



**MEDICAL  
OFFICE  
FOR LEASE**

**FOUR  
ON-CAMPUS  
MEDICAL  
OFFICE  
BUILDINGS**

**CONNECTED  
TO HCA  
CONROE**

**253,414 SF  
MEDICAL  
OFFICE SPACE**

**Leasing Information:**

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**TRANSWESTERN**

REAL ESTATE  
SERVICES





is a 342-bed hospital with 1,200 employees and more than 400 physicians on staff. It is a Level II Trauma Center, with Certified Primary Stroke and Accredited Chest Pain Centers, and a Level III Neonatal Intensive Care Unit.



Conroe Medical Park consists of four on-campus medical office buildings with connectivity to HCA Houston Healthcare Conroe, which is located off I-45 and in close proximity to the newly activated retail and restaurants along Loop 336. HCA Conroe is a 342-bed hospital with 1,200 employees and more than 400 physicians on staff. It is a Level II Trauma Center, with Certified Primary Stroke and Accredited Chest Pain Centers, and a Level III Neonatal Intensive Care Unit.

Each MOB is three stories and has a myriad of specialists and sub-specialist tenants. All of the buildings are connected by a walkway to the hospital, providing easy access to traverse the campus. Valet parking is offered at two of the buildings.

Conroe Medical Park can accommodate a large range of tenant requirements up to 9,500 SF. A newly renovated 2,047 SF suite will deliver at the end of Q2 2024. There are three additional suites that are in the planning process to be renovated to accommodate clinical requirements ranging from 1,800 – 4,500 SF. The suites include on-trend, high-end finishes including two-toned LVT flooring, spacious nursing stations, abundant natural light and more! Additionally, there are two suites that can be ready in less than 30 days for a new tenant wanting to select their paint colors and flooring.



## OVERVIEW



253,414 SF total medical office space



Variety of floor plans to suit different specialists



Full-time, on-site property management and building engineers



Premier accessibility off I-45 and in close proximity to the newly developed restaurants and retail on Loop 336

### CONROE 500

500 Medical Center Blvd

- 65,354 SF - Space available ranging from 1,605 - 9,500 SF
- Parking Ratio 4.59/1000
- 1 newly renovated suite with high end finishes

### CONROE 506

506 Medical Center Blvd

- 78,125 SF - 98% Leased
- Parking Ratio 2.72/1000

### CONROE 508

508 Medical Center Blvd

- 70,135 SF - 100% Leased
- Parking Ratio 2.85/1000

### CONROE 504 ATRIUM

504 Medical Center Blvd

- 39,800 SF - 97% Leased
- Parking Ratio 5.25/1000



CONROE 500



CONROE 506



CONROE 508



CONROE 504 ATRIUM





## MOVE IN READY SUITES

### New spec suite to be delivered end of Q2 2024!

\$0 in construction cost for tenants.  
Immediately ready for move in!

- Suite 365 - 2,047 sf - 5 Exam Rooms

[CLICK TO VIEW THE FLOOR PLAN](#)

[SUITE 365](#)

### Available vacancies

Tenants can select new paint and flooring,  
and move into the suite in less than 30 days.\*

- Suite 270 - 3,829 sf - 5-7 Exam Rooms
- Suite 215 - 2,046 sf - 4 Exam Rooms + X-Ray Room
- Suite 310 - 2,371 sf - 5-7 Exam Rooms

### Suites to be renovated

- Suite 335 - 1,605 sf - 3 Exam Rooms + Procedure room
- Suite 355 - 1,807 sf - 4 Exam Rooms
- Suite 360 - 2,698 sf - 5 Exam Rooms

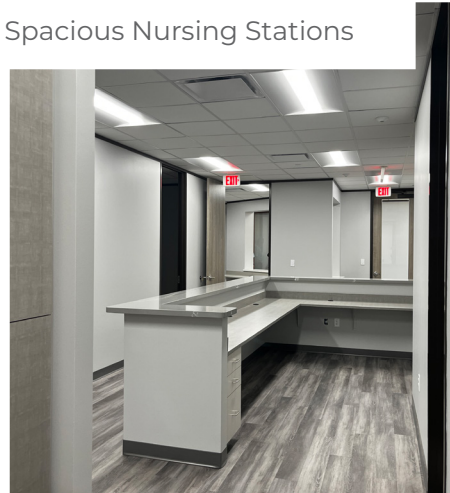
\* Suites 355 and 360 can be combined to be 4,505 SF

[CLICK HERE FOR FLOOR PLANS](#)



Modern, elevated finishes

Spacious Nursing Stations



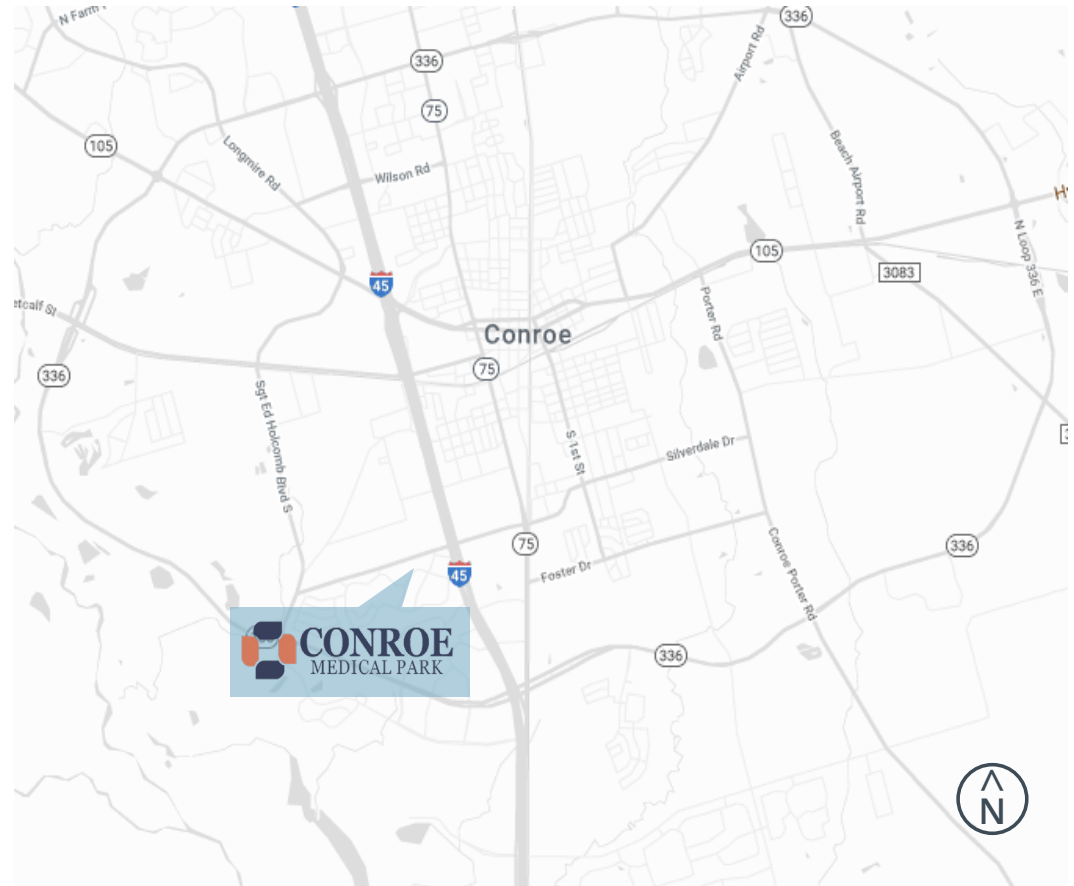
Check-in/Check-out area with clinical work space

\* No out of pocket cost for tenant based on 5 year lease term.

# PREMIER LOCATION

- 1 Access to I-45 (North Fwy) North and South Bound via State Highway 336
- 2 Direct access to State Highway 336.

|   |        |
|---|--------|
| GEORGE BUSH<br>INTERCONTINENTAL AIRPORT | 30 min |
| SAM HOUSTON PKWY/BELTWAY 8              | 25 min |
| I-610                                   | 35 min |
| DOWNTOWN                                | 40 min |
| THE WOODLANDS                           | 11 min |



## CONROE DEMOGRAPHICS

### One Mile

8,803

POPULATION

\$71,862

AVERAGE HH INCOME

31

AVERAGE AGE

### Three Mile

50,030

POPULATION

\$97,667

AVERAGE HH INCOME

35

AVERAGE AGE

### Five Mile

104,199

POPULATION

\$103,957

AVERAGE HH INCOME

36

AVERAGE AGE

### Consumer Statistics

\$7,004

AVERAGE ANNUAL  
HEALTHCARE SPENDING

38%

VISITED A DENTIST IN  
LAST 12 MONTHS

76%

VISITED A DOCTOR IN  
LAST 12 MONTHS

### Employment

59.6%

WHITE COLLAR

24.0%

BLUE COLLAR

16.4%

SERVICES



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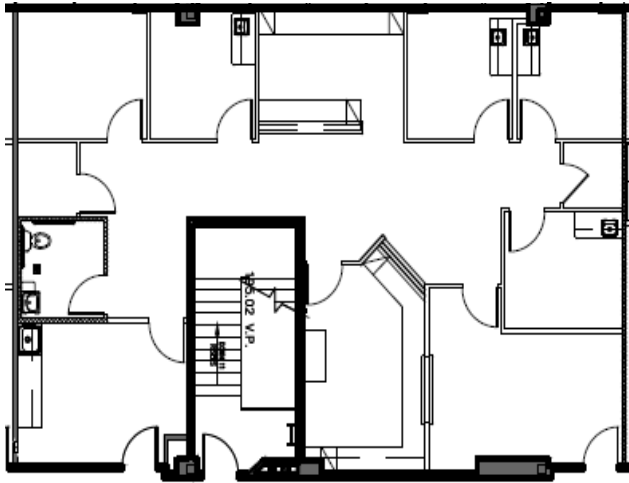
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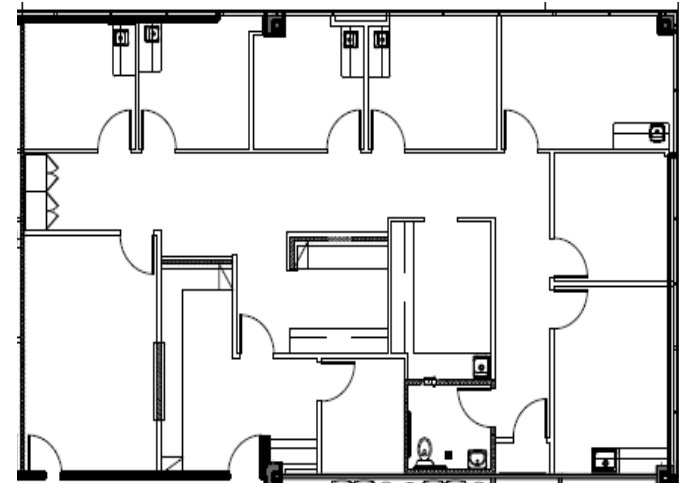
## CONTIGUOUS SUITE OPTIONS

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**Suite 350 - 1,966 RSF**



**Suite 345 - 2,475**



**Suite 345 + 350 Combined - 4,441 SF**

