



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

7830 W GRAND PKWY S

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 **TRANSWESTERN**<sup>®</sup>



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## PROPERTY DESCRIPTION

56,992 RSF two-story, class "A" medical office building

## LOCATION

Immediate frontage on Grand Parkway, one block from West Bellfort Road.

## LEASE RATE

\$19.00/SF, NNN

## ESTIMATED OPEX

\$10.82/SF

## PARKING

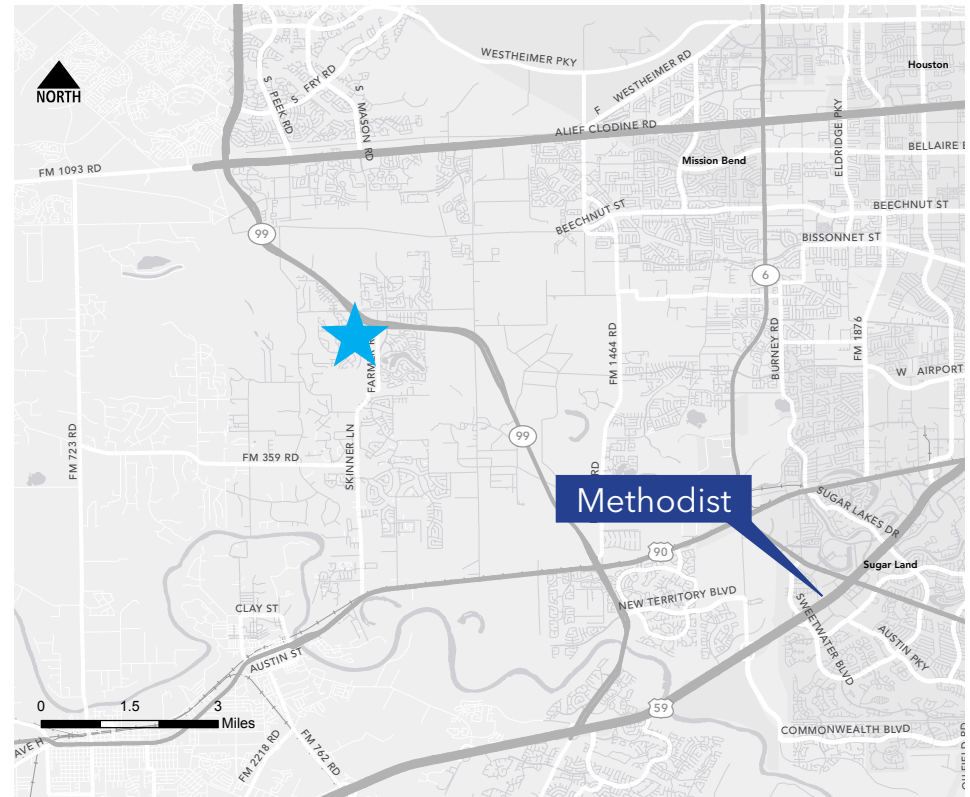
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## COMMENTS

- Move-in ready clinical suites available
- Fastest growing county in Greater Houston - population over 500,000 and counting
- Strategically located to capture Katy and Sugar Land patients
- Class A finishes
- Unparalleled access and visibility off 99

## AVAILABILITY

945 - 5,004 RSF



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