

**MEDICAL
OFFICE
LEASE**

45,343 SF

PEARLAND


**PEARLAND
CENTRAL**
MEDICAL PLAZA


TRANSWESTERN
REAL ESTATE
SERVICES

Pearland Central Medical Plaza

8603 Broadway St | 8619 Broadway St | 8633 Broadway St | Pearland, TX 77584



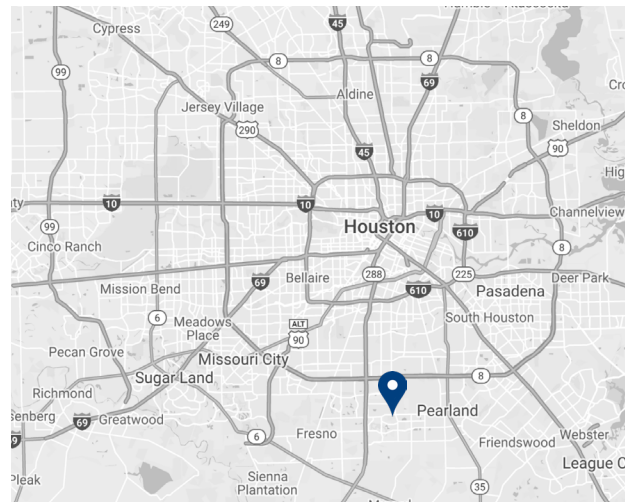
Located near the intersection of Broadway Street and Cullen Boulevard, Pearland Central Medical Plaza is comprised of three medical office buildings featuring medical and office use. The buildings are strategically located in a prominently visible, high-trafficked area and are approximately three miles from Memorial Hermann Pearland Hospital.

Building Amenities:

- Three Medical Office Building
- 45,343 Total Gross Square Feet
- Parking Ratio: 5.30/1,000

Lease Rate:

- Rental Rate: \$23.00/SF NNN
- Estimated OpEx: \$9.50/SF



Leasing Information:

**Heinrich
Cronje**
832.408.4067
Heinrich.Cronje@transwestern.com

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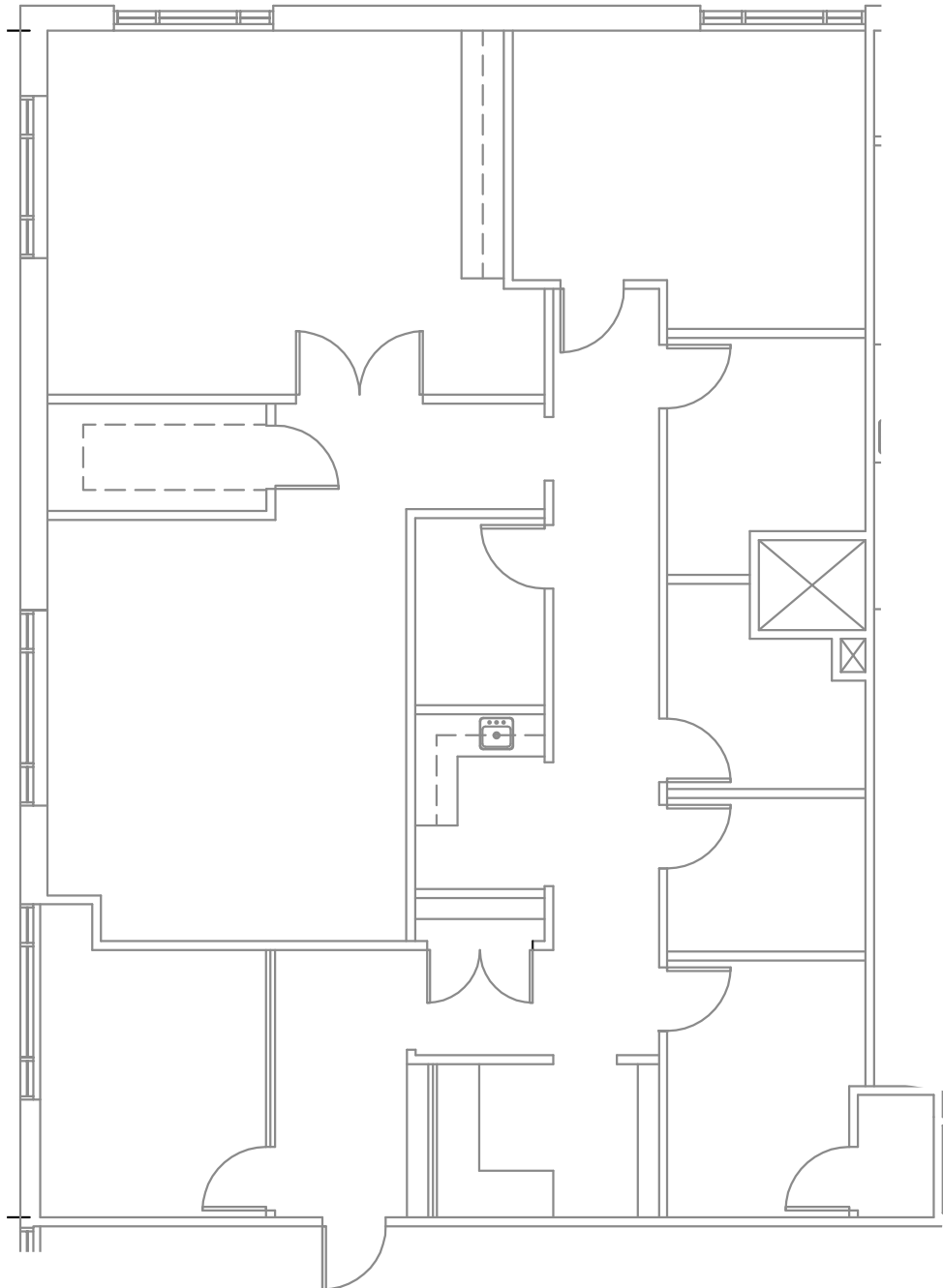
8619 Broadway St | Pearland, TX 77584

Suite 200 - 2,580 SF



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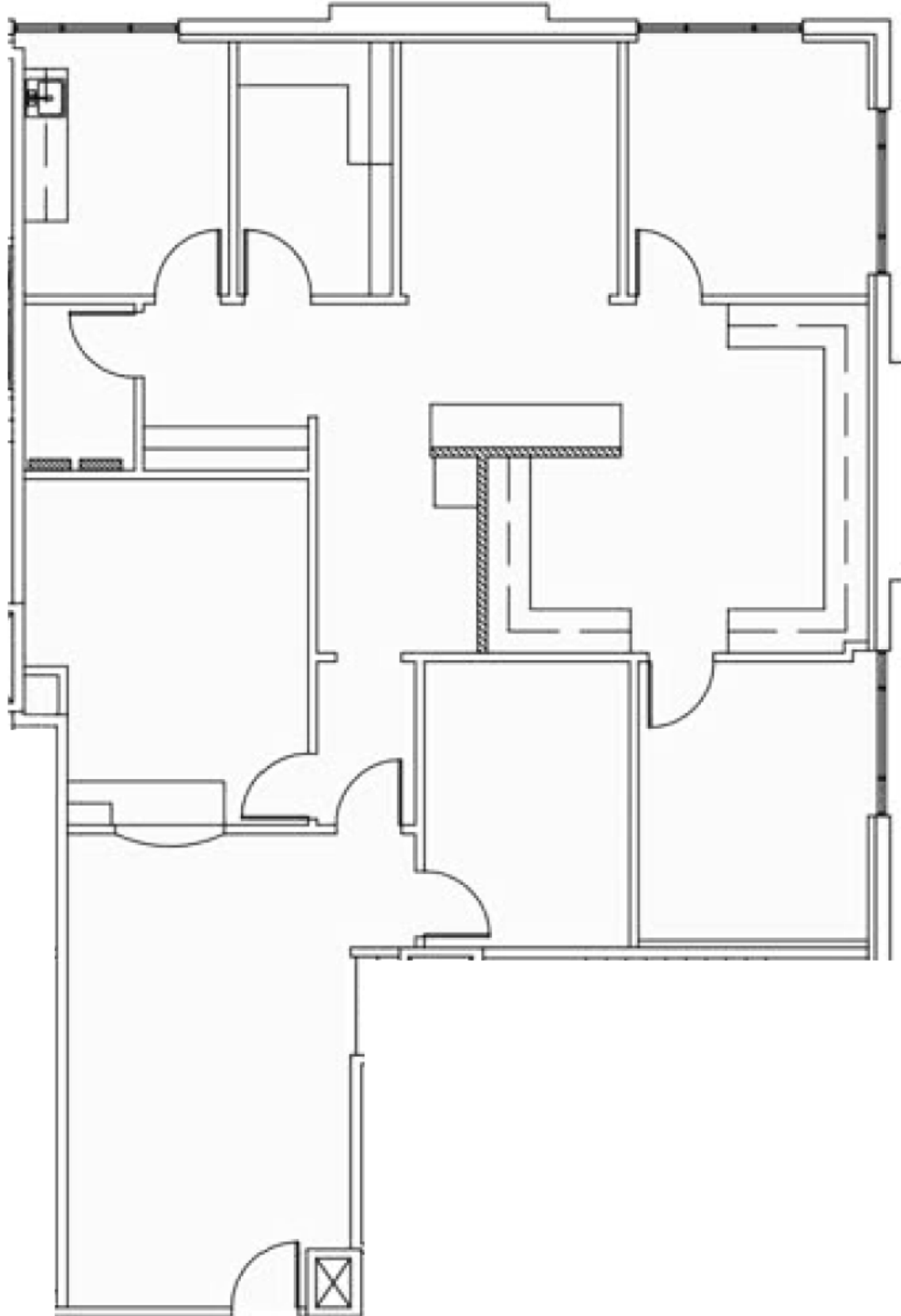
8619 Broadway St | Pearland, TX 77584

Suite 201 - 2,114 SF



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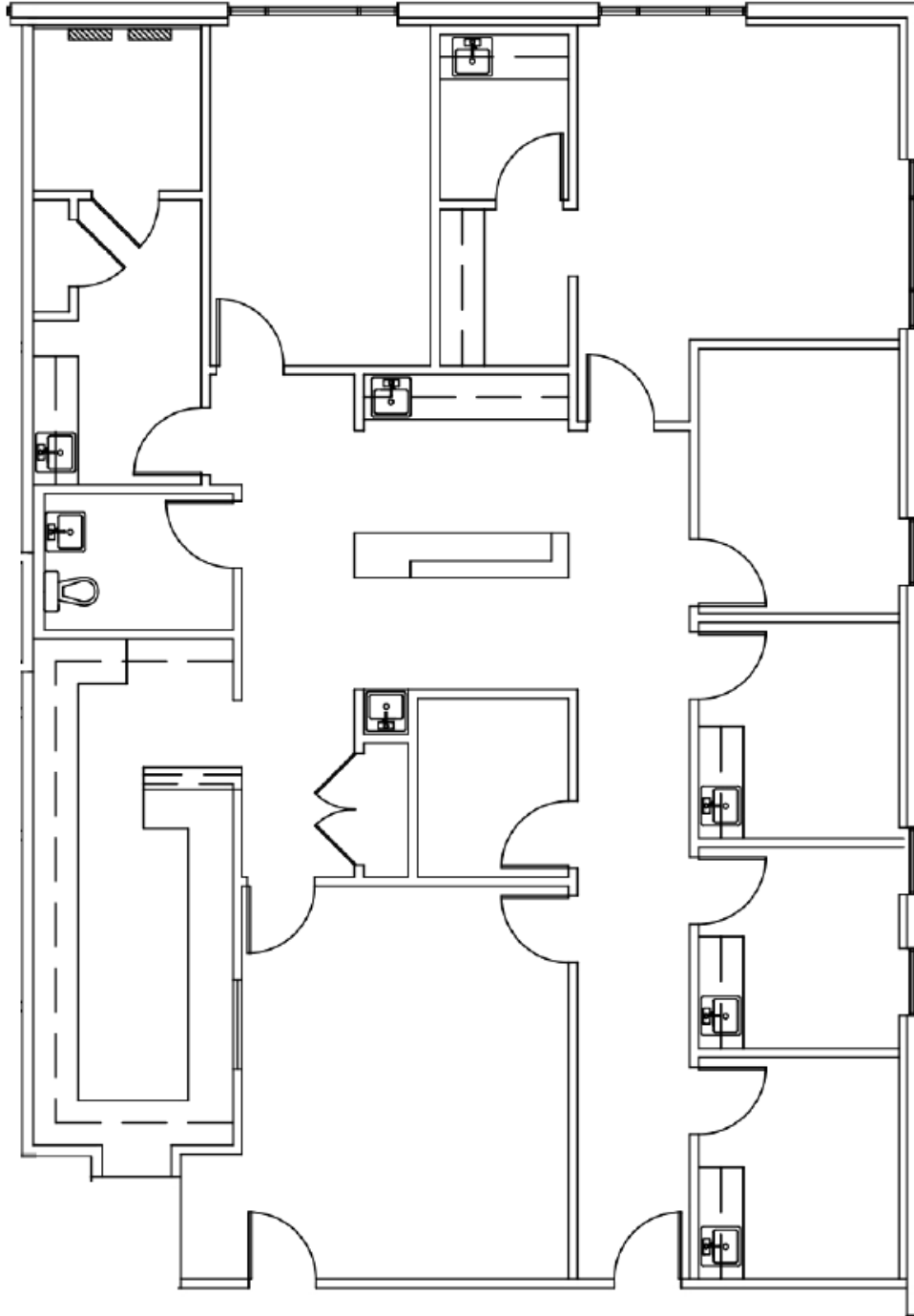
8619 Broadway St | Pearland, TX 77584

Suite 202 - 2,498 SF



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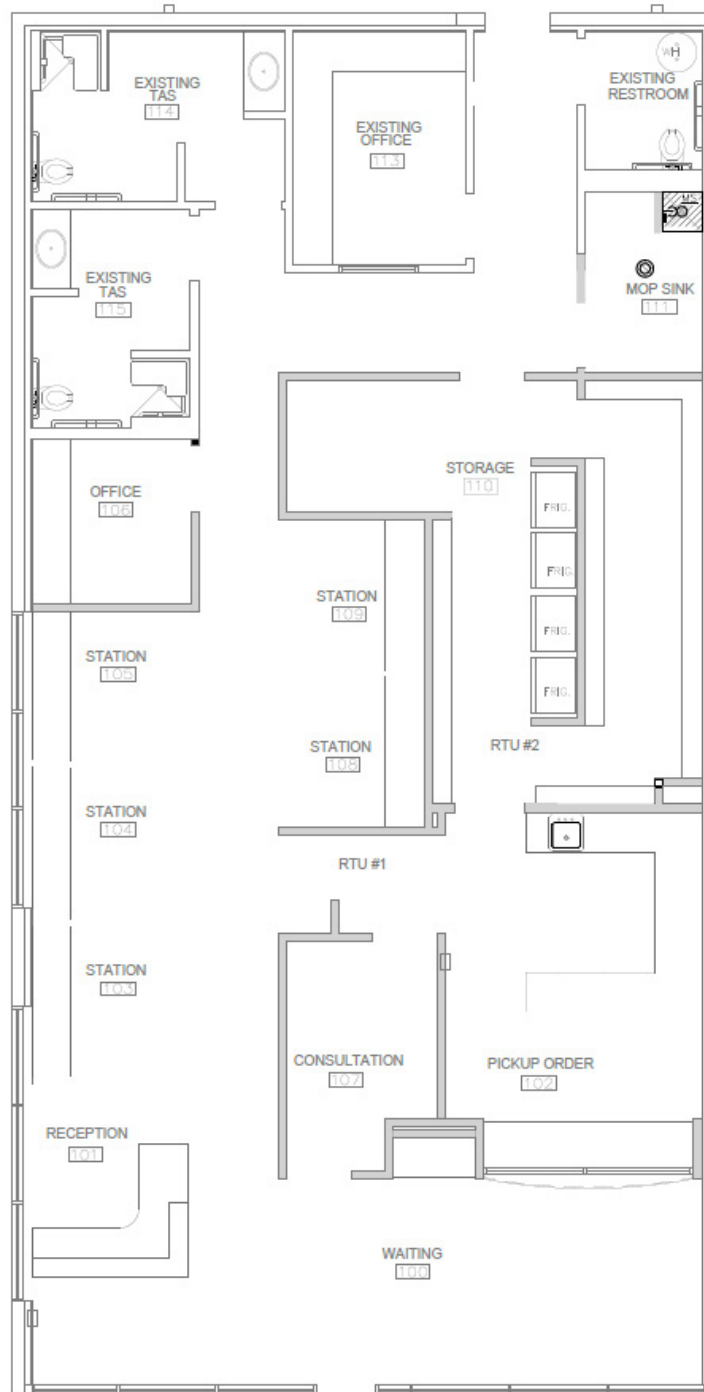
8603 Broadway St | Pearland, TX 77584

Suite 110 - 2,450 SF



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