



# TOMBALL MEDICAL PLAZA

506 Graham Drive | Tomball, TX 77375

 TRANSWESTERN





# TOMBALL MEDICAL PLAZA

Introducing the market's premier Class A medical office, strategically located within the area's vital healthcare corridor, directly across from HCA Hospital. Now under new management, the property features more than \$500,000 in enhancements and flexible tenant improvement allowances for customized build-outs.

HCA Houston Healthcare Tomball

350	1,000	500
Total Bed Count	Member Care Team	Physicians



HCA Houston Healthcare Tomball has received numerous accreditations and awards for patient safety, emergency care, cardiology, and excellence in robotic surgery .

# WELCOME TO A CLASS A PATIENT EXPERIENCE

## Building Features

- 51,782 RSF two-story medical office building
- Parking ratio 5/1,000 SF
- Move-in-ready clinical suites
- Excellent diverse tenant mix
- Class A finishes common area
- Covered patient drop-off

## Location Attributes

- Easy access to Highway 249 and FM 2920
- Across from HCA Houston Healthcare Tomball
- In the heart of Tomball's healthcare corridor
- Proximity to unique blend of smalltown charm and big city amenities
- Tomball's growing population

[View Available Suites](#)



Lobby

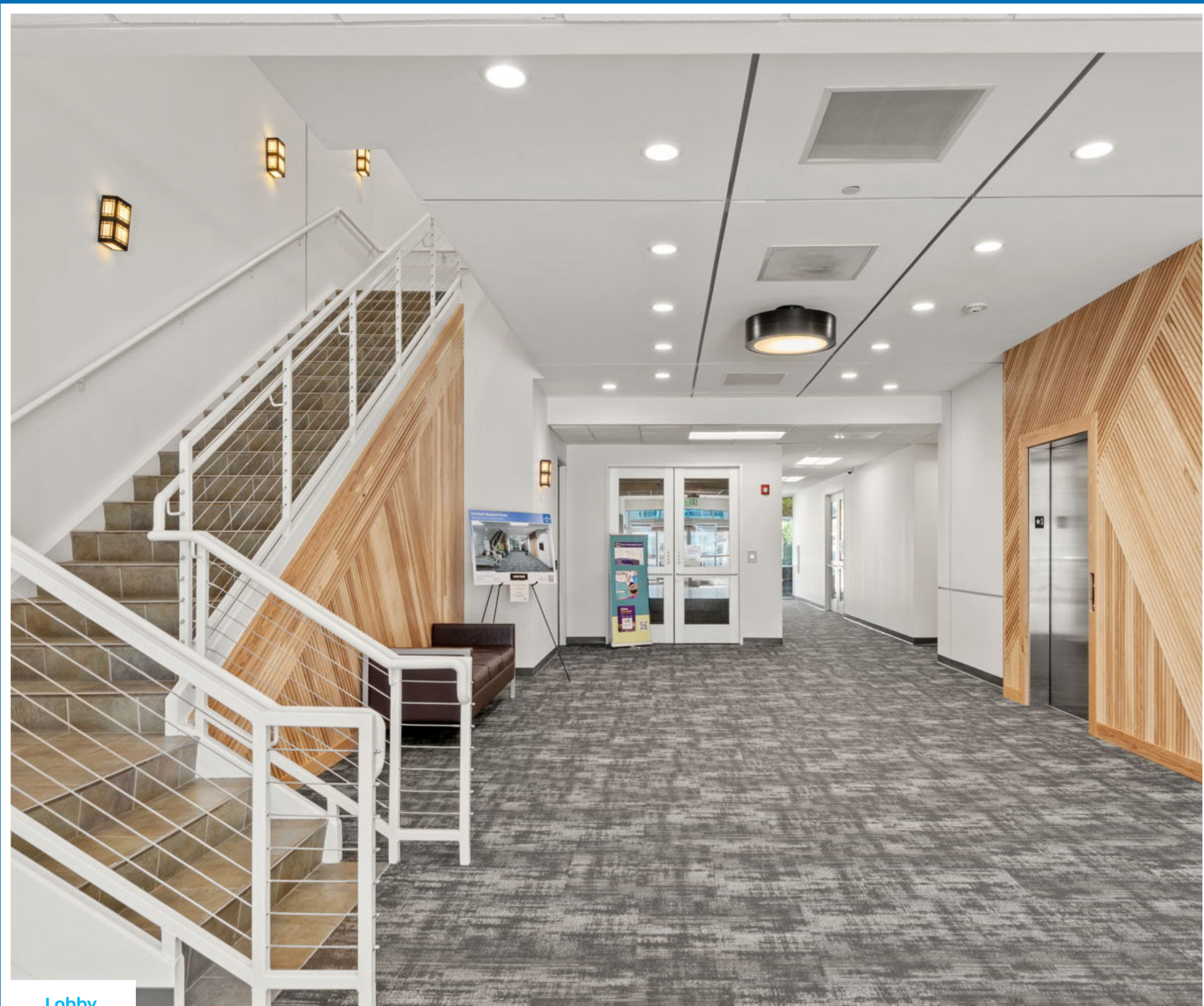


Common Area

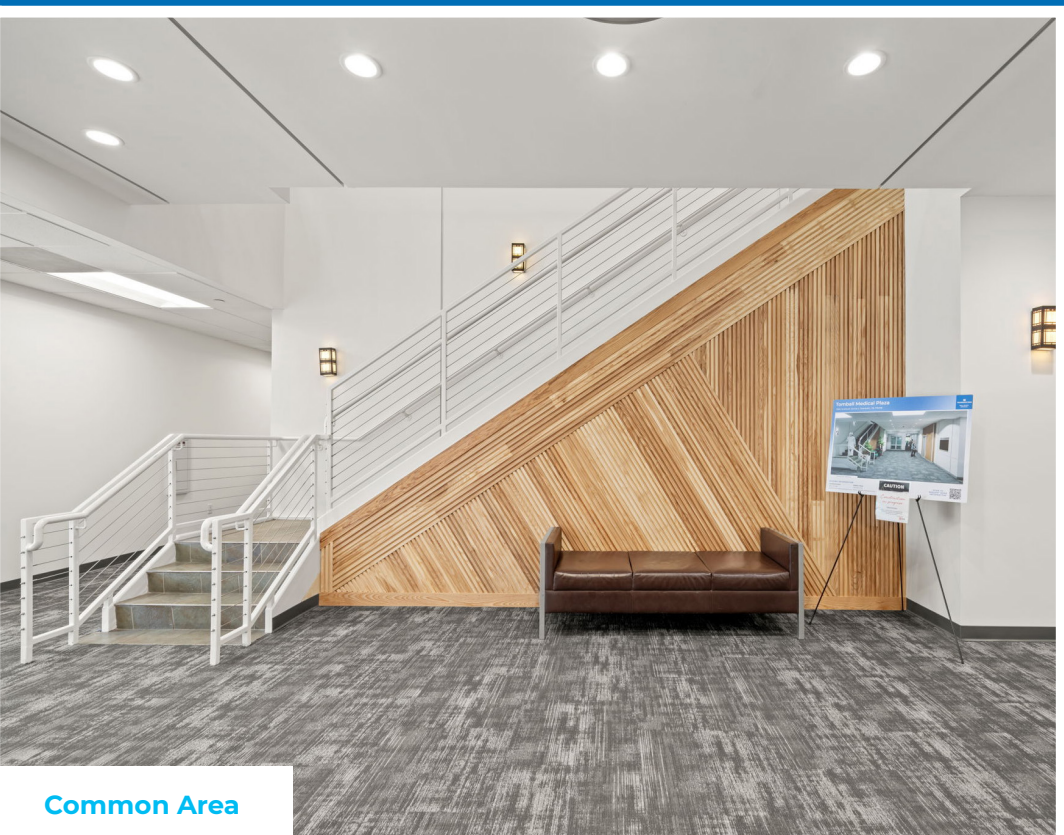


Entrance

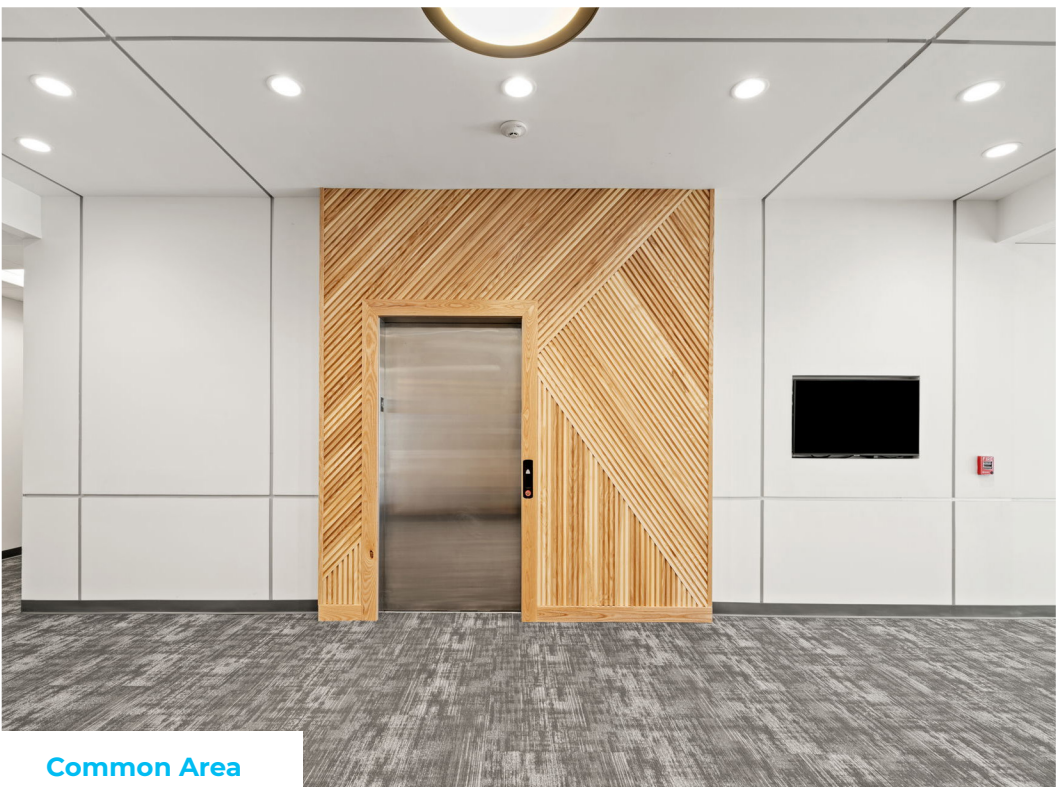
# NEWLY RENOVATED LOBBY & COMMON AREAS



Lobby



Common Area



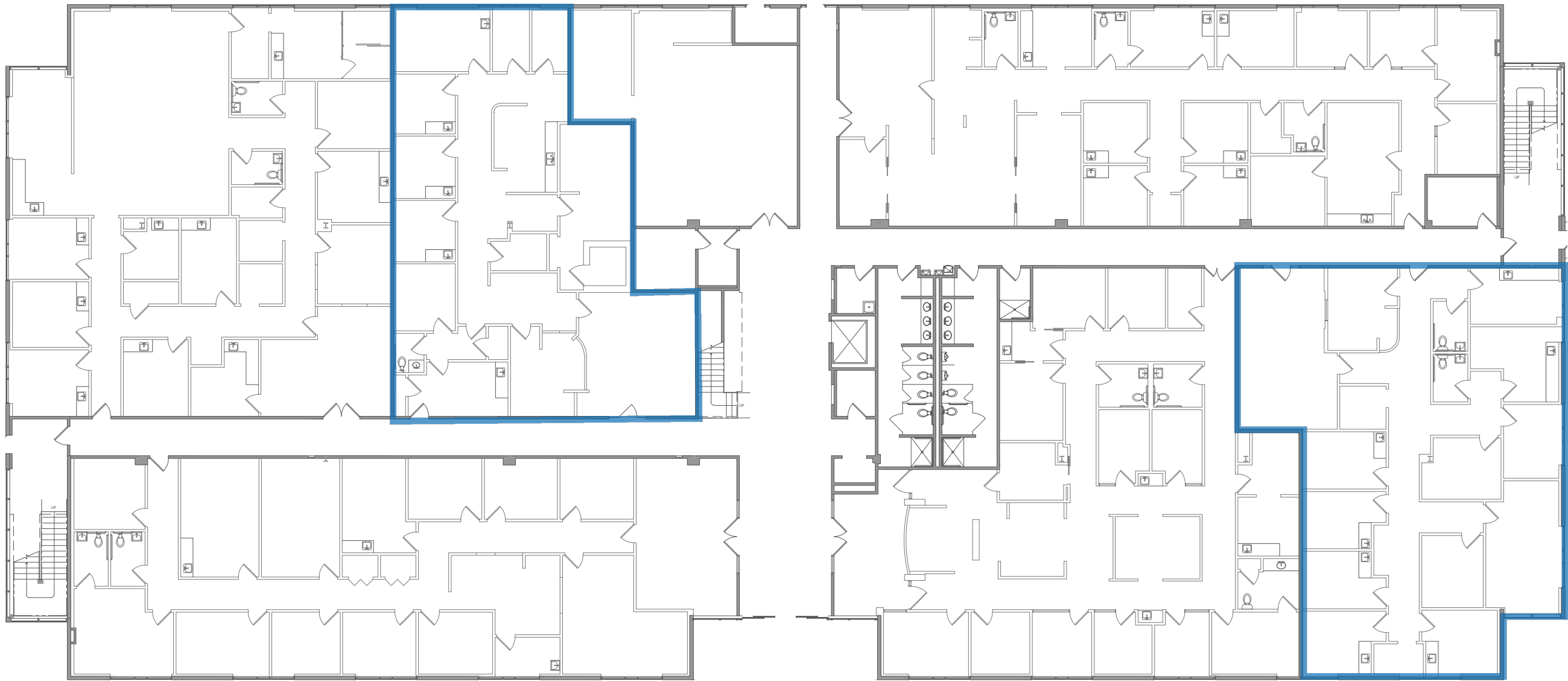
Common Area

# TOMBALL MEDICAL PLAZA

## FIRST FLOOR

AVAILABLE SUITES ARE OUTLINED

SUITE 130  
2,954 SF



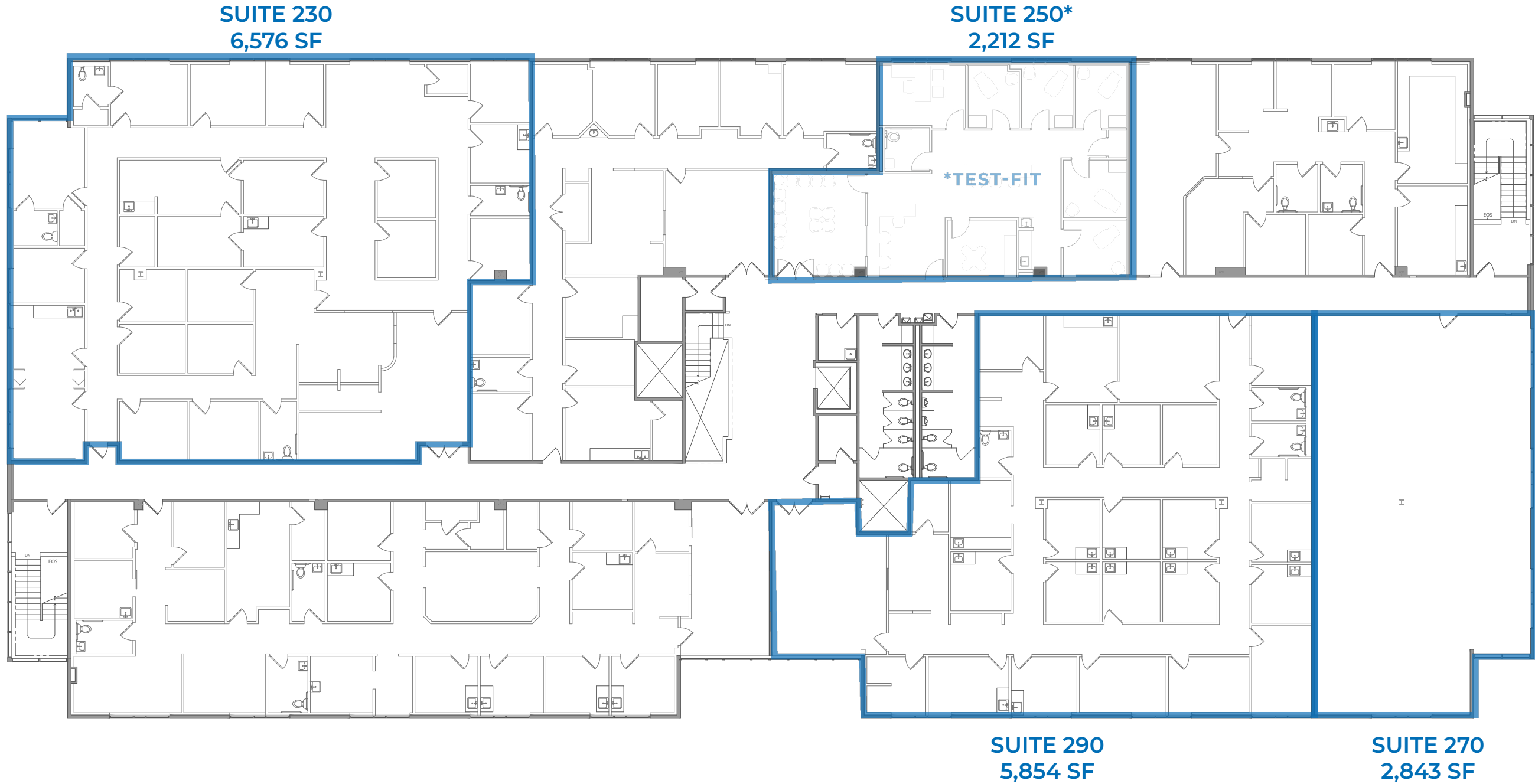
SUITE 170  
3,407 SF

SIGNIFICANT TI ALLOWANCE AVAILABLE

# TOMBALL MEDICAL PLAZA

## SECOND FLOOR

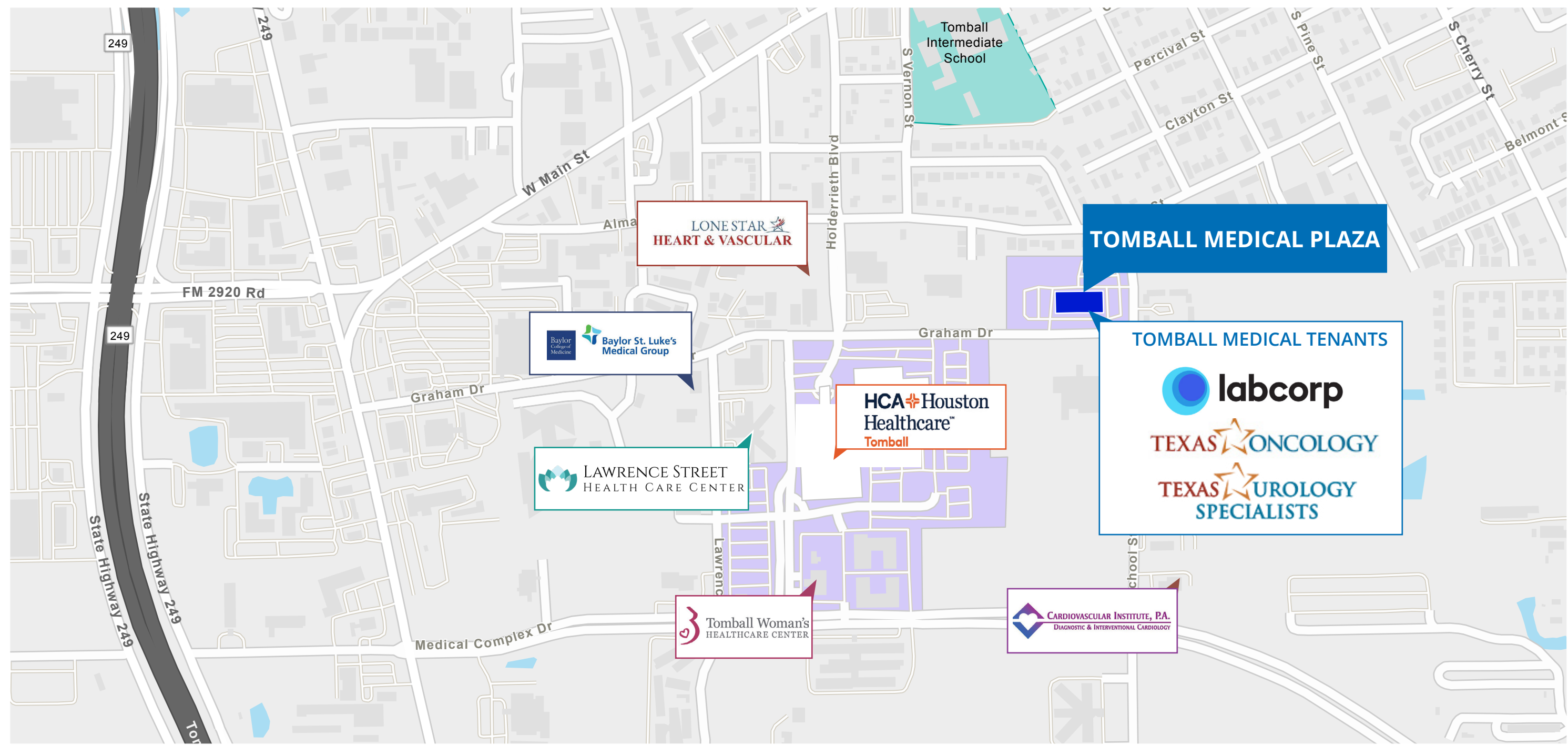
AVAILABLE SUITES ARE OUTLINED



OPTIONS AVAILABLE TO SUBDIVIDE SPACE

# THE CITY OF TOMBALL HEALTHCARE

Located less than 30 miles northwest of Houston, has emerged as a premier business destination by blending economic opportunity with small-town charm. The city boasts a thriving healthcare corridor anchored by leading providers and specialty practices, creating a strong network of medical services for the region.



# CENTRALIZED IN A THRIVING COMMUNITY

Tomball is a culture-rich hub, with roots that go back to the early 19th century. Tomball plays host to many annual festivals and parades, welcoming thousands of visitors every year. Tomball is also a weekly destination for people interested in arts, food and beverage, live music, and much more.



Entertainment



Local Flavors



Tomball Farmers Market



Unique Local Shops

## HEALTHCARE

## EMPLOYMENT

## ECONOMICS

## POPULATION

70%

Private Insurance

\$9K

Healthcare Spending

80%

Doctor Visits in 2025

13%

Service Employment

14%

Blue Collar Employment

72%

White Collar Employment

36

Median Age

\$138k

Per Household Income

123k

Total population

103k

Total Daytime Population

\*Demographics is within 5 miles of the property

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## LEASING INFORMATION

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