



**MEDICAL
OFFICE
FOR LEASE**

**FOUR
ON-CAMPUS
MEDICAL
OFFICE
BUILDINGS**

**CONNECTED
TO HCA
CONROE**

**253,414 SF
MEDICAL
OFFICE SPACE**

Leasing Information:

Sarah Carter

713.231.1629

Sarah.Carter@transwestern.com

Elise Pantazis

713.231.1580

Elise.Pantazis@transwestern.com



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 10,933 SF. There are two newly renovated suites that can accommodate 2,000 - 4,440 SF clinical space requirements. The suites include on-trend, high-end finishes including two-toned LVT flooring, spacious nursing stations, abundant natural light and more! Additionally, there are three 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 1,966 - 10,933 SF
- Parking Ratio 4.59/1000
- 2 newly renovated suites 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

2 newly renovated spec suites

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

- Suite 345 - 2,475 sf - 6 Exam Rooms
- Suite 350 - 1,966 sf - 5 Exam Rooms
- Suites can be combined to be 4,441 SF

VIRTUAL TOURS

[SUITE 345]

[SUITE 350]

4 move-in-ready suites

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

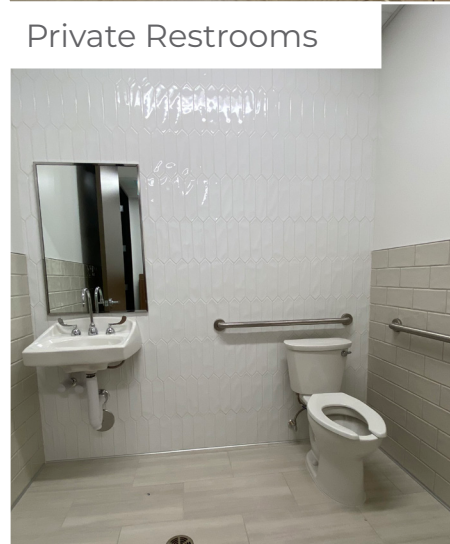
- Suite 335 - 1,605 sf - 3 Exam Rooms
- Suite 220 - 2,512 sf - 7 Exam Rooms
- Suite 280 - 2,512 sf - 5 Exam Rooms
- Suite 215 - 2,046 sf - 4 Exam Rooms + X-Ray Room

[CLICK HERE FOR FLOOR PLANS]



Modern, elevated finishes

Private Restrooms

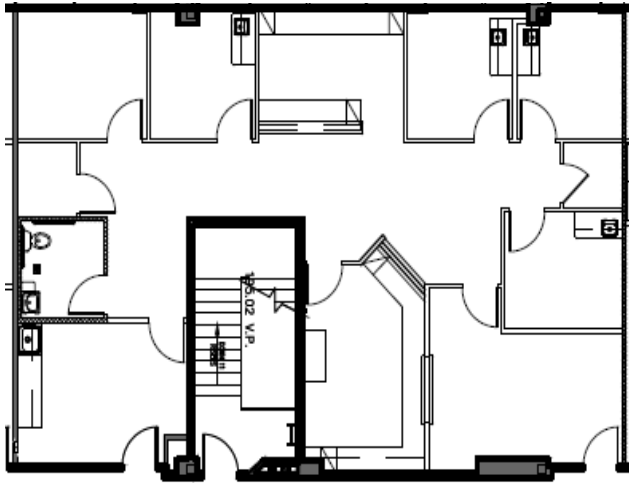


Spacious Nursing Stations w/ Natural Light

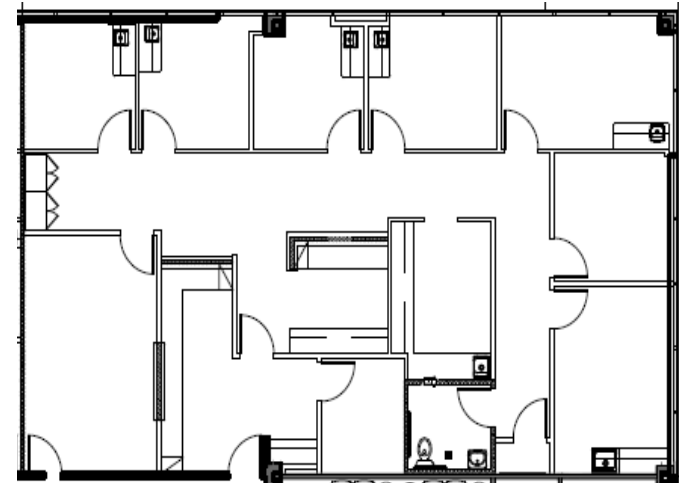
* No out of pocket cost for tenant based on 5 year lease term.

CONTIGUOUS SUITE OPTIONS

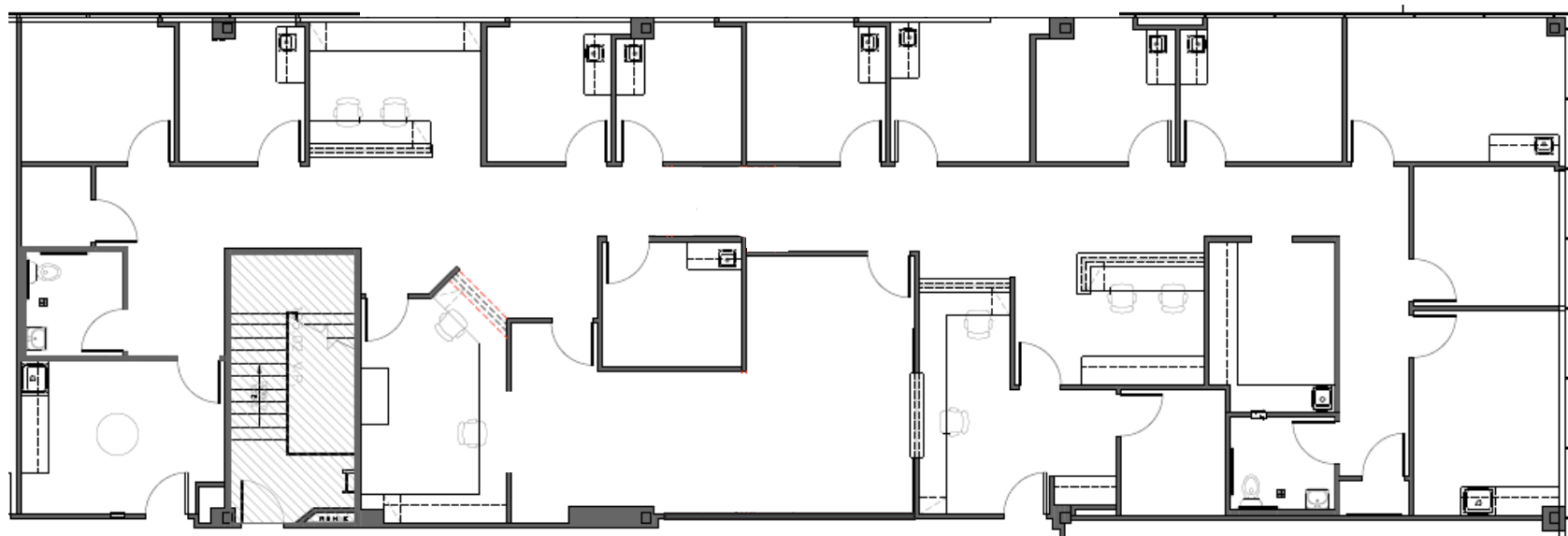
Suite 350 - 1,966 RSF



Suite 345 - 2,475



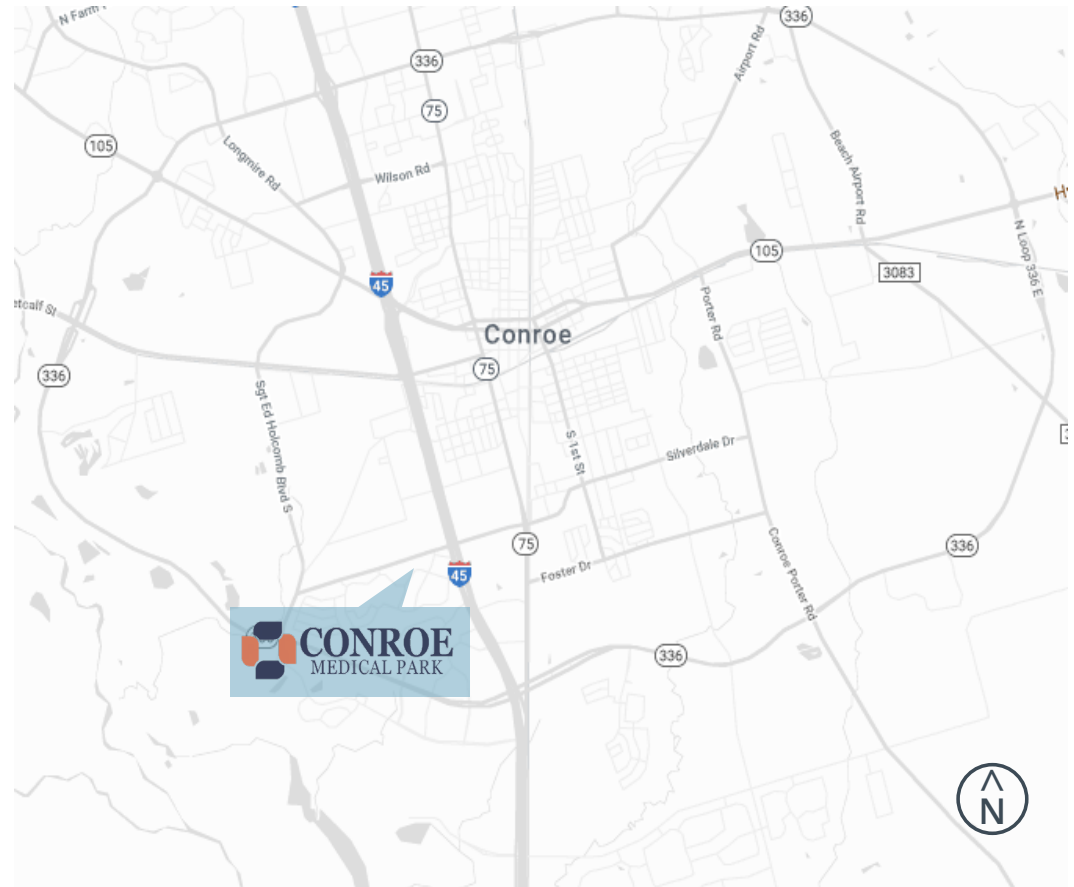
Suite 345 + 350 Combined - 4,441 SF



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 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

FOR LEASING INFORMATION, CONTACT:

Sarah Carter

713.231.1629

Sarah.Carter@transwestern.com

Elise Pantazis

713.231.1580

Elise.Pantazis@transwestern.com



TRANSWESTERN

REAL ESTATE
SERVICES