

**MEDICAL
OFFICE
LEASE**

24,075 SF

HOUSTON



TRANSWESTERN

REAL ESTATE
SERVICES

5614-5630 East Sam Houston Parkway North

Houston, TX 77015



Building Information:

- 24,075 SF 1 Story building on 2.4797 acres
- Anchored by Texas Children's Pediatrics
- Directly off of Beltway 8 with great visibility
- Tenant Mix includes Allergy and Asthma Clinic, Ophthalmologists, Radiology, and Dentist
- 169 surface parking spaces
- 7/1,000 SF parking ratio

Availability:

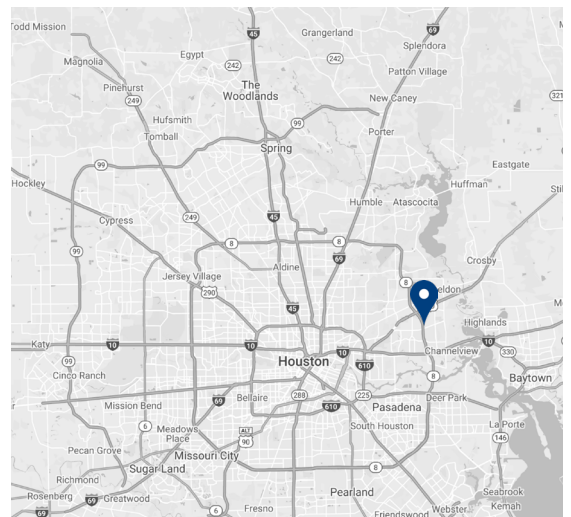
5616 - 2,304 SF

5620 - 1,875 SF

Lease Rate:

\$23.00/SF NNN

\$12.00/SF OPEX



Leasing Information:

**Heinrich
Cronje**

832.408.4067

Heinrich.Cronje@transwestern.com

**Justin
Brasell**

713.231.1595

Justin.Brasell@transwestern.com

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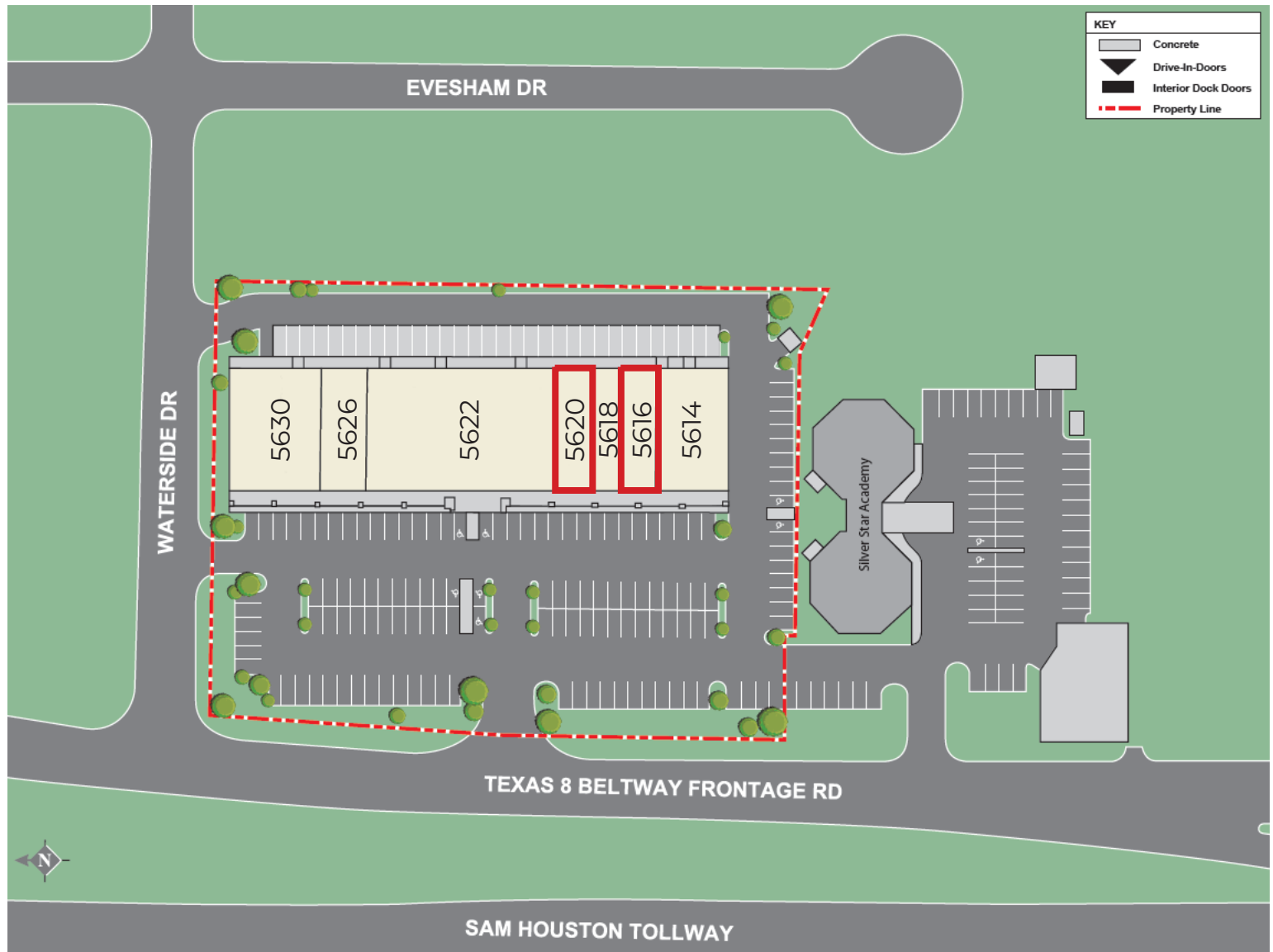
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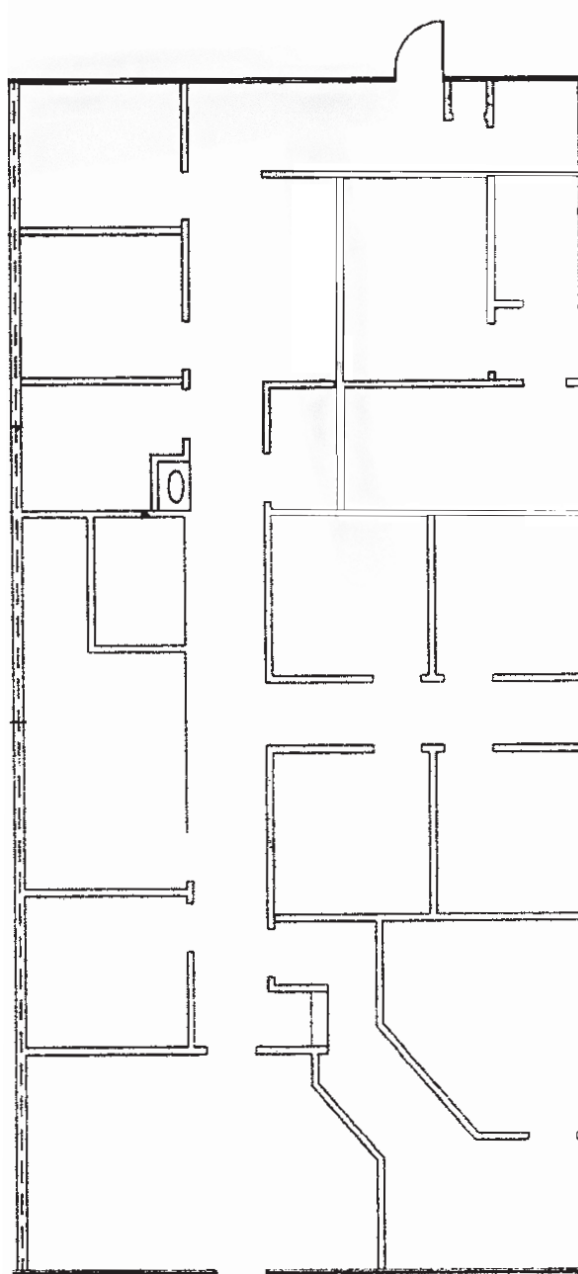
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Suite 5616
2,304 SF



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