

CLASS A MEDICAL OFFICE SPACE FOR LEASE

LEAGUE LINE MEDICAL OFFICE BUILDING

4015 INTERSTATE 45 NORTH | CONROE, TEXAS 77304



THE
RMR
GROUP



TRANSWESTERN

CLASS A MEDICAL OFFICE SPACE FOR LEASE

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4015 INTERSTATE 45 NORTH | CONROE, TEXAS 77304

CONTACT

SARAH CARTER | VP

713.231.1629

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BUILDING SPECS

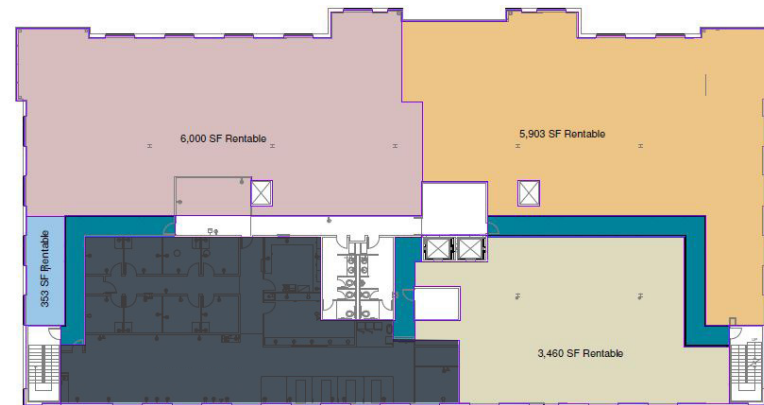
- 3-Story Class A Medical Office Building
- 59,222 Rentable Square Feet
- Surface Parking - Ratio of 5:1,000
- Free Parking
- Generous Tenant Improvements

AVAILABILITIES

- Third Floor (Suite 300: 3,400 - 15,447 SF)
- Lease Term: Minimum 60 Months
- Rate – 1st year: \$17.50/RSF, NNN
- Estimated OpEx: \$12.17/RSF

FEATURES

- NW Corner of Interstate 45 at League Line Road, approximately 11 miles North of The Woodlands
- Class A Finishes Throughout
- Covered Patient Drop off Area
- Office or Medical Use
- Approximately 200,000+ CPD Traffic Counts on Interstate 45



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THRIVE IN CONROE

NEARBY HOSPITALS



Conroe Regional Medical Center

6

Miles from League Line

342

Bed Count



Houston Methodist The Woodlands Hospital

12

Miles from League Line

246

Bed Count

HEALTHCARE SPENDING



\$11,131,097

Aggregate Annual Healthcare Spending by Conroe residents

HIGH TRAFFIC COUNT



200,000+

Cars per day

POPULATION GROWTH

"Named fastest-growing city in the U.S., spiking 7.8% growth in one year."

"Conroe booming as America's fastest growing city"

Houston Chronicle, May 2017

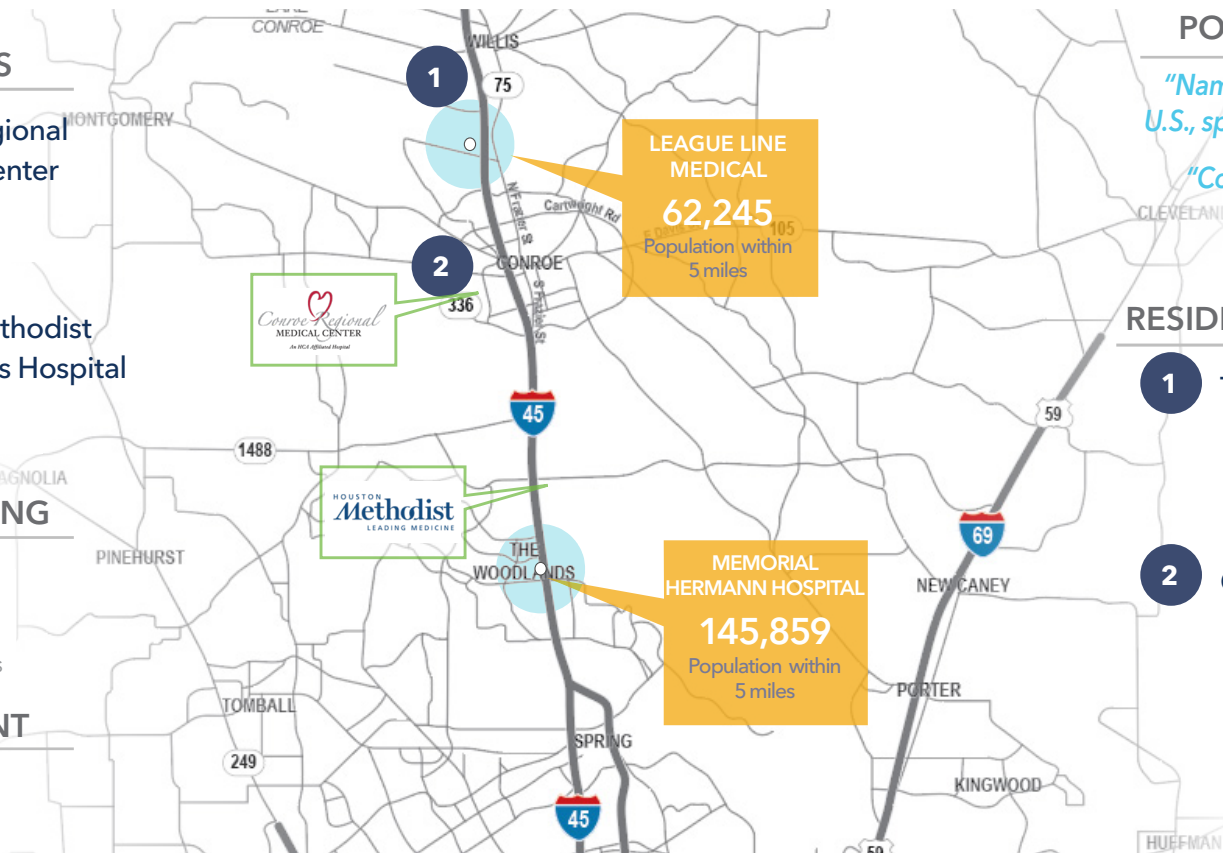
RESIDENTIAL DEVELOPMENTS

1 **The Woodlands Hills**
2,000 Acre Community | **4,500** Future Homes

Coming Spring 2018
Developed by Howard Hughes Corp.

2 **Grand Central Park**
2,046 Acre Community | **2,500+** Future Homes

118 Homes Constructed to Date
Developed by Johnson Development Corp.



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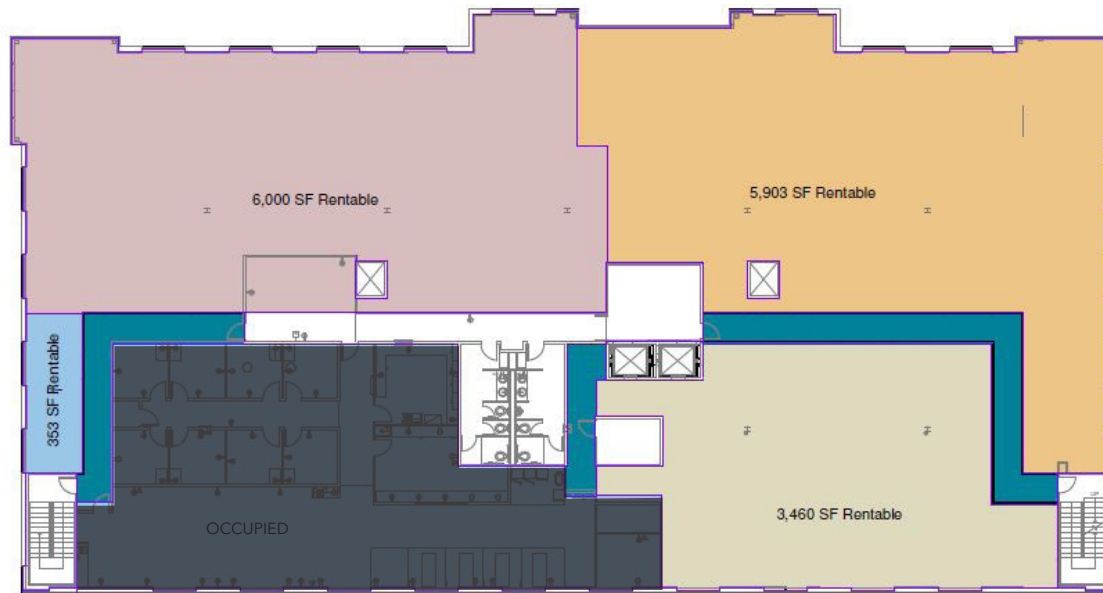
FLOOR PLAN

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3RD FLOOR: 3,460 - 15,447 SF



AREA LEGEND

- AVAILABLE SPACE A
- AVAILABLE SPACE B
- AVAILABLE SPACE C
- CORRIDOR



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