



**WOLF**  
CAPITAL PARTNERS

**T** Transwestern

Welcome to Memorial Med

# Advanced Medical Care Close To Home



Under new ownership as of Q1 2026, Memorial Med will be transformed from a traditional workspace into a future-ready medical destination. Led by experienced medical landlords, the renovation will be thoughtfully designed to equip healthcare providers with the space they need to deliver exceptional care to the Memorial community.



The Current Building

# Today's Memorial Med

4

Total Floors of Medical Space

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91,390K

Total Building Size (RSF)

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22.2K

Typical Floor Plate

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3/1K SF

Parking Ratio

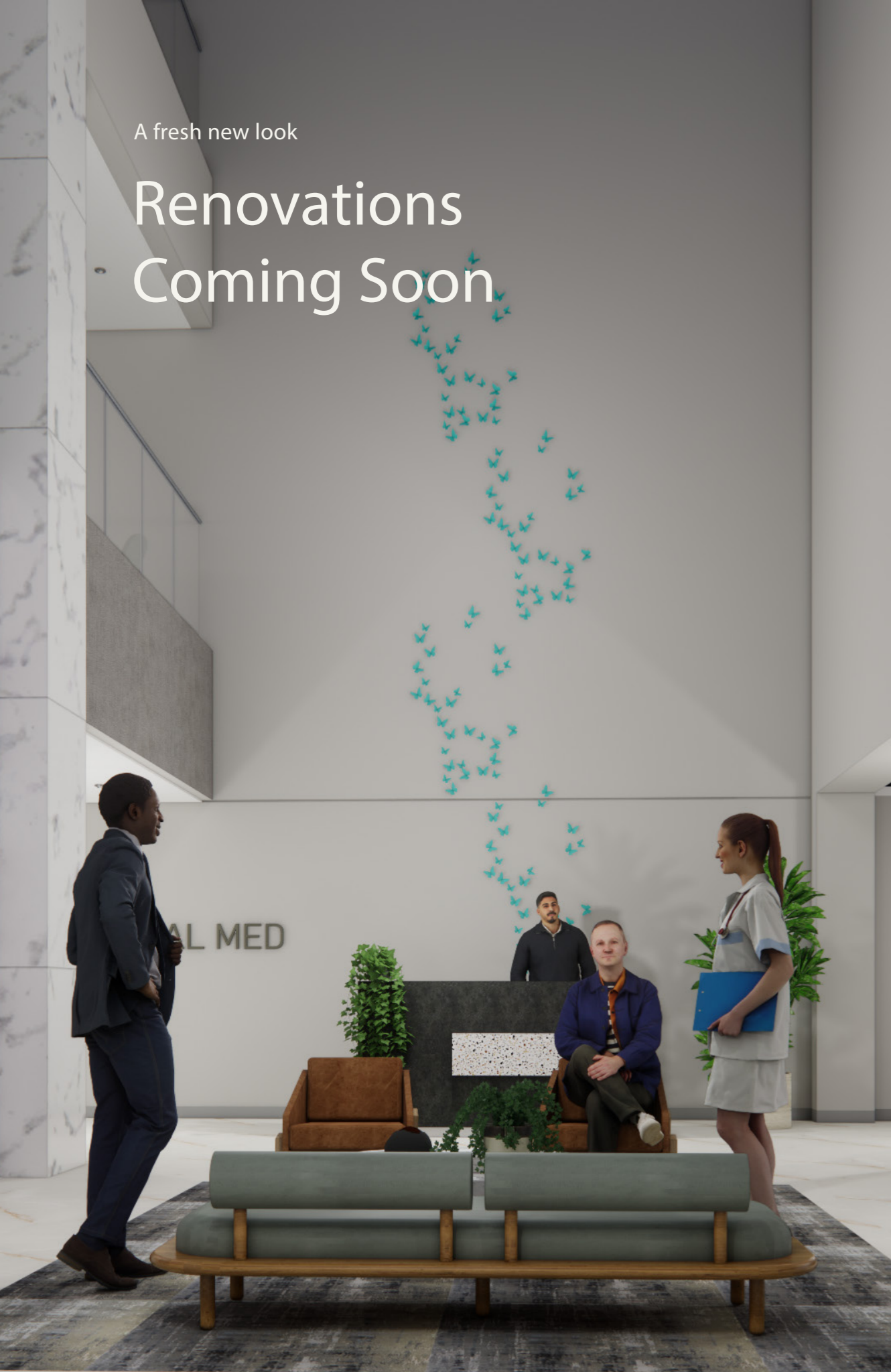
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Images shown may not reflect the current condition of all areas. Renovations and enhancements are planned.

A fresh new look

# Renovations Coming Soon



Renderings subject to change upon evolution



Renderings subject to change upon evolution

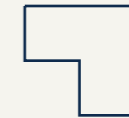


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Location

# Connected and Convenient

Nestled in the heart of a vibrant neighborhood, with unparalleled access to the I-10 freeway. Experience the perfect blend of convenience and culture in the dynamic Memorial and Spring Branch district.



## DRIVE TIMES

3-5 MINUTES

Bunker Hill	Memorial City
City Centre	Spring Branch

10 MINUTES

Greater Heights	Uptown/ Galleria
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15+ MINUTES

River Oaks  
Texas Medical Center  
Midtown/Montrose

Demographics within 3 miles

# The Neighborhood

MemorialMed is surrounded by diverse residents in a prime & growing location for top-rated specialized medical practices to flourish

184,357K

Daytime Population

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138,758K

Total Population

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78%

Visited a Doctor (2024)

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162,160K

Avg. Household Income

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51.9%

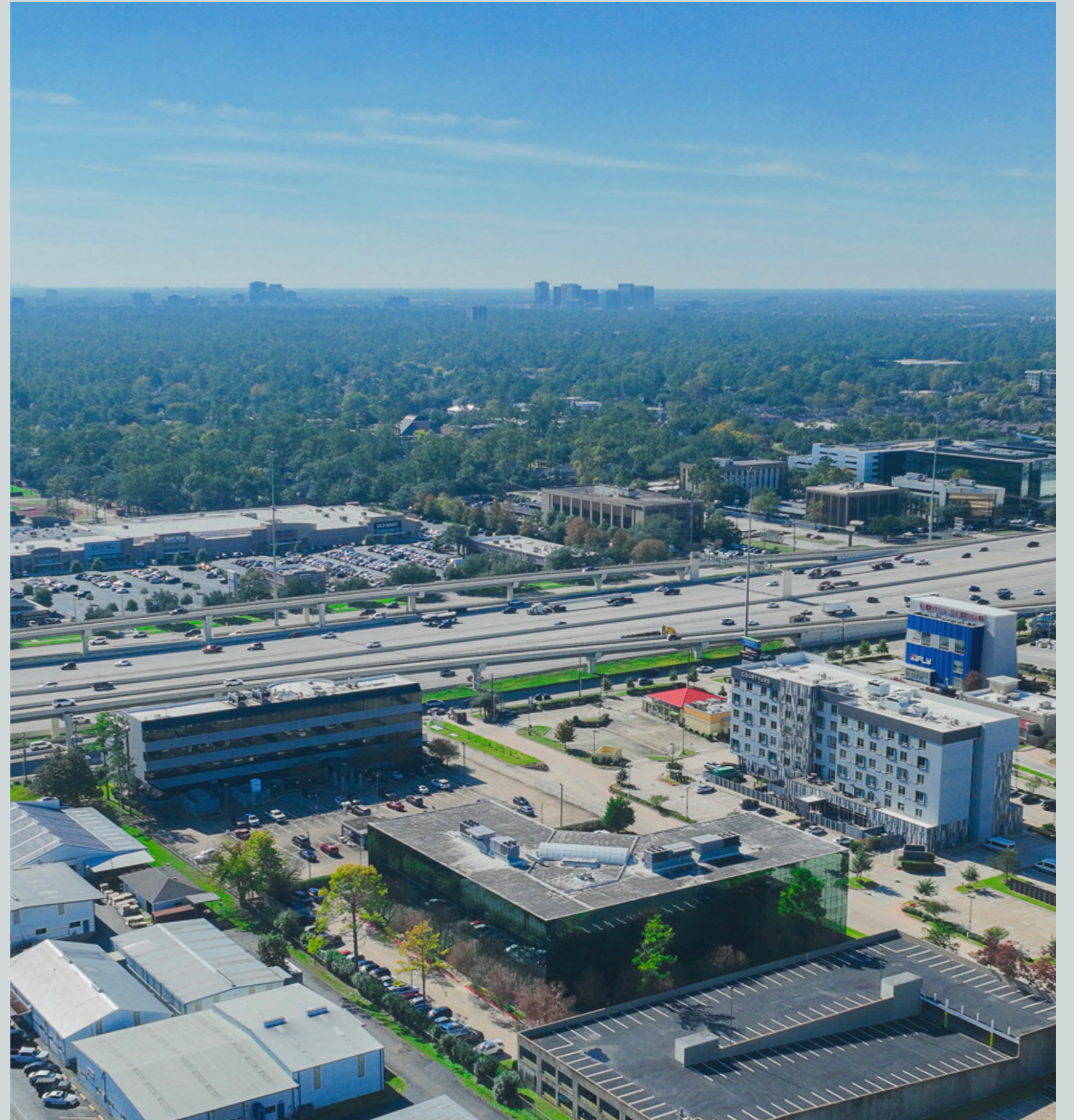
Privately Insured

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\$9K

Healthcare Spending (2024)

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# Building on the Healthcare Community

FOR LEASING

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