

**MEDICAL
OFFICE
FOR LEASE**

59,222 SF

CLASS A
MEDICAL
OFFICE SPACE

GREAT
VISIBILITY FROM
INTERSTATE 45



TRANSWESTERN

REAL ESTATE
SERVICES

LEAGUE LINE MEDICAL OFFICE BUILDING

4015 INTERSTATE 45 | CONROE, TEXAS 77304



Leasing Information:

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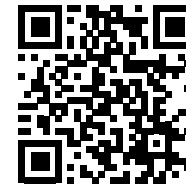
**THE
RMR
GROUP**

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Scan to Tour 3rd Floor
Virtual Rendering

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Building Specs:

- Three-Story Class A Medical Office Building
- 59,222 Rentable Square Feet
- Surface Parking - Ratio of 5.0/1,000 SF

Availability:

- **Suite 320 - 2,873 SF** (Avail 9/1/26)
- **Suite 340 - 4,147 SF**
- Rent/OPEX: Call for Rates
- Office or Medical Use
- Generous Tenant Improvements

Property Features:

- Class A Finishes Throughout
- Covered Patient Drop-Off Area
- Prime Visibility on I45
- Approximately 11 Miles North of The Woodlands
- Approximately 200,000+ CPD Traffic Counts on Interstate 45

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