

FOR LEASE

3251 INTERSTATE 45
NORTH CONROE, TEXAS 77304



10,127 RSF OF MEDICAL SPACE

PROPERTY INFORMATION



Premises

- Suite 100: 7,130 RSF - Leased
- Suite 110: 7,617 RSF - Leased
- Suite 190: 359 RSF
- Suite 195: 2,781 RSF
- Suite 200: 6,987 RSF



Availability

- Immediate



Tenant Improvements

- Negotiable



Total Contiguous

- 10,127 RSF



Highlights

- Highway Visibility
- Signage Availability
- Parking Ratio: 4 per 1,000 SF



Base Rental Rate

- Negotiable

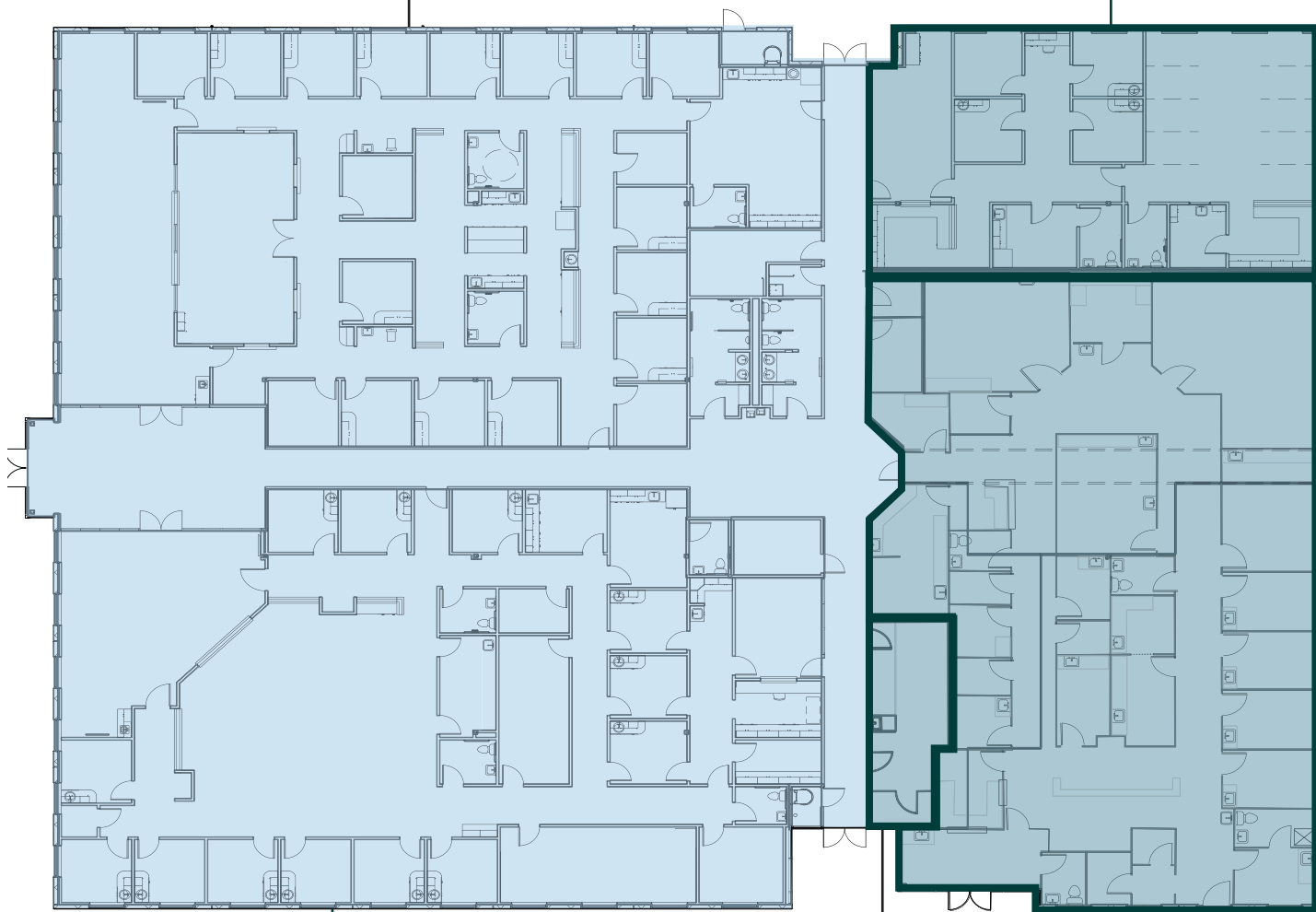


FLOOR PLAN

Suite 100
7,130 RSF



Suite 195
2,781 RSF



Suite 110
7,617 RSF

Suite 190
359 RSF

Suite 200
6,987 RSF



Total Space Available:
10,127 RSF

Remedy
Medical Properties, Inc.





15-MINUTE DRIVE

Key Facts

124,802	 2.7	\$70,388	 36.9
Population	Average Household Size	Median Household Income	Median Age

Insurance Mix

Commercial Insurance	52%	Medicaid	8%
Medicare	22%	Insurance, govt exchange	4%

Employment

 White Collar	 Blue Collar	 Services	 3.5
58%	27%	15%	Unemployment Rate

Education

Bachelor's/Grad Prof Degree	29%	High School Graduate	27%
Some College	28%	No High School Diploma	16%

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