

**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:

12,747 SF Shell Space
2,260 SF Spec Suite

Lease Rate:

\$24.00/NNN

TI Allowance:

Negotiable



Leasing Information:

**Justin
Brasell**
713.231.1595
Justin.Brasell@transwestern.com

**Heinrich
Cronje**
832.408.4067
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12,000 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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