

**MEDICAL
OFFICE
LEASE**

25,000 SF

**MEDICAL
OFFICE
SPACE**



TRANSWESTERN

REAL ESTATE
SERVICES

Pearland Medical Commons Building 2

8540 Broadway St - Pearland, TX 77584



NEW CLASS A MEDICAL BUILDING PLAZA DEVELOPMENT

Building Amenities:

- 100 Surface Spaces are available
- Parking Ratio 4.00/1,000 SF
- Covered entrance
- Directly next to Houston Methodist Primary Care Group Offices
- Easy access to and from Highway 288

Availability:

- Suite 220 - 1,756 SF
- Suite 230 - 1,796 SF

TI Allowance:

Negotiable



Leasing Information:

**Christian
Connell**

713.231.1588

Christian.Connell@transwestern.com

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+3,820 SF SHELL SPACE AVAILABLE



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The Pearland Area

ONE MILE THREE MILES FIVE MILES

10,560	71,263	159,241
POPULATION	POPULATION	POPULATION
\$105,515	\$105,434	\$99,322
AVERAGE HH INCOME	AVERAGE HH INCOME	AVERAGE HH INCOME
34	35	34
AVERAGE AGE	AVERAGE AGE	AVERAGE AGE

The Pearland Area Neighbors

TMC	GALLERIA	BELLAIRE	SUGAR LAND
2,568	59,127	17,519	121,520
POPULATION	POPULATION	POPULATION	POPULATION
\$159,280	\$138,478	\$241,959	\$109,145
AVERAGE HH INCOME	AVERAGE HH INCOME	AVERAGE HH INCOME	AVERAGE HH INCOME
36	41	43	41
AVERAGE AGE	AVERAGE AGE	AVERAGE AGE	AVERAGE AGE

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