

**MEDICAL  
OFFICE  
FOR LEASE**

59,222 SF

CLASS A  
MEDICAL  
OFFICE SPACE

GREAT  
VISIBILITY FROM  
INTERSTATE 45



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# LEAGUE LINE MEDICAL OFFICE BUILDING

4015 INTERSTATE 45 | CONROE, TEXAS 77304



## Leasing Information:

**Sarah Carter | VP**

Transwestern

713.231.1629

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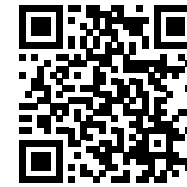
**THE  
RMR  
GROUP**

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Scan to Tour 3<sup>rd</sup> Floor  
Virtual Rendering

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## Building Specs:

- Three-Story Class A Medical Office Building
- 59,222 Rentable Square Feet
- Free Parking - Ratio of 5/1,000

## Availability:

- 2,811 - 7,007 SF
- Rent: \$17.50/RSF, NNN
- Estimated OPEX: \$12.78/RSF
- Office or Medical Use
- Generous Tenant Improvements

## Property Features:

- Class A Finishes Throughout
- Covered Patient Drop-Off Area
- Prime Visibility on I45
- Approximately 11 Miles North of The Woodlands
- Approximately 200,000+ CPD Traffic Counts on Interstate 45

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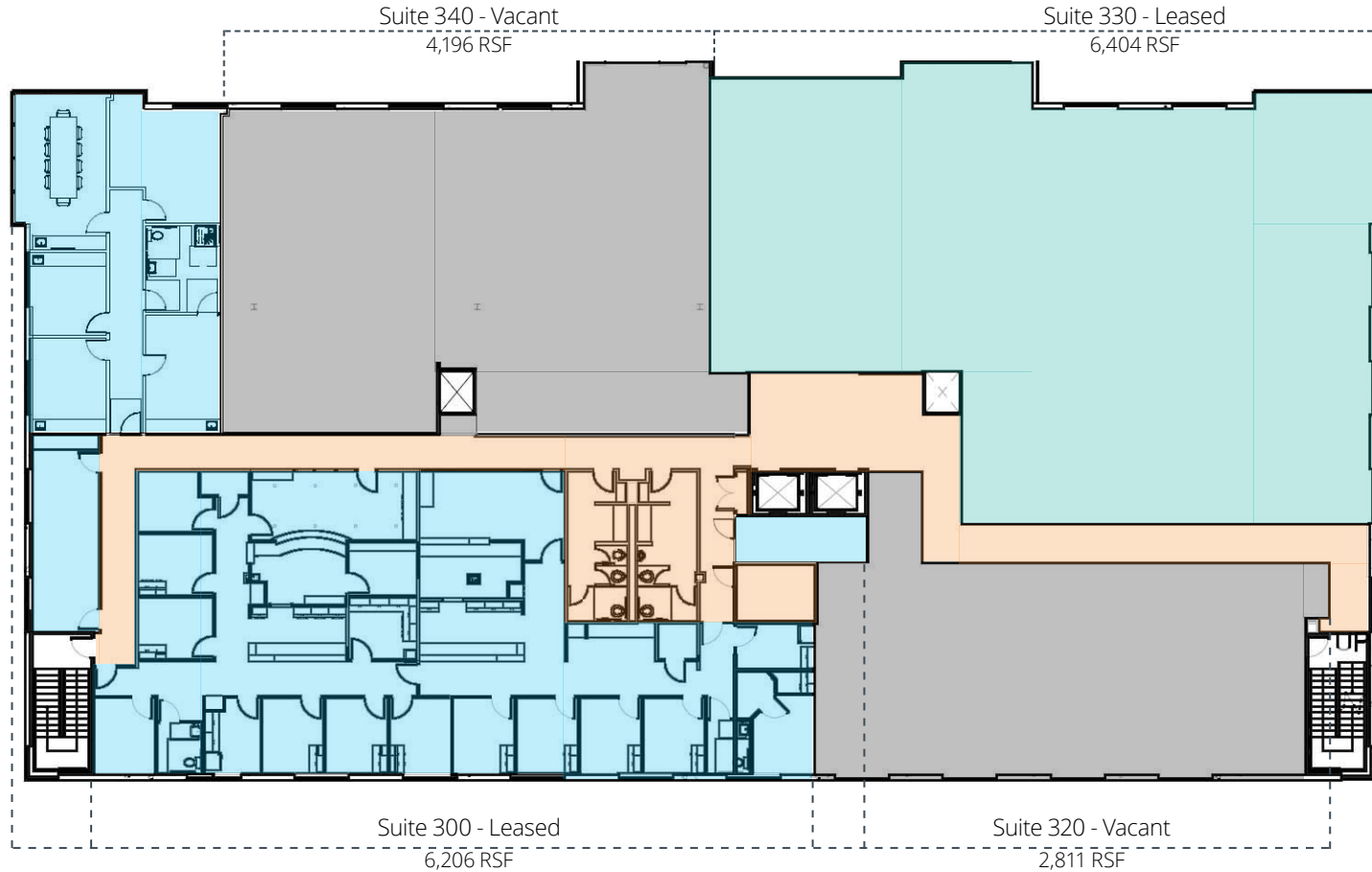
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Floor Plan | Third Floor | 2,811 - 4,196 SF



## LEAGUE LINE MOB RENTABLE AREAS

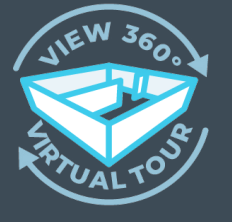
LEVEL 3  
01/01/2022

### AREA LEGEND

- Vertical Penetration
- Leased
- Leased
- Common Area
- Vacant

**TRANSWESTERN**  
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SERVICES

CLICK TO VIEW  
A VIRTUAL  
RENDERING OF  
THE 3<sup>RD</sup> FLOOR



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3-Mile Radius

## POPULATION



**23,668**  
Population

## INCOME



**\$60,177**  
Median Household  
Income

## BUSINESS



**13,751**  
Total Employees

## TRAFFIC COUNT



**200,000+**  
Cars per Day  
(Interstate 45)



## EMPLOYMENT



**62%**  
White Collar



**22%**  
Blue Collar



**16%**  
Services

## NEARBY HOSPITALS

### HCA Houston Healthcare Conroe

**6**  
Miles from  
Subject Property

**342**  
Bed Count

### Houston Methodist The Woodlands Hospital

**12**  
Miles from  
Subject Property

**246**  
Bed Count

### CHI St. Luke's Health - The Woodlands Hospital

**12**  
Miles from  
Subject Property

**242**  
Bed Count

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