

Baytown Medical Plaza 1610 James Bowie Dr. Baytown, Texas 77520



Available Suites	Square Feet
A101-103	3,271 RSF
A105	1,844 RSF
A106	2,267 RSF
A107	1,722 RSF
A112	1,588 RSF
B104	967 RSF
B107	965 RSF
B108	3,699 RSF

Select Suite # for Images

Bldg Size: 45.068 SF
 Year Built: 1972
 Renovated: 2025
 Parking Spaces: 130
 Annual Rate: \$21.00 MG/PSF/YR Plus
 Janitorial \$2.00/PSF & Electrical \$1.55 PSF
 OPEX: Base Year Lease 2025 Estimated Expenses
 included in MG Rate \$13.35 PSF/YR

Looking for high-quality medical office space in Baytown? This professionally managed **Medical Office Building** offers immediate-occupancy suites in a thriving healthcare corridor with an exceptional tenant mix. Perfect for growing practices, specialty providers, or new medical offices seeking a strategic and convenient location.

Ideally situated just **11 miles from Houston Methodist Baytown Hospital**, the property provides excellent accessibility for patients and medical professionals. The building features a welcoming **garden-style office setting**, creating a calm, patient-friendly environment. It is prominently located between the **Goose Creek CISD Administration Building** and the **Education Service Center – Phase 2**, delivering strong visibility and consistent traffic.

The **common-area refresh has just been completed**, providing updated, modern shared spaces throughout the building. All vacancies are well maintained and move-in ready. The property also offers **new multi-tenant monument signage**, giving each tenant excellent exposure—an invaluable benefit for practices looking to increase visibility and attract new patients. This is an ideal choice for medical professionals seeking a clean, updated, accessible, and well-positioned office environment in one of Baytown's most active professional districts.

Contact:

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1600 James Bowie Drive, Baytown, TX 77520

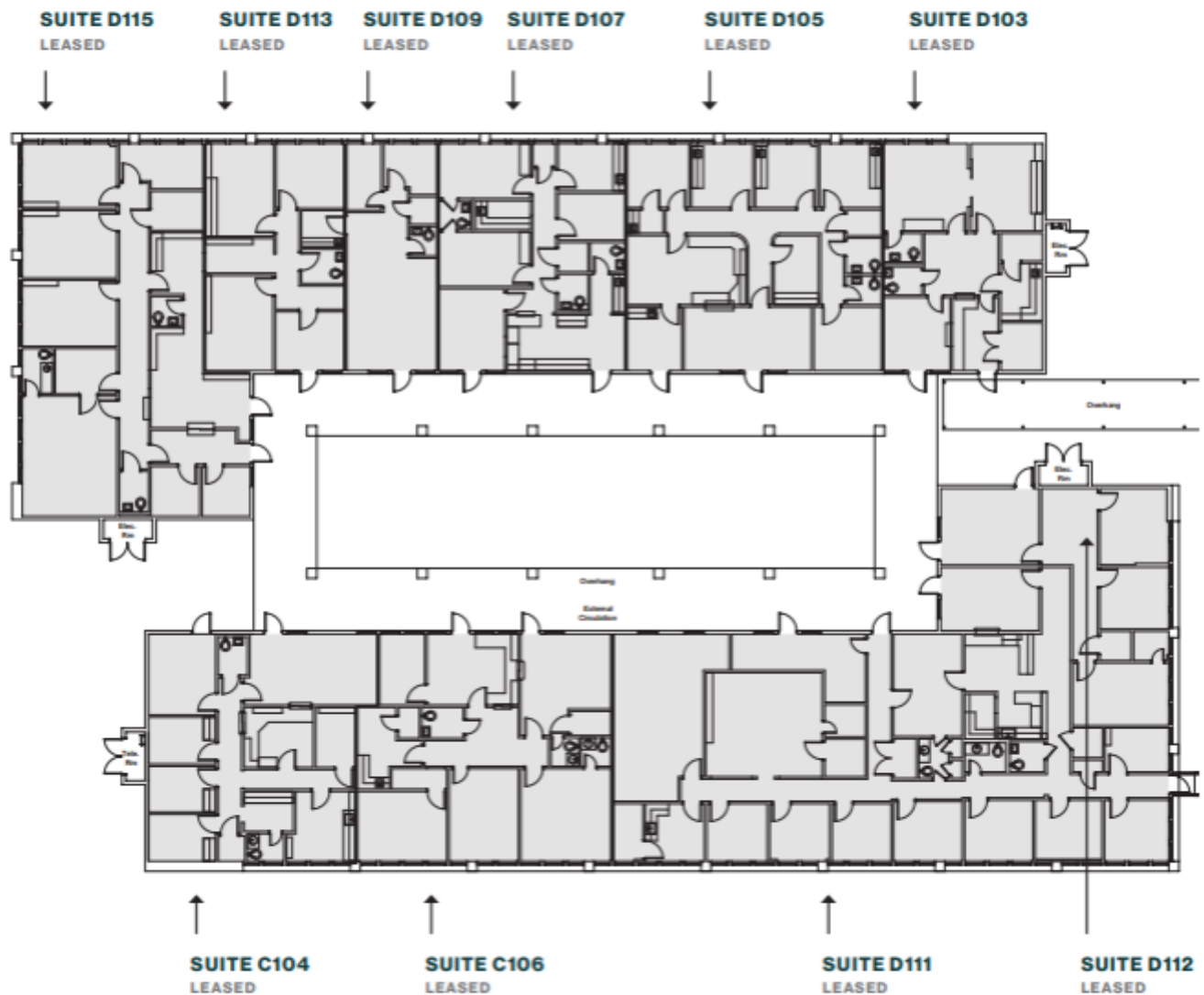
FLOOR 1



AVAILABLE



LEASED



Baytown Medical Plaza

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FLOOR 1





1600 Entrance walkway



Birds Eye View



1610 Side Entrance



1600 - 1610 Connecting Canopied Walkway



Atrium Garden Area



1600 Atrium Entrance Walk



1600 Lot View Entrance



1610 Side View



1600 Atrium Walkway



1610 Monument Signage

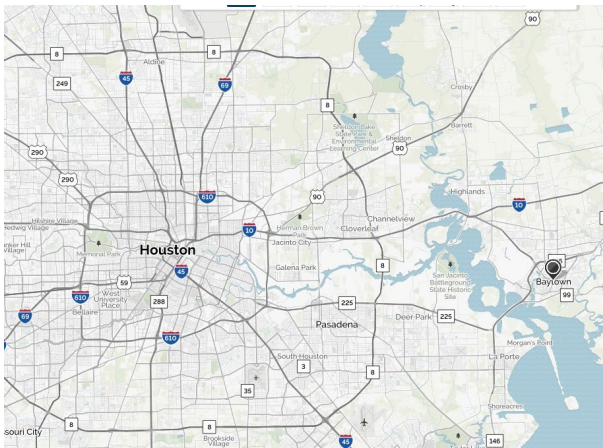
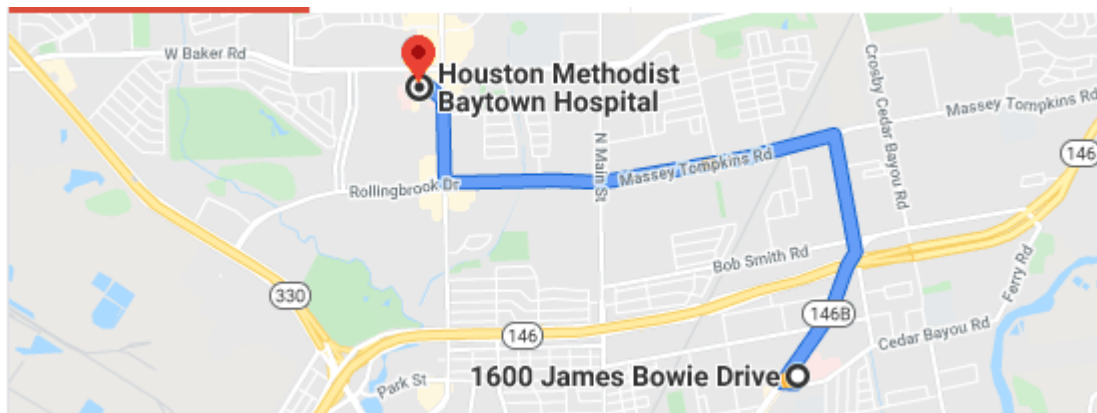
LEASING OPPORTUNITY FOR MEDICAL OFFICE SPACE LOCATED IN BAYTOWN, TEXAS

BAYTOWN PLAZA I & II



Location

Conveniently located off S.H. 145 (N. Alexander Dr.) & James Bowie Drive. 11 Miles from Houston Methodist Baytown Hospital



Comments

- Flexible office space ideal for medical practice
- Build-to-suite space available
- Garden-style office atmosphere
- Professionally Managed.

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