

TRANSWESTERN REAL ESTATE SERVICES



\$10,000,000 BUILDING RENOVATIONS COMPLETED IN 2018



**MUSEUM
MEDICAL
TOWER**
1213 HERMANN

DANIELLE LANZA, ASSOCIATE

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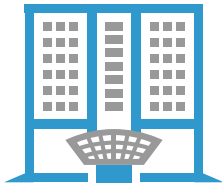
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BUILDING RENOVATION INCLUDES:

- "French Museum" Facade Upgrades
- Green "Live" Wall
- New Landscaping
- Completely Remodeled Lobby
- High-end Corridor, Elevator Lobby, and Restroom Renovations

AVAILABILITIES

- Up to 19,856 SF Available

LOCATION

- North side of the Texas Medical Center in the Museum District, walking distance to Hermann Park, Hotel ZaZa, Miller Outdoor Theater, and Science Museum

BUILDING SPECS

- High Speed Fiber Available
- On-Site Management, Deli, Pharmacy and Security
- Attached Parking Garage and Tunnel Access to Park Plaza Hospital
- Owned by Healthpeak, Inc., Houston's largest Healthcare Owner
- Generous TI Packages Available
- Incredible Views of the Museum District and Hermann Park



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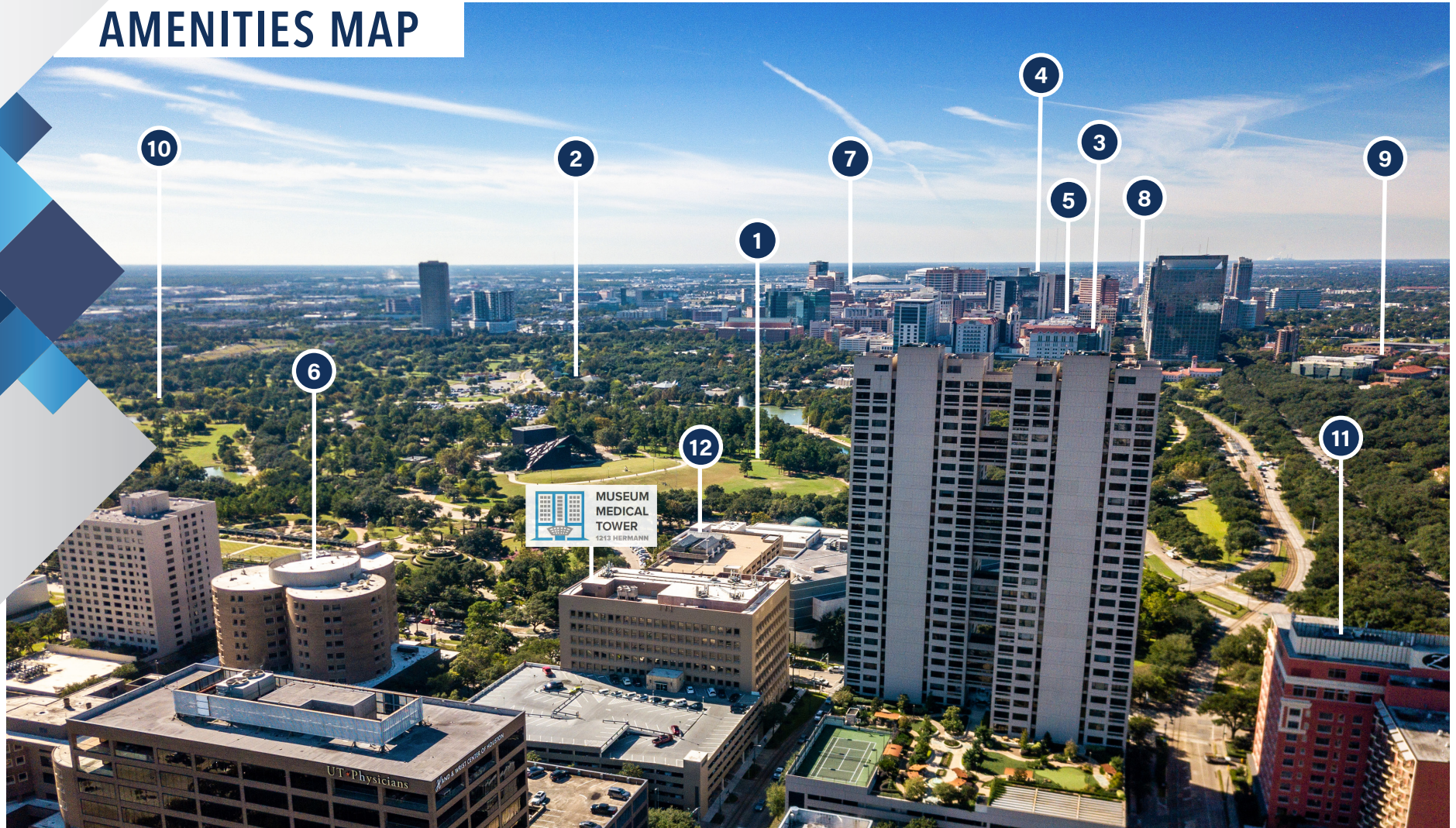
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MUSEUM MEDICAL TOWER

AMENITIES MAP



1. HERMANN PARK | 6001 FANNIN ST.

2. HOUSTON ZOO | 6200 HERMANN PARK DR.

3. MEMORIAL HERMANN | 6411 FANNIN ST.

4. CHI ST. LUKE'S HEALTH | 6720 BERTNER AVE.

5. METHODIST HOSPITAL | 6565 FANNIN ST.

6. PARK PLAZA HOSPITAL | 1313 HERMANN DR.

7. THE WOMAN'S HOSPITAL OF TEXAS | 7600 FANNIN ST.

8. TEXAS ORTHOPEDIC HOSPITAL | 7401 MAIN ST.

9. RICE UNIVERSITY | 6100 MAIN ST.

10. HERMANN PARK GOLF COURSE | 2155 S. MACGREGOR

11. HOTEL ZAZA | 5701 MAIN ST.

12. HOUSTON MUSEUM OF NATURAL SCIENCE | 5555 HERMANN PARK DR.

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