

EXTRAORDINARY  
**40**  
YEARS

# CLASS A OFFICE SPACE FOR ELASE GREENHOUSE MEDICAL PLAZA

2051 GREENHOUSE ROAD | HOUSTON, TEXAS 77084



## CLASS A MEDICAL SPACE FOR LEASE

# GREENHOUSE MEDICAL PLAZA

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### PROPERTY DESCRIPTION

114,414 RSF three-story medical building

### LOCATION

- Less than one mile from the Texas Medical Center West Campus
- The ONLY medical office building with space available north of I-10
- Houston Methodist recently completed 100-bed patient tower due to significant population growth

### COMMENTS

- New Class A medical building in middle of high payer mix
- LEED certified, environmentally friendly building
- No medical restrictions
- Emergency Generator Ready

### AVAILABILITY

1,500 - 35,000 RSF Contiguous

### LEASE RATE

\$22.00 NNN

### BASE BUILDING OPEX

\$10.00 PSF

### PARKING

- 4.5/1000 - ample parking
- Free unreserved surface parking
- Reserved, covered parking: \$50/month

### TI ALLOWANCE

Negotiable

