

**MEDICAL /  
OFFICE  
FOR LEASE**

95,746 SF

2 Story  
Medical/Office

3 miles from  
Downtown



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# SANTA CLARA PLAZA

5616 LAWNDAL ST. HOUSTON, TX 77023



## Leasing Information:

**Nathan Donahue**

713.231.1626

Nathan.Donahue@transwestern.com

**Claudia Fuentes**

281.686.2697

Cladia.Fuentes@transwestern.com

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# SANTA CLARA PLAZA

5616 LAWNSDALE ST. HOUSTON, TX 77023



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## Building Specs:

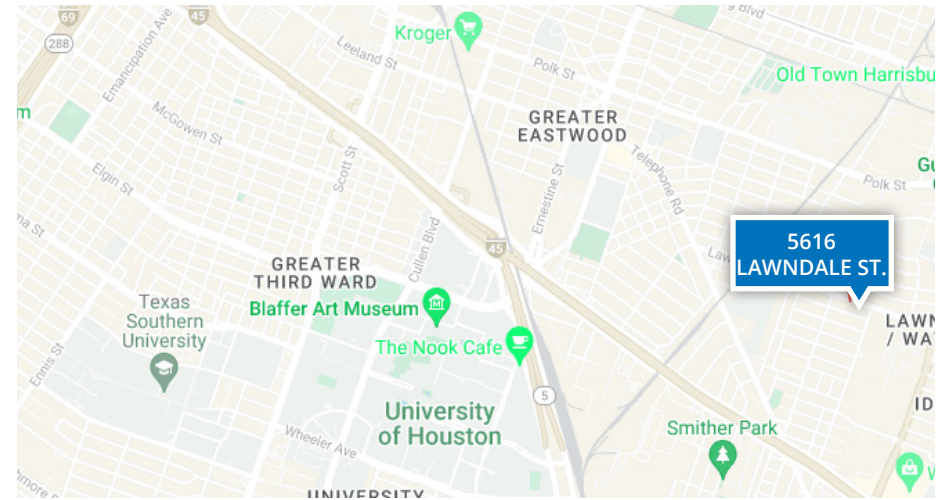
- 2-story Medical/Office Building
- 95,746 Gross Square Feet
- Ample Natural Lighting
- Monument Signage Available
- Close to Gus Wotham Golf Course
- Close to Gulf Fwy, I-45
- The only office and medical building within a 2 mile radius

## Availability:

- 88,046 SF
- \$22/SF NNN

## Parking:

- 323 spaces, potential up to 348
- Industrial pavers



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## PROPERTY SPECIFICATIONS

<b>PROPERTY ADDRESS</b>	5616 Lawndale Street
<b>YEAR BUILT/RENOVATED</b>	1958/2015
<b>SQUARE FEET (useable)</b>	95,746
<b>SUBMARKET</b>	Gulf Freeway/Pasadena Submarket
<b>PARCEL SIZE</b>	4.92 Acres
<b>PARKING TYPE</b>	Surface
<b>PARKING SPACES</b>	316
<b>PARKING RATIO</b>	3.35/1000

SUITE	TENANT	SF	VACANCY
<b>A-108 &amp; 109</b>	Legacy Health Services	7,700 sf	Leased
<b>A-110</b>	Women's Clinic	2,049 sf	Vacant
<b>A-111</b>	Eye Clinic/Pedo Clinic	2,113 sf	Vacant
<b>A-201</b>	Texas Braces	4,190 sf	Available
<b>A-202</b>	MMC Dental	3,200 sf	Leased
<b>A-203</b>	Family Clinic	4,527 sf	Vacant
<b>A-204</b>	Texas Dental	9,257 sf	Available
<b>A-105</b>	Soft Shell	2,602 sf	Vacant
<b>A-106</b>	Soft Shell	2,272 sf	Vacant
<b>A-107</b>	Soft Shell	2,791 sf	Vacant
<b>B-106</b>	Soft Shell	2,272 sf	Vacant
<b>B-107</b>	Soft Shell	2,791 sf	Vacant
<b>B-108</b>	Soft Shell	2,814 sf	Vacant
<b>B-109</b>	Soft Shell	4,109 sf	Vacant
<b>B-201</b>	Open Plan Space	3,232 sf	Vacant
<b>B-202</b>	Open Plan Space	3,377 sf	Vacant
<b>B-203</b>	Training Center	6,855 sf	Vacant
<b>B-204</b>	Conference Room	2,776 sf	Vacant
<b>B-205</b>	Open Plan Space	3,058 sf	Vacant
<b>B-110</b>	Soft Shell	2,967 sf	Vacant
<b>B-111</b>	Soft Shell	2,949 sf	Vacant

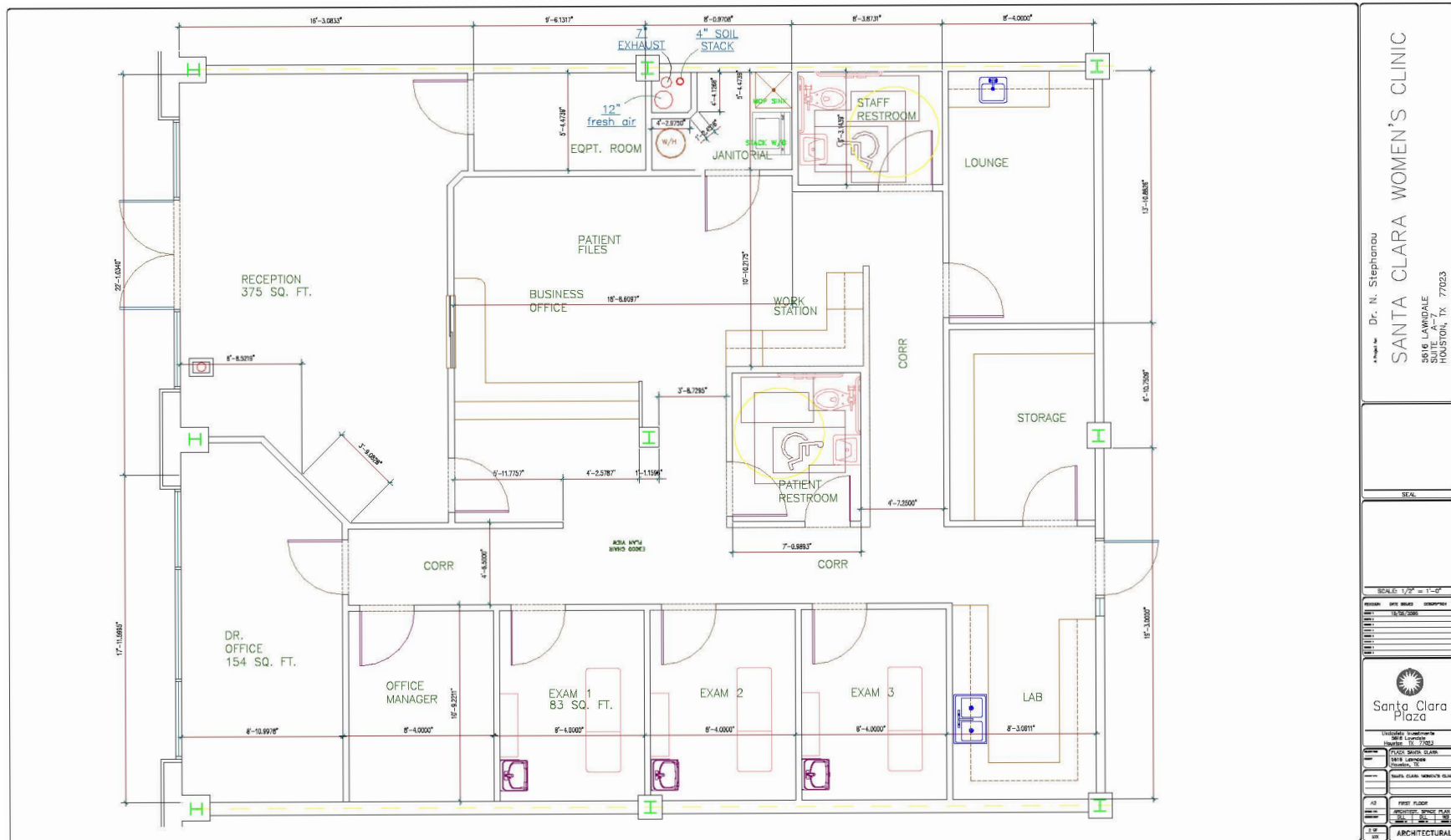
5616 LAWNDAL ST. HOUSTON, TX 77023

FLOOR PLAN | A-110 | 2,049 SF | Women's Clinic



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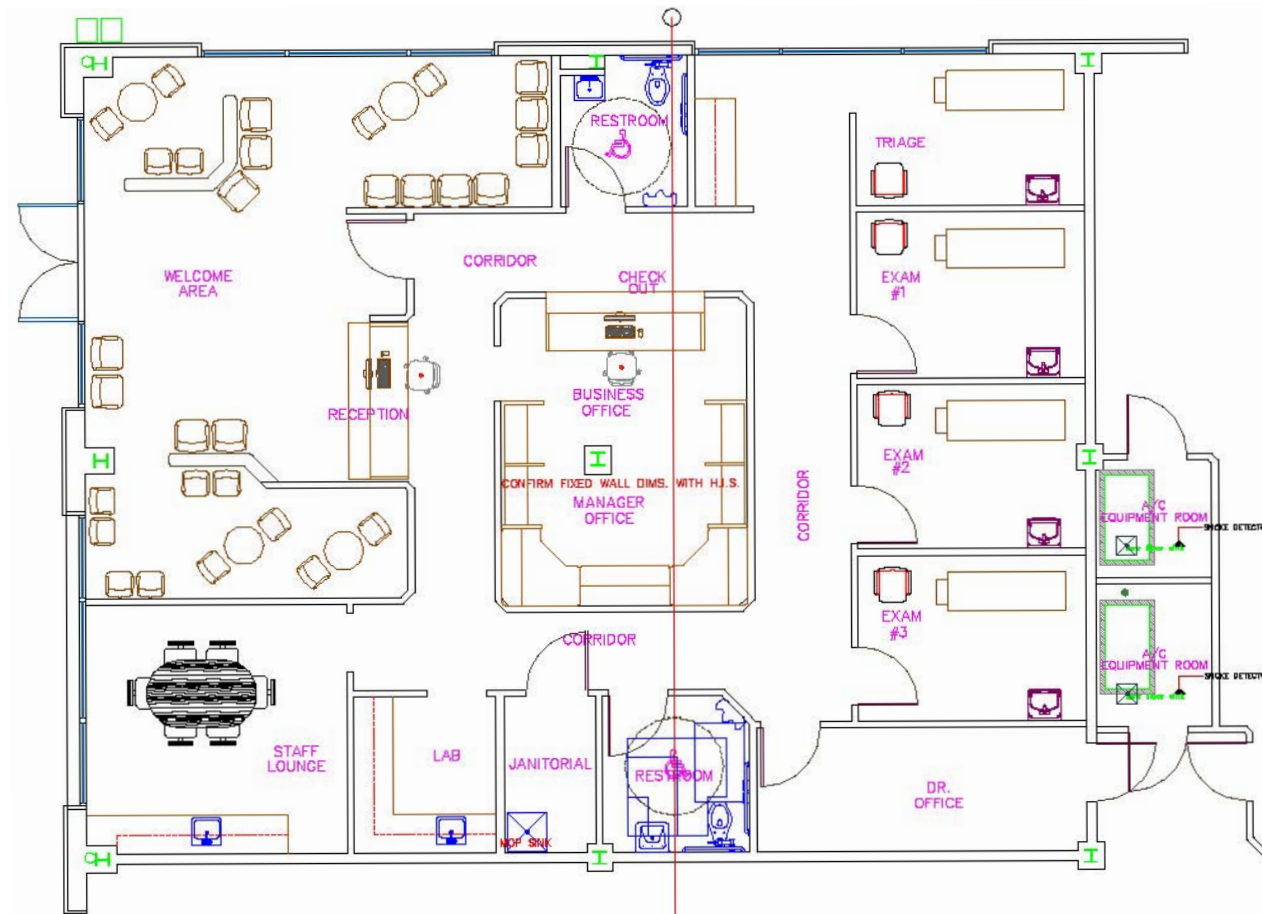
5616 LAWNDAL ST. HOUSTON, TX 77023

FLOOR PLAN | A-111 | 2,113 SF | Eye Clinic/Pedo Clinic



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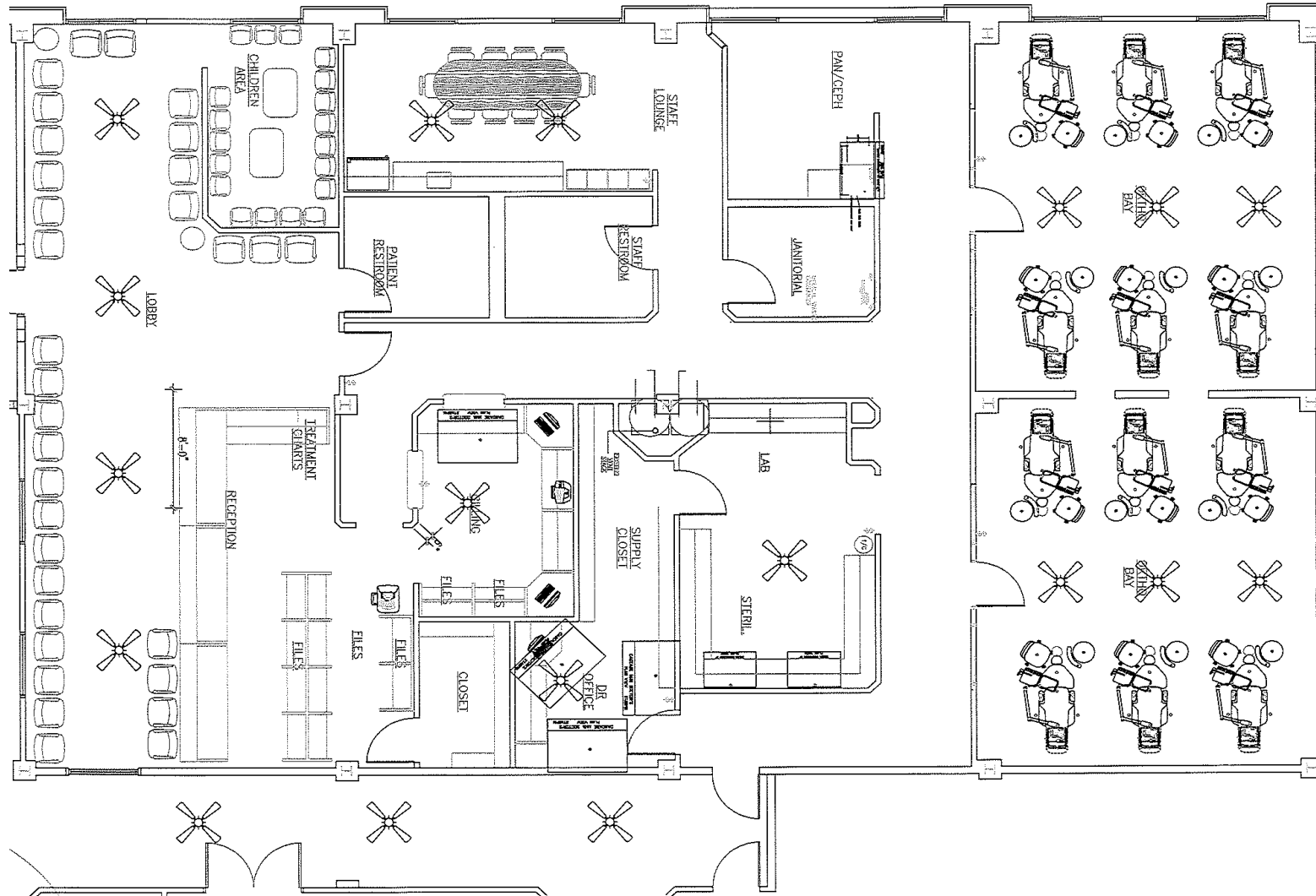
5616 LAWNDAL ST. HOUSTON, TX 77023

FLOOR PLAN | A-201 | 5,170 SF | Orthodontist



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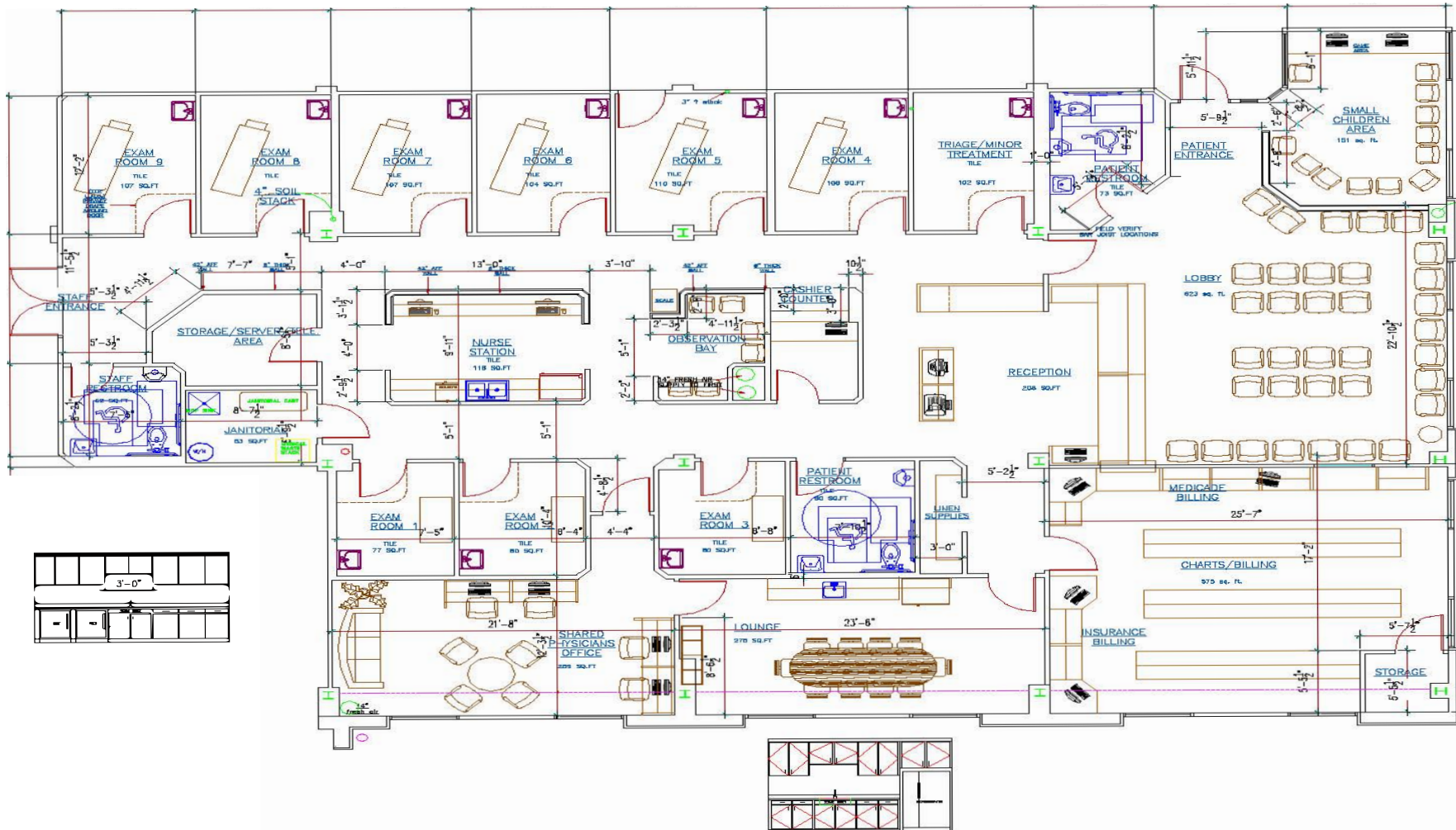
5616 LAWNDAL ST. HOUSTON, TX 77023

FLOOR PLAN | A-203 | 4,527 SF | Family Clinic



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# SANTA CLARA PLAZA

5616 LAWNDAL ST. HOUSTON, TX 77023

FLOOR PLAN | A-204 | 9,160 SF | General Dental



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# SANTA CLARA PLAZA

5616 LAWNDAL ST. HOUSTON, TX 77023

A-204 | 9,160 SF | General Dental



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