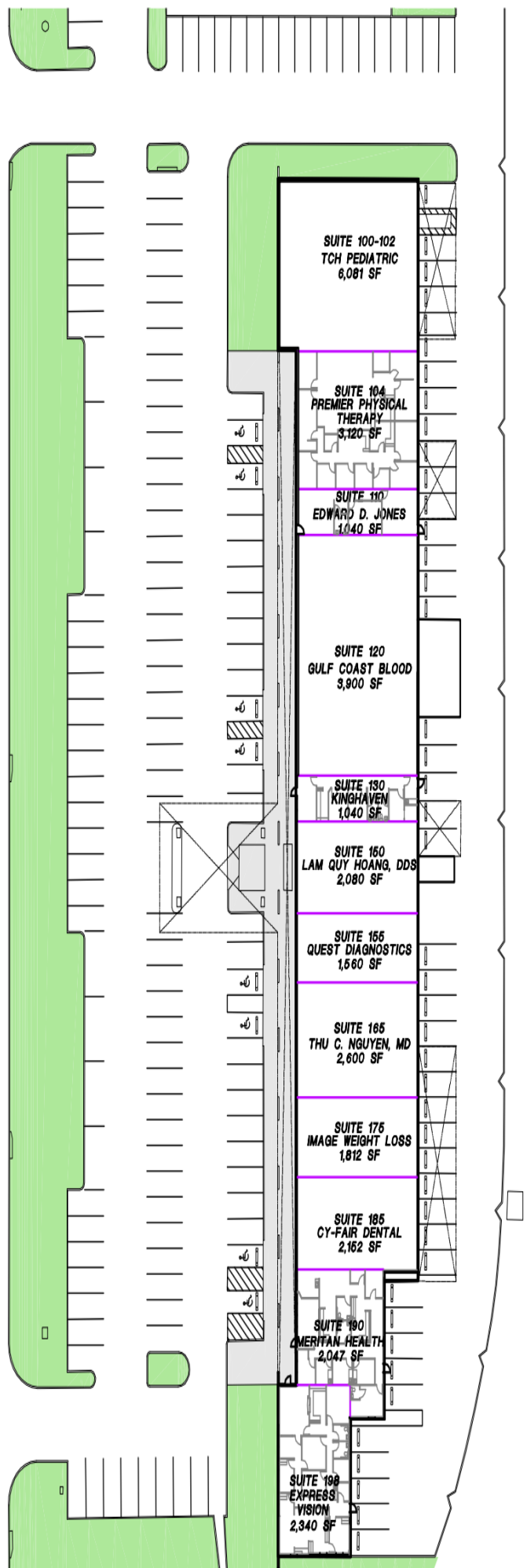
anmarie@tisona-cre.com

11811 FM 1960 West Houston, TX
Floorplan – Suite 130



FALLBROOK CROSSING

11811 FM 1960
HOUSTON, TEXAS



F.M. 1960 W.

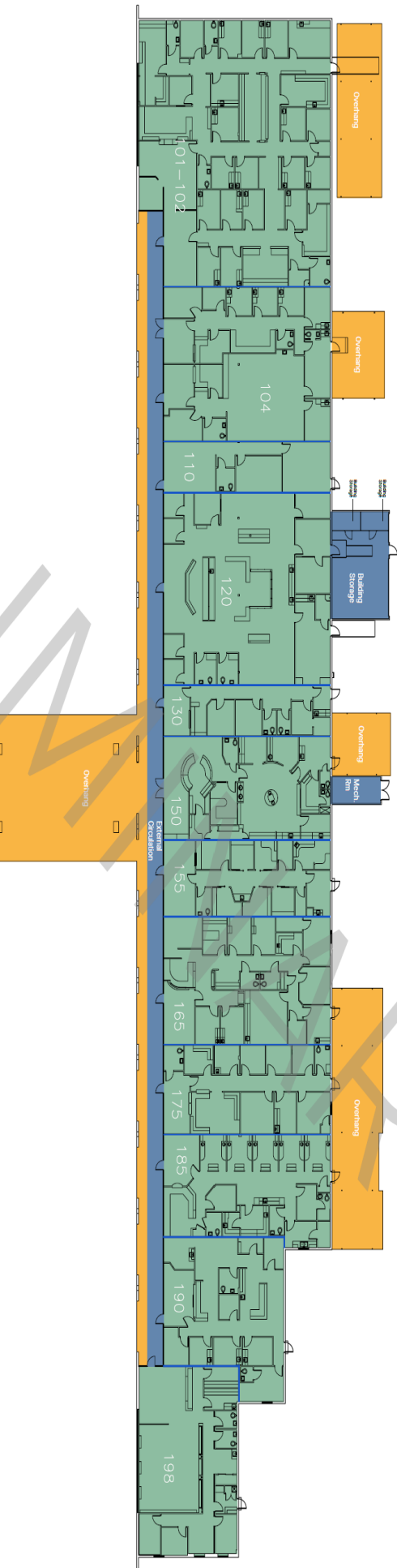
PREPARED BY:
BILLY D. TIPPITT ARCHITECTS, INC.
04/07/20

Leased By: Tisona Real Estate Services
Leasing: Ann Marie Gallagher - TEL: 713.936.2964, FAX: 713.936.2964

DRAWING NORTH

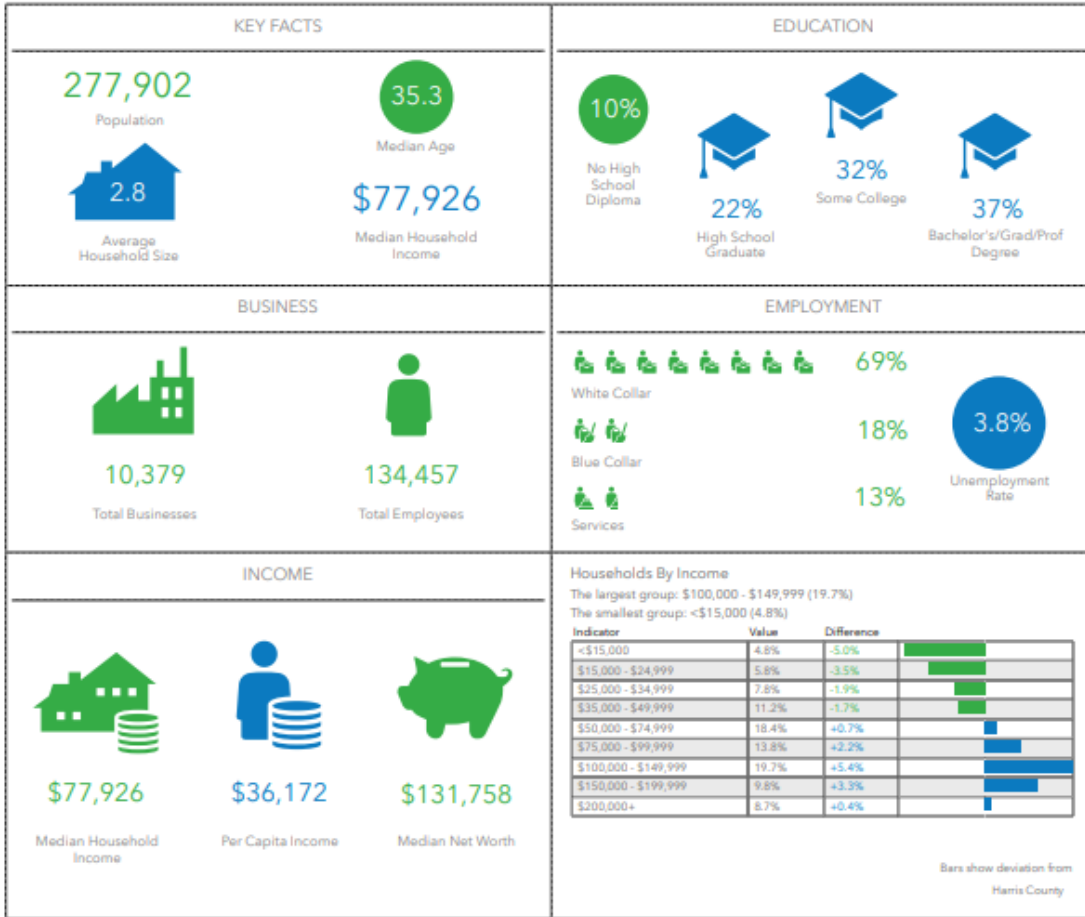


3/8" = 1'-0" (SEE SPACE ADT)
1/8" = 1'-0"

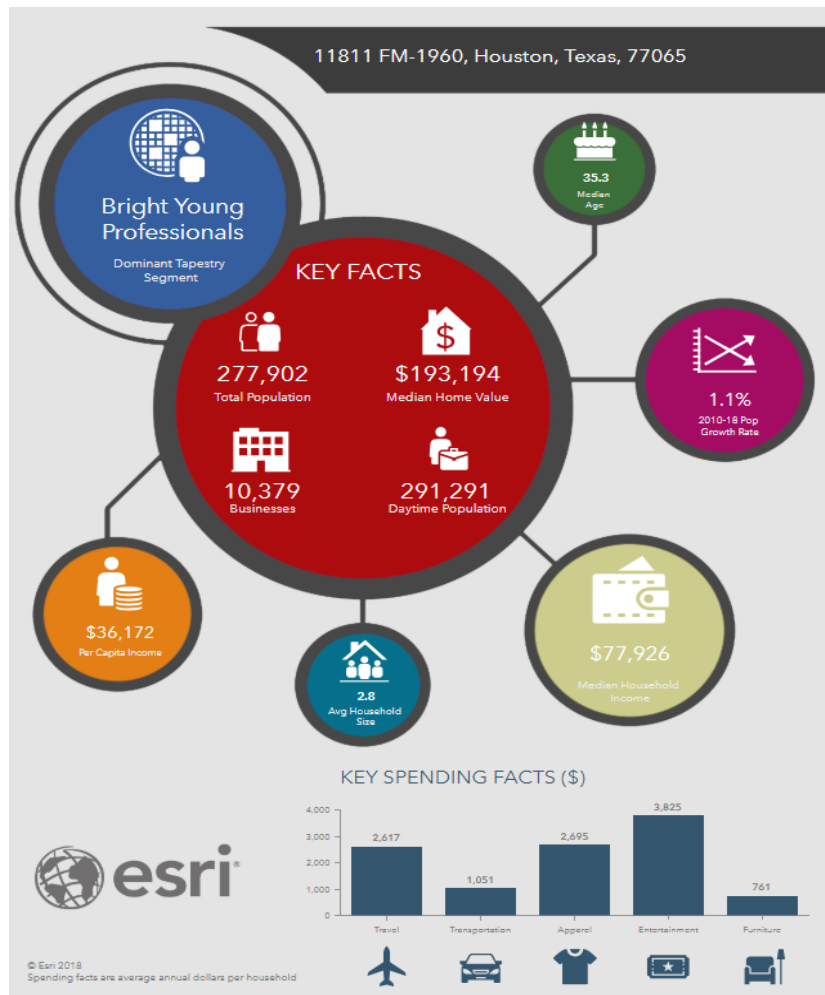


Demographics

5 Mile Radius of 11811 FM 1960 West

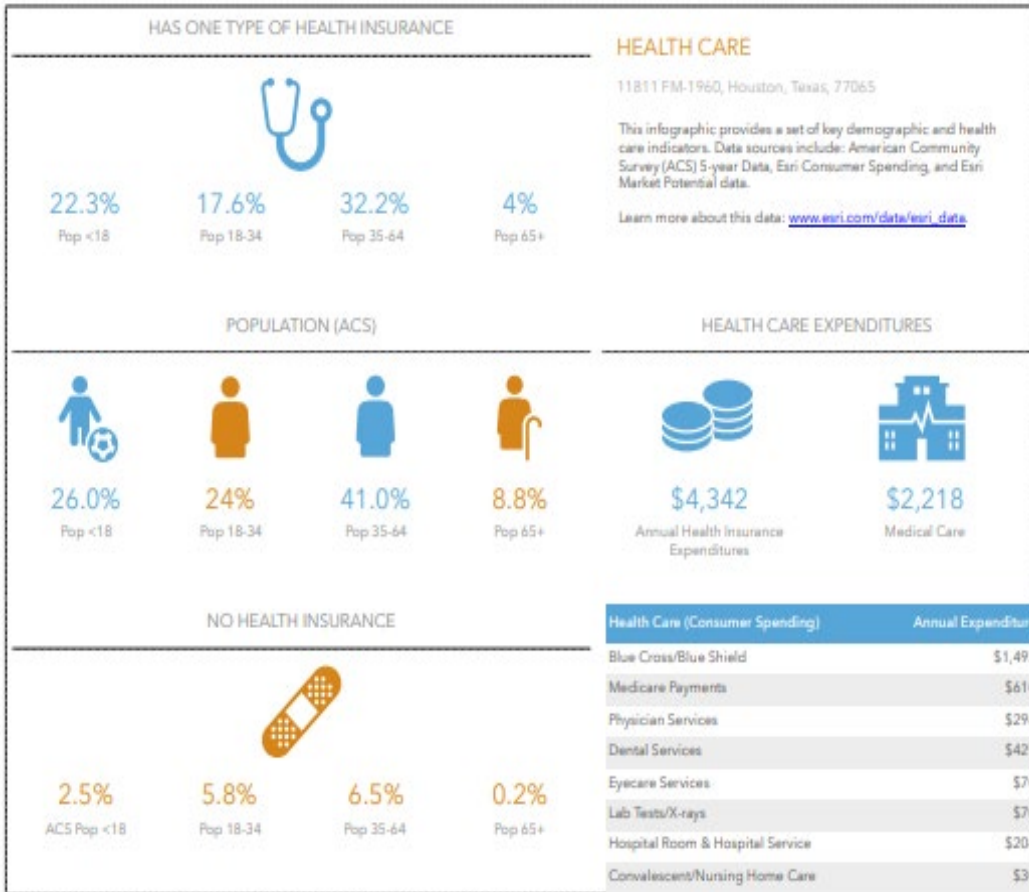


Source: esri.com



Health Care

5 Mile Radius of 11811 FM 1960 West



Source: esri.com

