

**Available Immediately**

First Floor: 3,461 RSF

Second Floor: 23,930 RSF

# Tomball Medical Center

506 Graham Drive, Tomball, Texas 77375



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# *Building Overview*

## PROPERTY OVERVIEW

51,782 SF two-story, class A medical office building

Down the street from HCA Houston Healthcare Hospital

5/1,000 SF parking ratio

Large windows allowing natural light to flow in

Easy access to Hwy 249 & FM 2920

Covered entry designed with a beautiful, modern feel

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# Tomball Medical Center



# LOCATION

## Major Hospitals

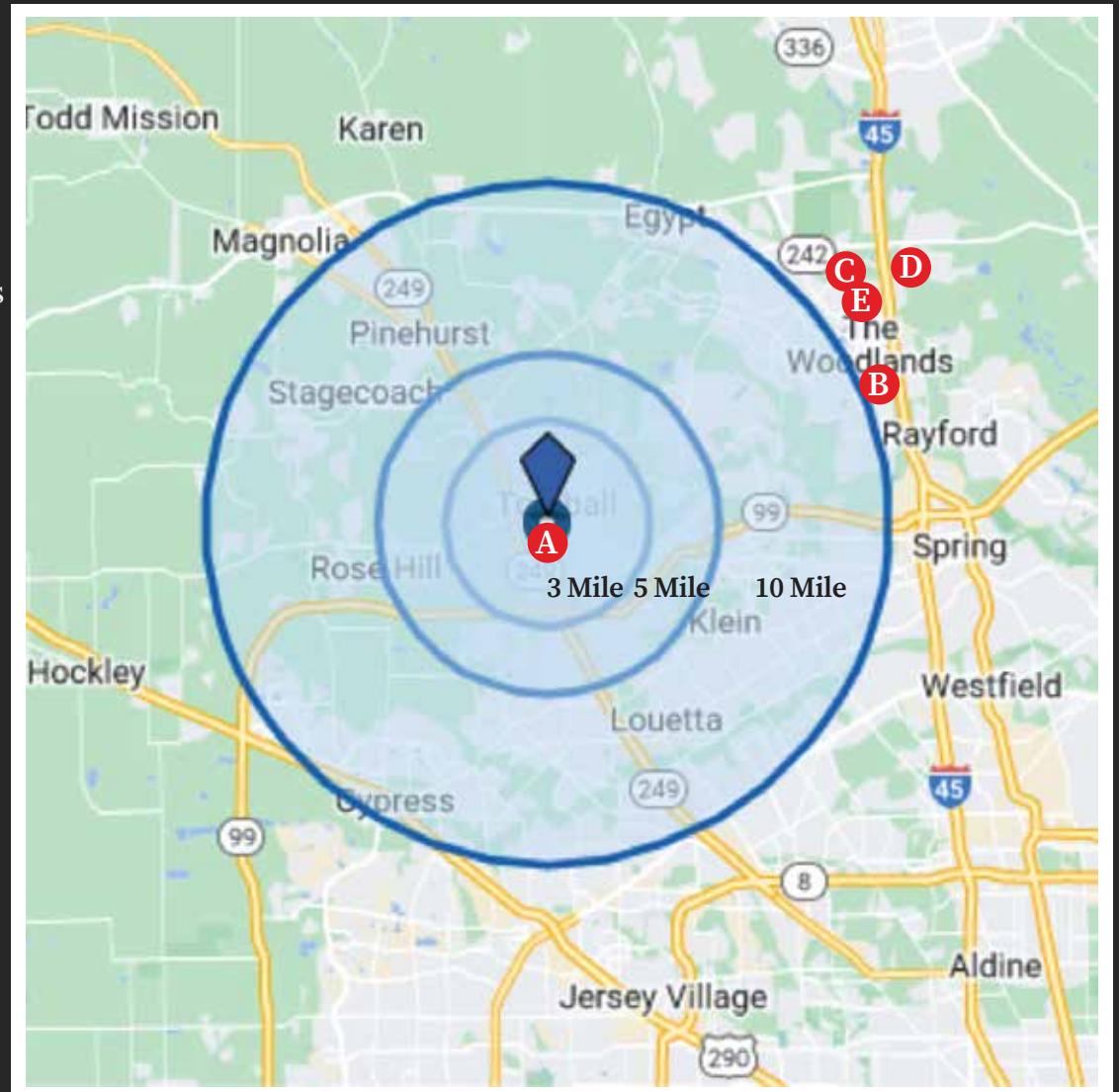
- A** Tomball Hospital..... > 1 mile
- B** Memorial Hermann-The Woodlands..... 11 miles
- C** CHI St. Luke's Hospital- The Woodlands... 12.5 miles
- D** Methodist Hospital- The Woodlands..... 12.75 miles
- E** Texas Children's- The Woodlands..... 12.25 miles

## Major Highways

- Hwy 45..... 11 miles
- Hwy 249..... > 1 mile
- Hwy 290..... 14 miles
- Toll Road 99..... 2.5 miles

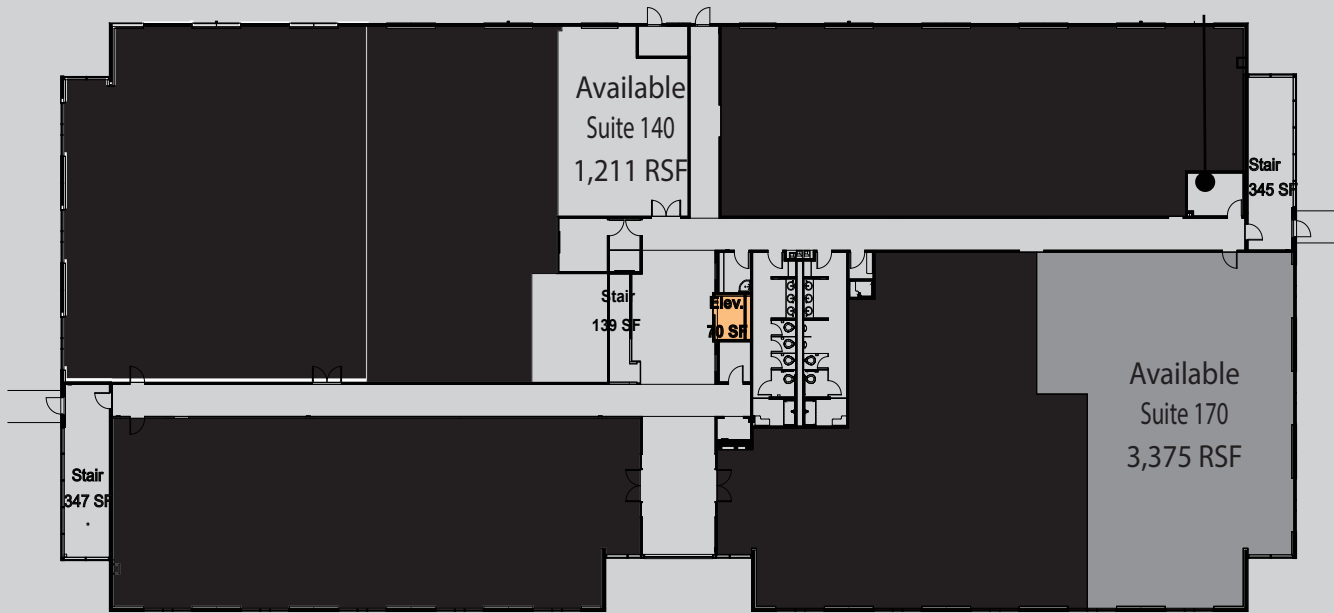
## Commute Destinations

- George Bush International Airport..... 27 miles
- Downtown Houston..... 35 miles
- Hobby Airport..... 43 miles
- The Woodlands..... 11 miles



# DEMOGRAPHICS & FLOOR PLANS

First Floor Layout



The existing floorplan can be modified or demised to suit your specific use and layout requirements.

## RATES

BASE RENT: \$18.50/SF  
OPEX: \$ 10. 61/SF

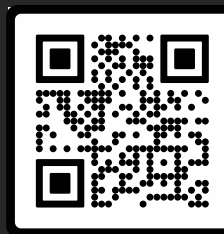


Available



Not Available

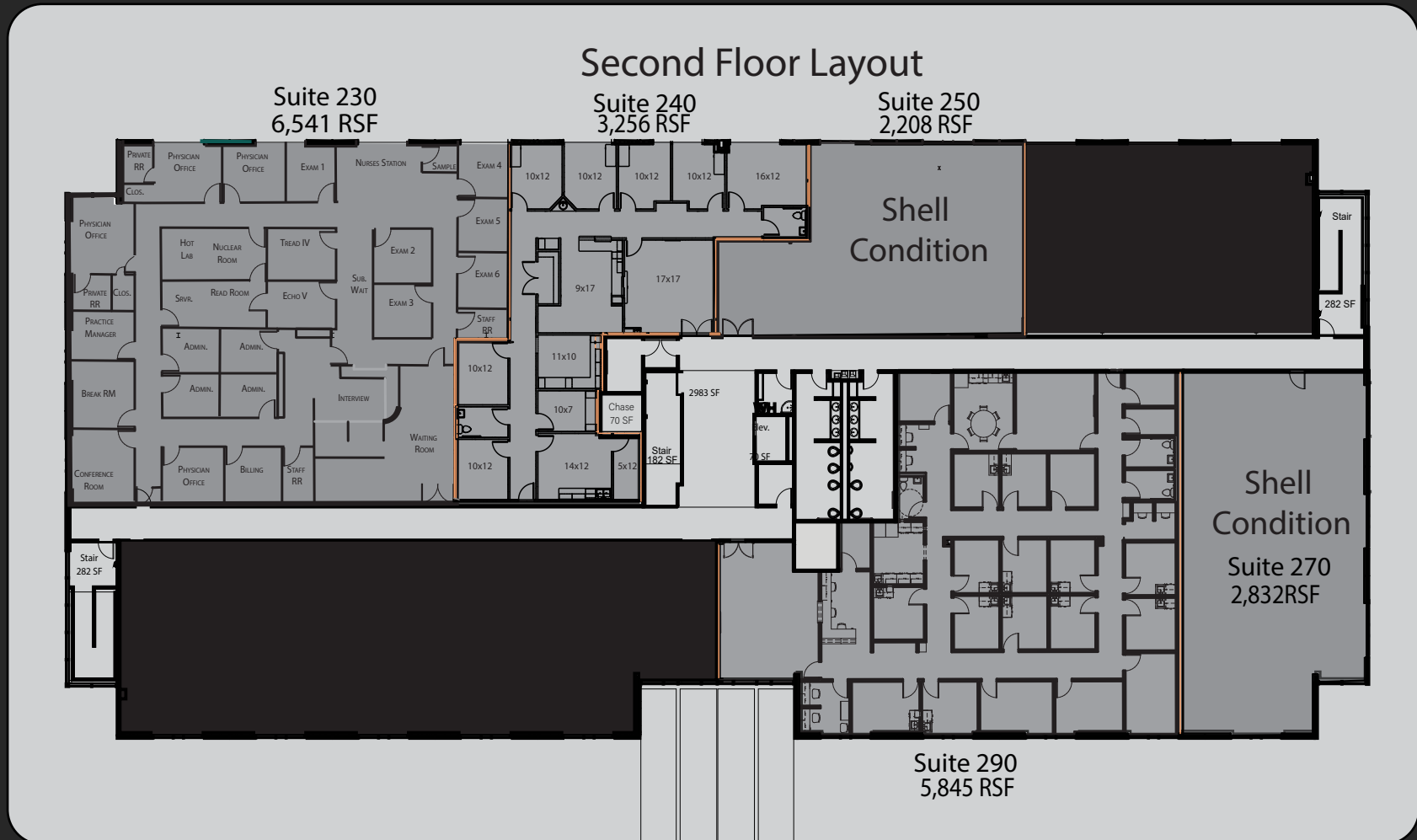
	1 Mile	3 Mile	5 Mile
POPULATION			
2022 Estimate	5,301	23,647	110,077
2027 Projection	5,460	25,065	119,467
Growth 2022-2027	3.00%	6.00%	8.53%
HOUSEHOLDS			
2022 Estimate	2,340	8,744	37,662
2027 Projection	2,403	9,248	40,905
2022 Average Household Income			
	\$59,957	\$92,498	\$119,235



Scan to take a Virtual Tour  
or  
Visit:

<http://pinecroftrealty.com/tomball-medical-plaza/?filter=36>

# DEMOGRAPHICS & FLOOR PLANS



## RATES

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OPEX \$ 10. 61/ SF



Available



Not Available

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# Tomball Medical Center

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For More Information

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