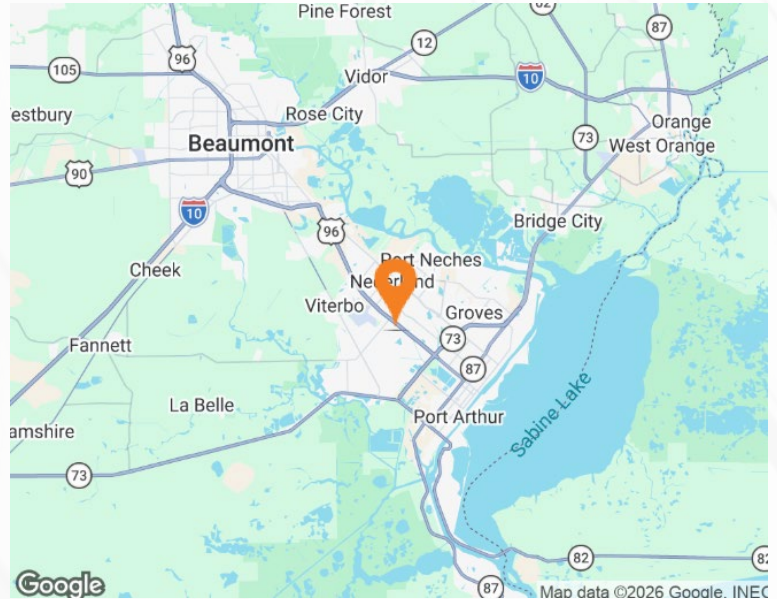


# FOR SALE | REGIONAL PROFESSIONAL BLDG.

Value-add MOB / Adjacent to Regional Hospital

## 2501 Jimmy Johnson Blvd, Port Arthur (Beaumont, MSA), TX



LISTING PRICE

**\$19,975,000**



RENTABLE SQUARE FEET

**±117,479 SF**



LEASED

**43.10%**



YEAR BUILT

**2006**



LOT SIZE

**±5.00 Acres**

### INVESTMENT HIGHLIGHTS

- **VALUE-ADD MOB OPPORUNITY;** Well-Maintained MOB with Ample Surface Parking
- Adjacent to HSA (Healthcare Systems of America Hospital); A 204-Bed Acute Care Hospital that has Earned Numerous Distinctions & Accreditations. Includes a Separate Outpatient Center.
- Medical Property Trust is HCA's Landlord
- Regional Professional Building Offers a Full Range of Medical Providers including Cardiology, Orthopedics & Primary Care
- The MOB is Centrally Located to Serve Beaumont, Port Arthur and Surrounding Communities
- 8 Hotels Including 1 Under Development Located within One-Half Mile of the Subject Property.
- Restaurants and Shopping in the Immediate Area

[Click to view Aerial Tour](#)

Exclusively Listed By:

**KEITH E. LLOYD**

Senior Managing Director Investments

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**Marcus & Millichap**