

CONROE REGIONAL MEDICAL CENTER

MEDICAL
OFFICE
FOR LEASE

FOUR
ON-CAMPUS
MEDICAL
OFFICE
BUILDINGS

CONNECTED
TO HCA
CONROE

253,414 SF

Leasing Information:

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TRANSWESTERN
REAL ESTATE
SERVICES



CONROE MEDICAL OFFICE BUILDINGS

Four on-campus medical office buildings with connectivity to HCA Houston Healthcare Conroe Hospital, located off I-45 and in close proximity to the newly activated retail and restaurants along Loop 336.

Each MOB is three stories and has a myriad of specialists and sub-specialist tenants. Each of the buildings is connected by a walkway to the hospital, providing easy access to traverse the campus. Valet parking is provided at two of the buildings.

Conroe Medical Office Buildings can accommodate a large range of tenant requirements. There are two Spec-Suites with high end finishes that can accommodate 2,000 - 4,000 SF.



HCA Houston Healthcare Conroe is a 342-bed hospital with 1,200 employees and more than 400 physicians on staff. It's a Level II Trauma Center, with Certified Primary Stroke and Accredited Chest Pain Centers, and a Level III Neonatal Intensive Care Unit.

THE MEDICAL CENTER

BUILDING FEATURES



MOB consists of 253,414 SF Total



Variety of floor plans to suit several different specialists



Full time, on-site property management



Premier accessibility off I-45 and in close proximity to the newly developed restaurants and retail on Loop 336.

CONROE 500

500 Medical Center Blvd

- 65,354 SF
- Parking Ratio 4.59/1000
- Two Move-in Ready Spec Suites

CONROE 506

506 Medical Center Blvd

- 78,125 SF
- Parking Ratio 2.72/1000

CONROE 508

508 Medical Center Blvd

- 70,135 SF
- Parking Ratio 2.85/1000

CONROE 504 ATRIUM

504 Medical Center Blvd

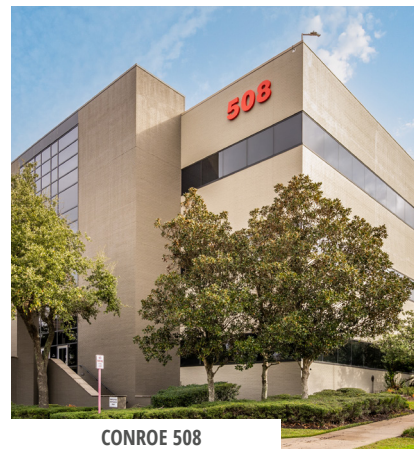
- 39,800 SF
- Parking Ratio 5.25/1000



CONROE 500



CONROE 506



CONROE 508

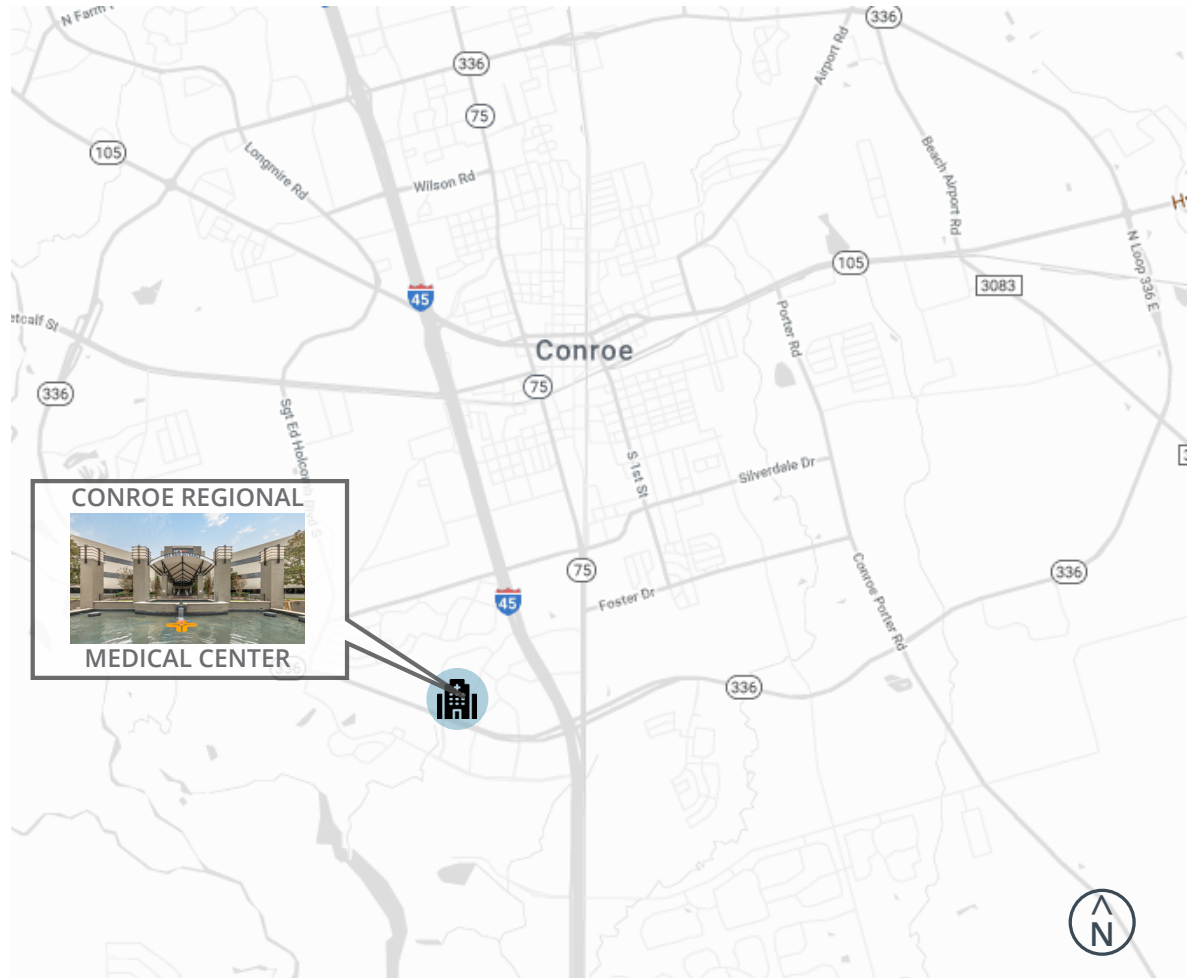


CONROE 504

LOCATION PROXIMITY

- 1 Access to I-45 (North Fwy) North and South Bound via State Highway 336
- 2 Direct access to State Highway 336.

GEORGE BUSH INTERCONTINENTAL AIRPORT	30 min
SAM HOUSTON PKWY/BELTWAY 8	25 min
I-610	35 min
DOWNTOWN	40 min
THE WOODLANDS	11 min



DEMOGRAPHICS

One Mile

8,803
POPULATION

\$71,862
AVERAGE HH INCOME

31
AVERAGE AGE

Three Mile

50,030
POPULATION

\$97,667
AVERAGE HH INCOME

35
AVERAGE AGE

Five Mile

104,199
POPULATION

\$103,957
AVERAGE HH INCOME

36
AVERAGE AGE

Consumer Statistics

\$7,004
AVERAGE ANNUAL
HEALTHCARE SPENDING

38%
VISITED A DENTIST IN
LAST 12 MONTHS

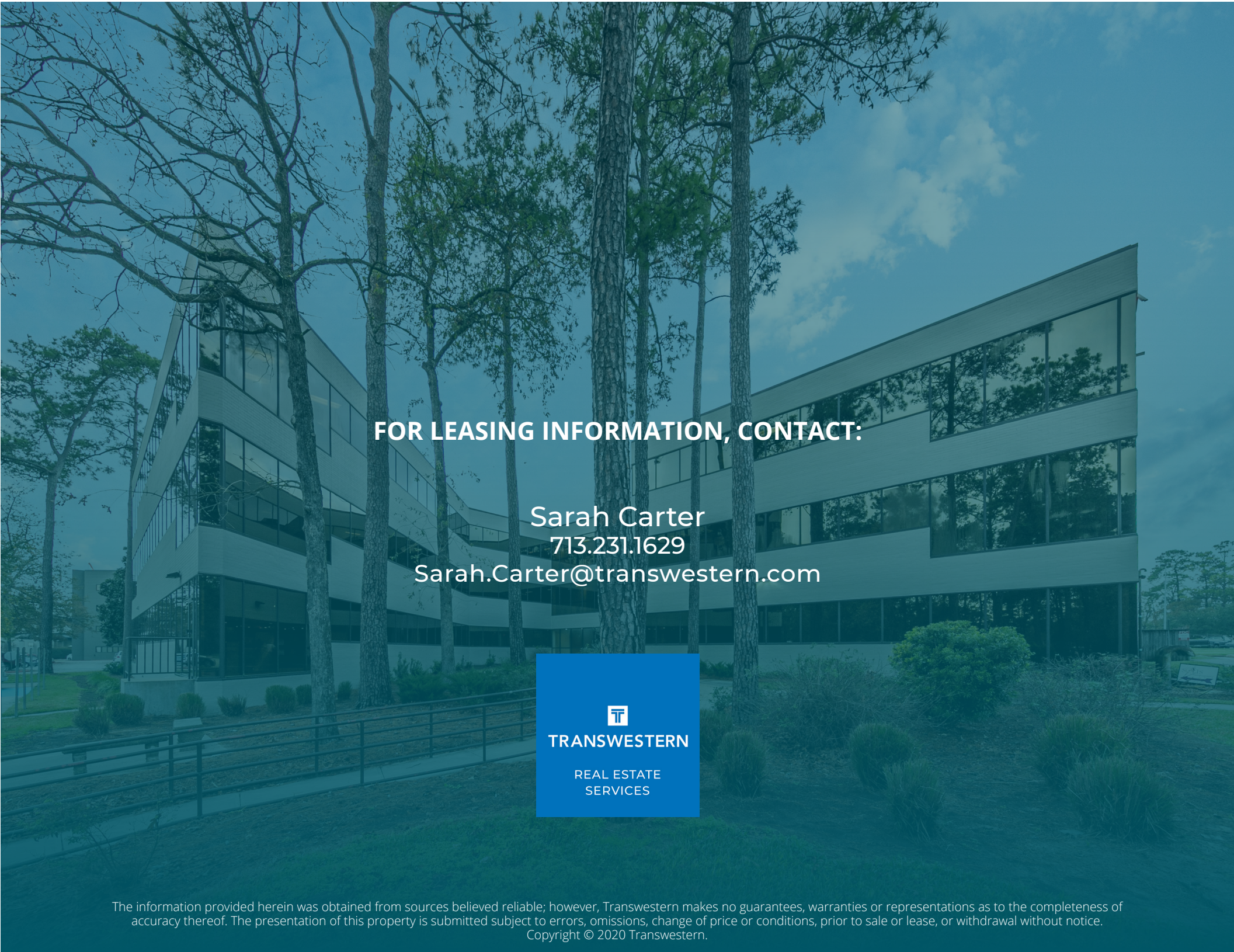
76%
VISITED A DOCTOR IN
LAST 12 MONTHS

Employment

59.6%
WHITE COLLAR

24.0%
BLUE COLLAR

16.4%
SERVICES



FOR LEASING INFORMATION, CONTACT:

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SPEC SUITES

CONROE 500

- 65,354 SF
- Parking Ratio 4.59/1000
- Two Move-in Ready Spec Suites

CONROE 506

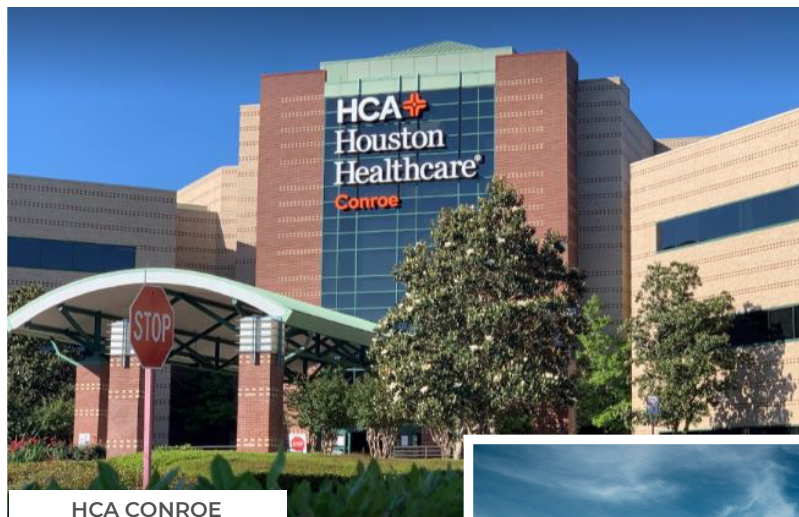
- 78,125 SF
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CONROE 508

- 70,135 SF
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CONROE 504 ATRIUM

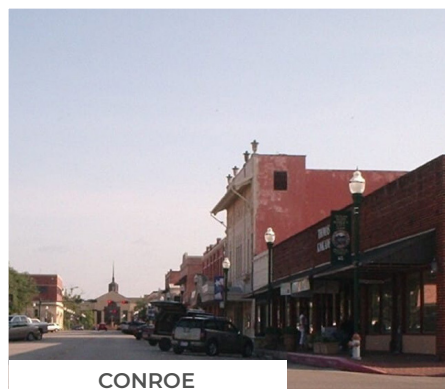
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HCA CONROE



HOUSTON DOWNTOWN



CONROE



THE WOODLANDS