

# FOR LEASE - Move-In Ready Medical Space

Kingwood Medical Center MOB Market



**GRUBB & ELLIS.**  
From Insight to Results

Kingwood Professional Healthcare Center  
350 Kingwood Medical Drive | Kingwood, TX



## Space highlights

- Class "A" Medical Space
- Up to 38,000 SF Contiguous
- Smaller Suites Available
- On-Site: Memorial Hermann Surgical Hospital
- Near: Kingwood Medical Center



## EXCLUSIVE ADVISORS

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1330 Post Oak Blvd., Suite 1400 | Houston, TX 77056  
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### Large Spaces Available

- 38,000 SF Contiguous Space – Build out includes offices, exam and treatment rooms
- 17,642 SF – Move in Ready – Former OBGYN Space (included in 38,000 SF)
- 20,000 SF – Level two full floor (included in 38,000 SF)

### Small Spaces Available

- Suite 130 - 1,257 SF      Suite 300 – 2,065 SF
- Suite 150 – 2,925 SF      Suite 350 – 2,086 SF

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### Kingwood Professional Healthcare Center

- Leasing Company: Grubb & Ellis Company
- Net Rentable Area: 89,030 square feet
- Floors: First - Third Medical Office Buildings  
First - Memorial Hermann Surgical Hospital
- Add-On Factor: 13.8%
- Parking: 3.58/1000 SF - Surface  
1/3000 - Covered Free Parking
- Major Tenants:
  - Memorial Hermann
  - TOPS Specialty Hospital
  - Quest Diagnostics
  - Northwoods Urology
- Large Spaces Available:
  - 38,000 SF Contiguous Space – Build out includes exam, treatment and office rooms
  - 17,642 SF – Move - in Ready – Former OBGYN Space (included in 38,000 SF)
  - 20,000 SF – Level two full floor (included in 38,000 SF)
- Small Suites Available:
  - Suite 130 - 1,257 SF
  - Suite 150 – 2,925 SF
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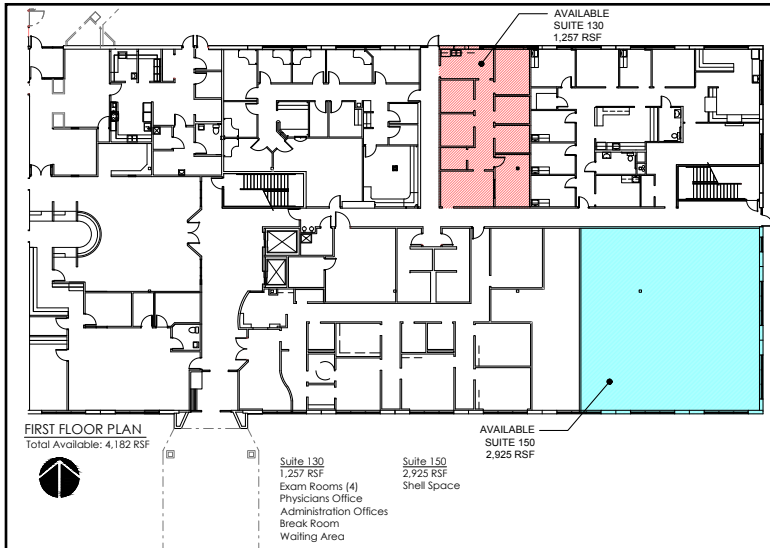
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### Floor Plans



### Level one

#### Suite 130 - 1,257 RSF

Base Rent: \$21.50 NNN  
Expenses: \$8.60/SF  
Rent Increases: 3% per lease year  
Improvements: \$2.00/SF/lease year

#### Suite 150 - 2,975 RSF

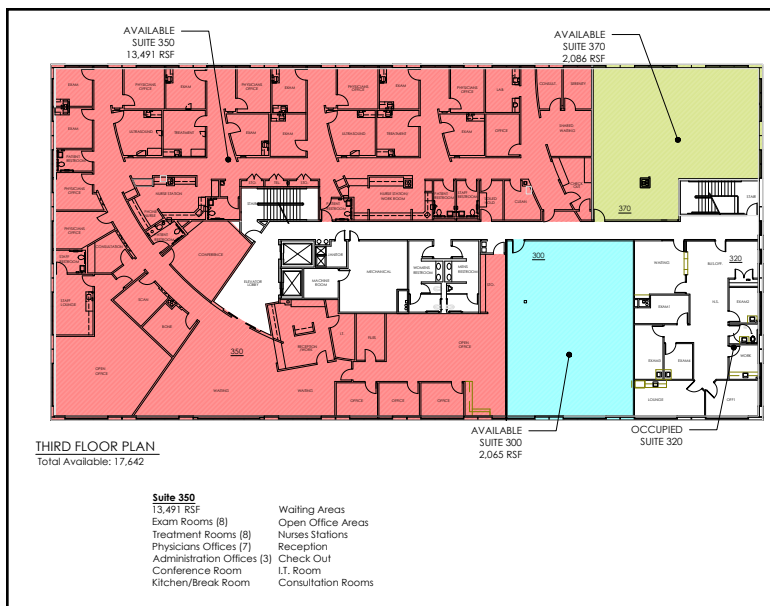
Base Rent: \$21.50 NNN  
Expenses: \$8.60/SF  
Rent Increases: 3% per lease year  
Improvements: \$4.00/SF/lease year



### Level two

#### Suite 200 - 20,000 RSF

Base Rent: \$21.50 NNN  
Expenses: \$8.60/SF  
Rent Increases: 3% per lease year  
Improvements: \$4.00/SF/lease year



### Level three

#### Suite 300 - 2,065 RSF

Base Rent: \$21.50 NNN  
Expenses: \$8.60/SF  
Rent Increases: 3% per lease year  
Improvements: \$4.00/SF/lease year

#### Suite 350 - 13,491 RSF

Base Rent: \$21.50 NNN  
Expenses: \$8.60/SF  
Rent Increases: 3% per lease year  
Improvements: \$2.00/SF/lease year

#### Suite 370 - 2,086 RST

Base Rent: \$21.50 NNN  
Expenses: \$8.60/SF  
Rent Increases: 3% per lease year  
Improvements: \$4.00/SF/lease year

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### Aerial



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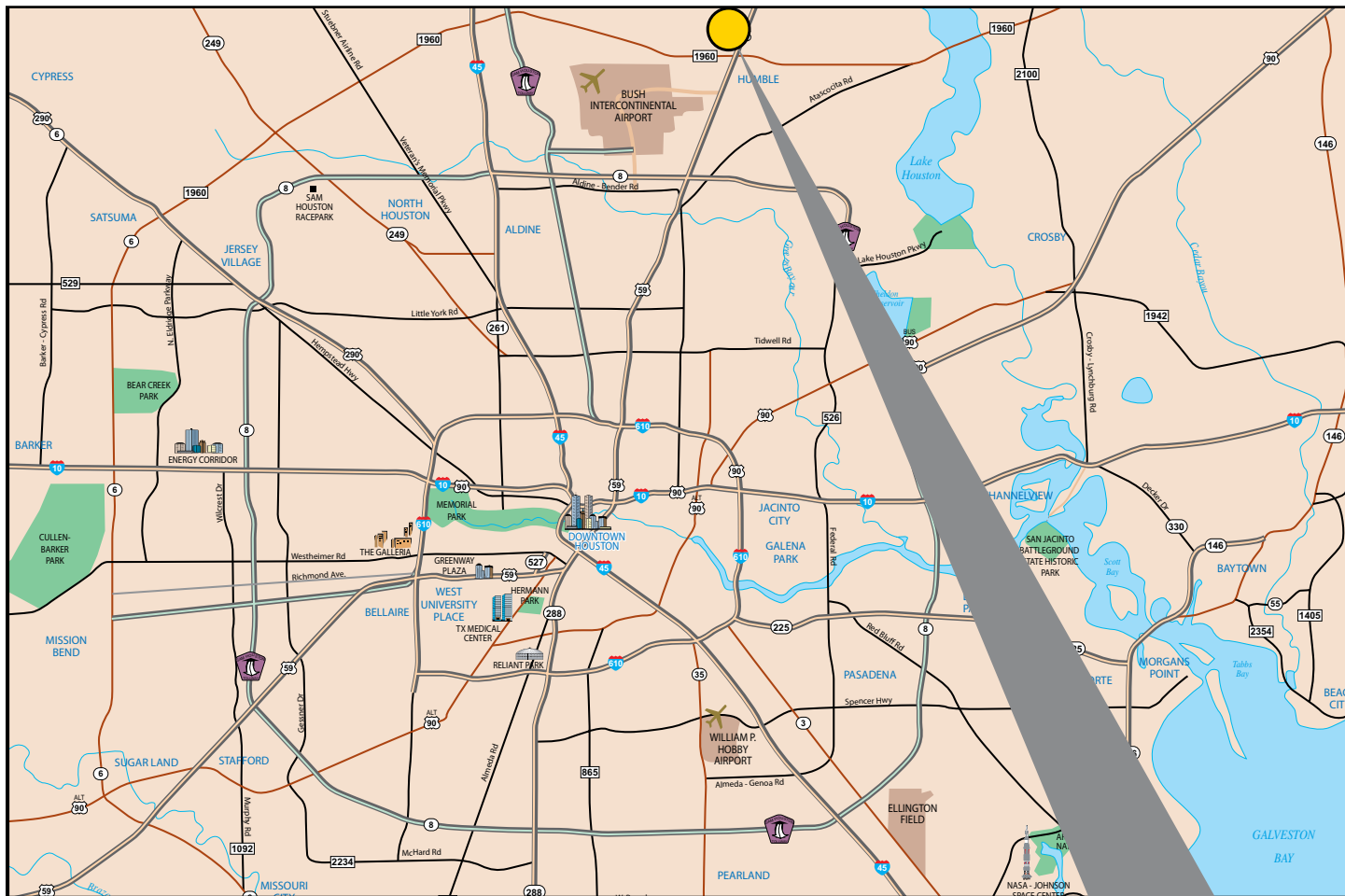
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