

EXTRAORDINARY

40
YEARS

CLASS A OFFICE SPACE FOR LEASE

GREENHOUSE MEDICAL PLAZA

2051 GREENHOUSE ROAD | HOUSTON, TEXAS 77084

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 TRANSWESTERN®

CLASS A MEDICAL SPACE FOR LEASE

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PROPERTY DESCRIPTION

114,414 RSF three-story medical building

LOCATION

- Less than one mile from the Texas Medical Center West Campus
- The ONLY medical office building with space available north of I-10
- Houston Methodist recently completed 100-bed patient tower due to significant population growth

LEASE RATE

\$22.00 NNN

BASE BUILDING OPEX

\$10.00 PSF

PARKING

- 3.861000 - ample parking
- Free unreserved surface parking
- Reserved, covered parking: \$50/month

COMMENTS

- New Class A medical building in middle of high payer mix
- LEED certified, environmentally friendly building
- No medical restrictions
- Emergency Generator Ready

TI ALLOWANCE

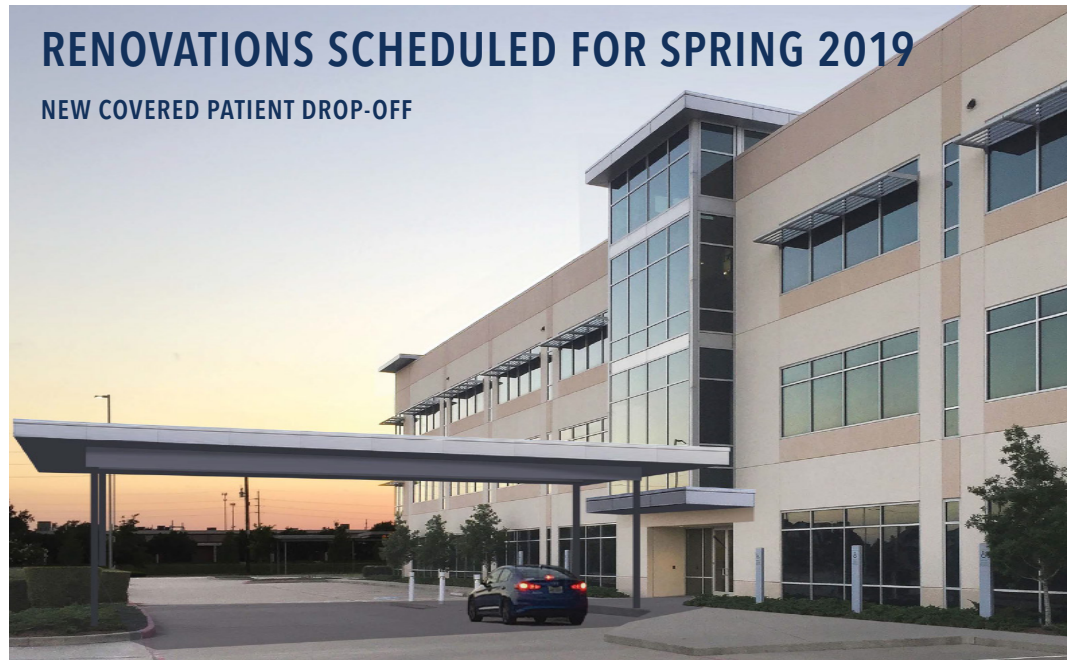
Negotiable

AVAILABILITY

1,500 - 35,000 RSF Contiguous

RENOVATIONS SCHEDULED FOR SPRING 2019

NEW COVERED PATIENT DROP-OFF



GREENHOUSE MEDICAL PLAZA

PRIVATE INSURANCE
COVERAGE
HOUSTON, TX

1 mi	- 56%
3 mi	- 61%
5 mi	- 60%

81% - 100%
66% - 80%
56% - 65%
41% - 55%
0% - 40%

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