



LEASING OPPORTUNITY FOR CLASS A MEDICAL SPACE LOCATED IN THE SUGAR LAND / RICHMOND MARKET

# 22001 SOUTHWEST FREEWAY

22001 SOUTHWEST FWY | RICHMOND, TEXAS 77406

 **TRANSWESTERN**<sup>®</sup>



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## PROPERTY DESCRIPTION

49,585 RSF three-story, class "A" medical office building

## LOCATION

Located on the new OakBend Medical Center facility on US 59 and Williams Way

## LEASE RATE

\$19.00/SF, NNN

## ESTIMATED OPEX

\$10.50/SF

## PARKING

5.0/1000  
FREE parking

## COMMENTS

- Move-in ready clinical suites available
- Prominent visibility and easy access from US-59 for patients, visitors, and physicians
- Steps from the new hospital and surrounded by a growing population
- Generous above-market TI allowance

## AVAILABILITY

945 - 5,004 RSF



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