

**OUTPATIENT
MEDICAL
OFFICE
FOR LEASE**

18,582 SF

LESS THAN 1/2
MILE FROM
HOUSTON
METHODIST
BAYTOWN
HOSPITAL

ONE VACANCY
REMAINING



HEALTHCAP



TRANSWESTERN

REAL ESTATE
SERVICES

1010 West Baker

1010 W Baker Rd. | Baytown, TX 77521



Leasing Information:

Sarah Carter | VP

713.231.1629

Sarah.Carter@transwestern.com

Elise Jaco | Associate

713.231.1580

Elise.Jaco@transwestern.com

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Description:

This is a 18,582 SF one-story medical office building located in the heart of Baytown less than half a mile from Houston Methodist Baytown Hospital. The diverse tenant mix promotes a synergistic environment for physician referrals.

Building Specs:

- One-Story Medical Office Building
- 18,582 Gross Square Feet
- 5.0/1000 Parking Ratio
- Significant Capital Improvements Completed in 2024

Availability:

- **Contact Broker for Rates**
- NNN Lease Structure
- \$10.36 Estimated OPEX
- Suite 106 - 1,945 SF - Shell Space

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Suite 106 | 1,945 SF

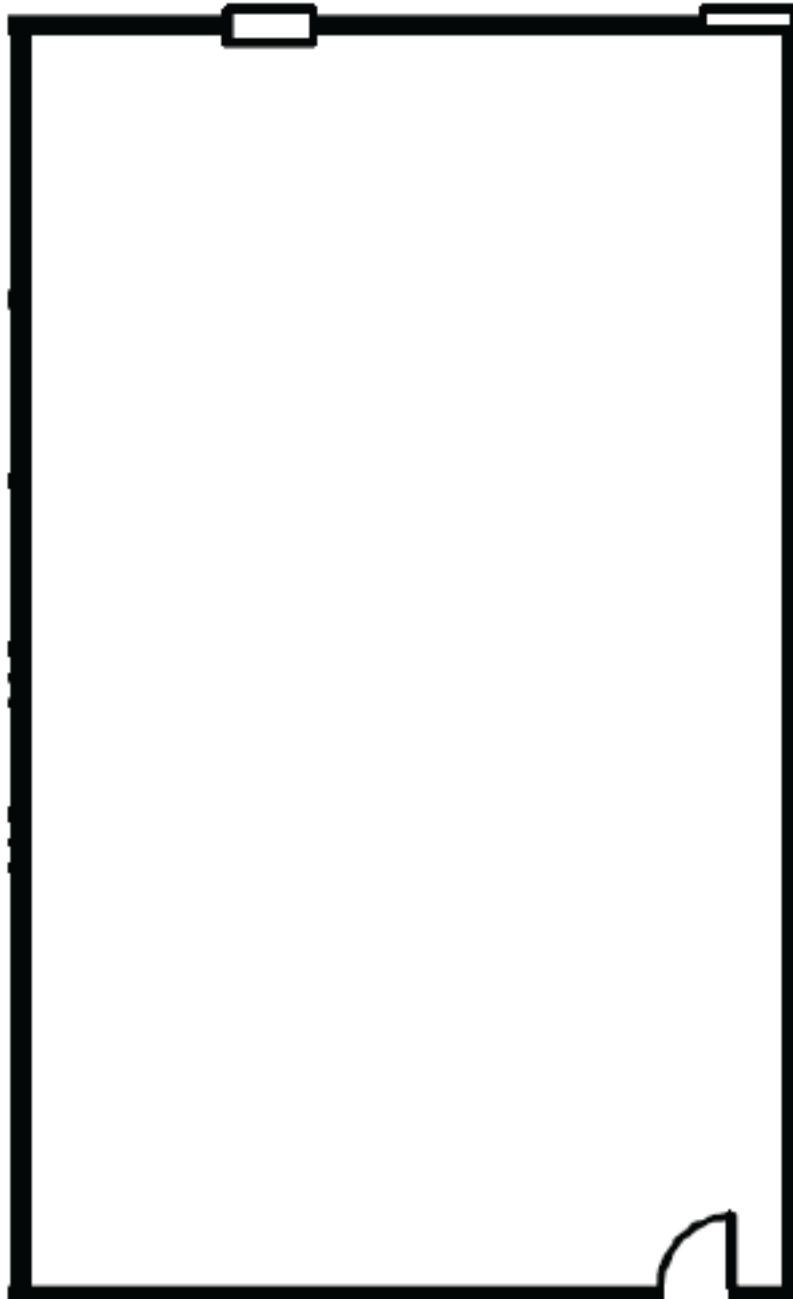


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