

MEDICAL
OFFICE
SPACE

FOR
LEASE

Building owned by



TRANSWESTERN

REAL ESTATE
SERVICES

Clear Lake Medical Office Building

250 Blossom Street - Webster, TX 77598



Building Features:

- Located on the University of Texas Medical Branch campus
- Free, covered parking
- Diverse tenant mix including: family practice, internal medicine and gastroenterology

Availability:

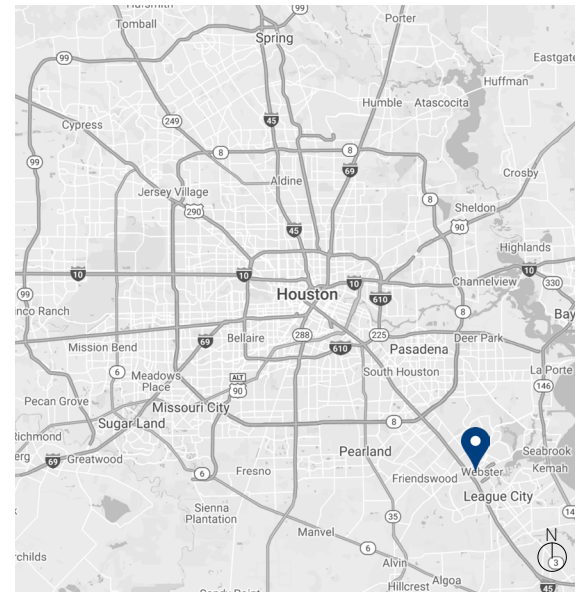
Suite 120 - 3,695 SF
Suite 140 - 883 SF
Suite 225 - 1,794 SF
Suite 240 - 3,539 SF
Suite 270 - 3,028 SF
Suite 285 - 2,196 SF

Lease Rate:

\$27.50 NNN

TI Allowance:

Negotiable



Leasing Information:

Rachel
Glass
713.270.3327
Rachel.Glass@transwestern.com

Justin
Brasell
713.231.1595
Justin.Brasell@transwestern.com

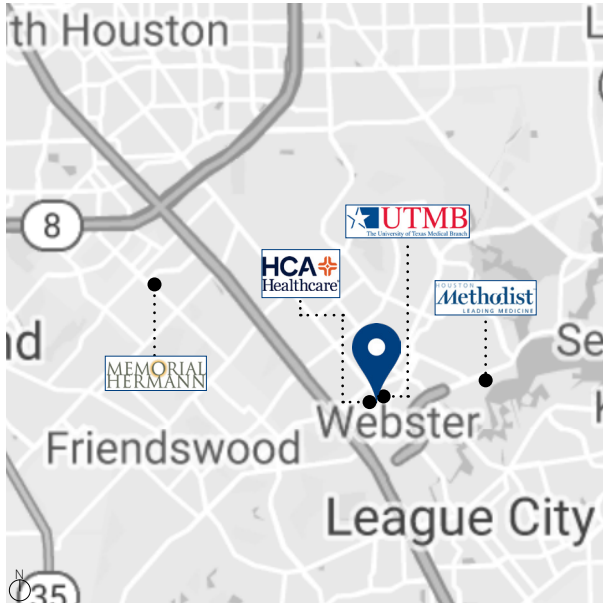
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 **HTA**
Healthcare Trust of America, Inc.
NYSE: HTA


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The Clear Lake Area

TRAFFIC COUNTS

170,646 CPD

INTERSTATE 45

21,579 CPD

GALVESTON ROAD

29,826 CPD

BAY AREA BLVD

ONE MILE

9,061

POPULATION

\$67,535

AVERAGE HH INCOME

34

AVERAGE AGE

THREE MILES

76,885

POPULATION

\$88,417

AVERAGE HH INCOME

36

AVERAGE AGE

FIVE MILES

202,004

POPULATION

\$111,296

AVERAGE HH INCOME

38

AVERAGE AGE

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HOUSEHOLD INCOME

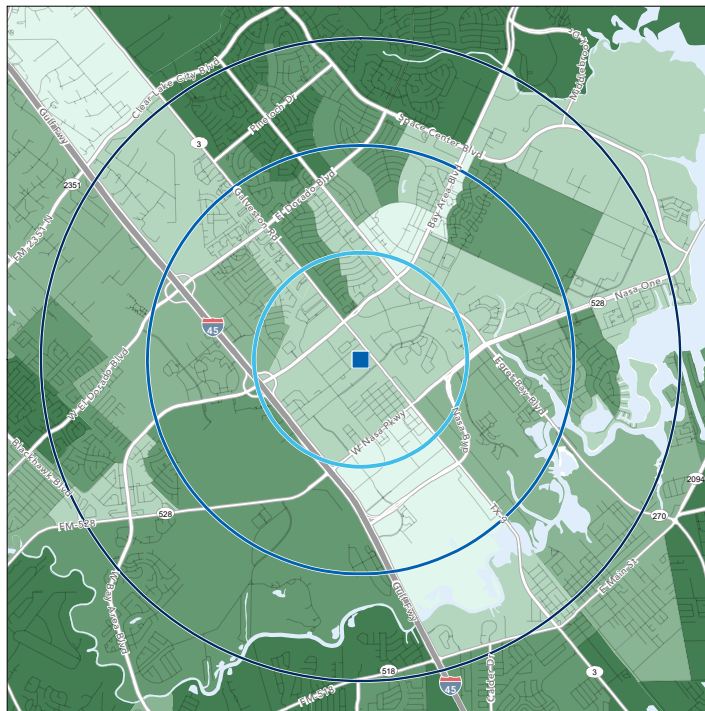
250 Blossom St

Trade Areas

- 1 mi
- 2 mi
- 3 mi

Median Household Income by Block Group

- \$100,000.01 - \$250,001.00
- \$80,000.01 - \$100,000.00
- \$60,000.01 - \$80,000.00
- \$40,000.01 - \$60,000.00
- \$0.00 - \$40,000.00



PRIVATE INSURANCE

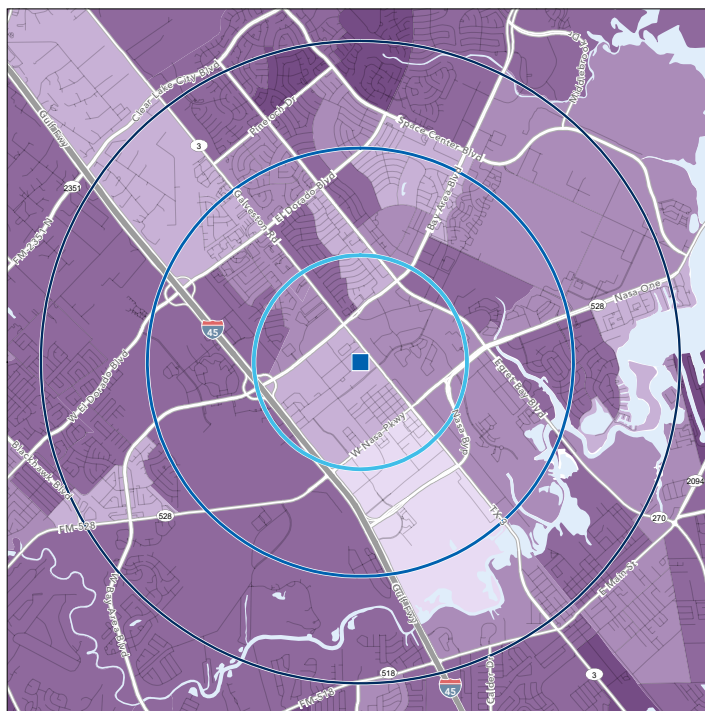
250 Blossom St

Trade Areas

- 1 mi
- 2 mi
- 3 mi

Percent of Population Covered by Private Insurance

- 75.1% - 100%
- 60.1% - 75%
- 45.1% - 60%
- 30.1% - 45%
- 0% - 30%



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