

GREENPARK ONE

TMC-ADJACENT MEDICAL OUT-PATIENT BUILDING

7515 S Main St, Houston TX



Schedule your tour today!



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HIGHLIGHTS



TMC ADJACENT

Next to the world's largest medical complex



ON-SITE SECURITY

Security guards from 6am - 10pm daily



GENEROUS TI'S

Lower out-of-pocket costs for new practices



GROWING POP.

Growing population in the 5th largest MSA



STRONG TENANTS

Synergistic medical tenant mix



EASY ACCESS

Avoiding the notorious TMC congestion



AMPLE PARKING

4:1,000 ratio, covered and secure garage



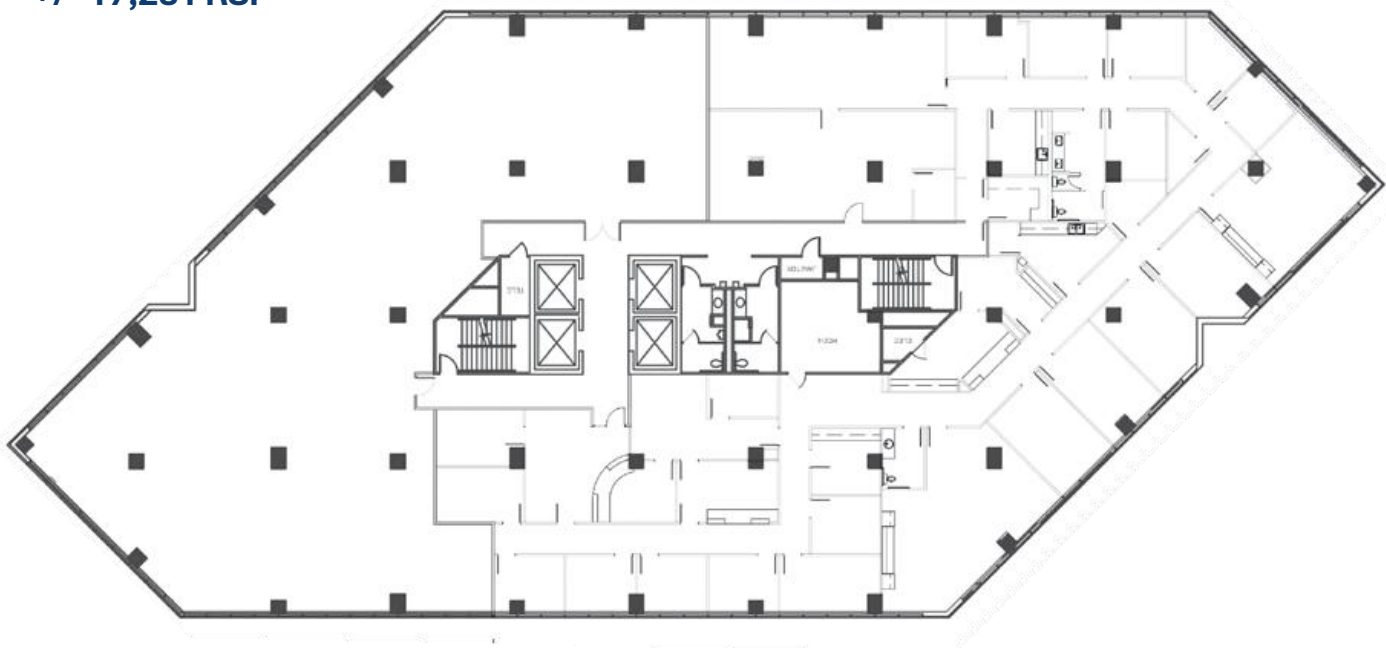
COVERED DROP-OFF

Covered drop-off for patients

FLOOR PLAN

STANDARD FLOOR PLAN

+/- 17,231 RSF

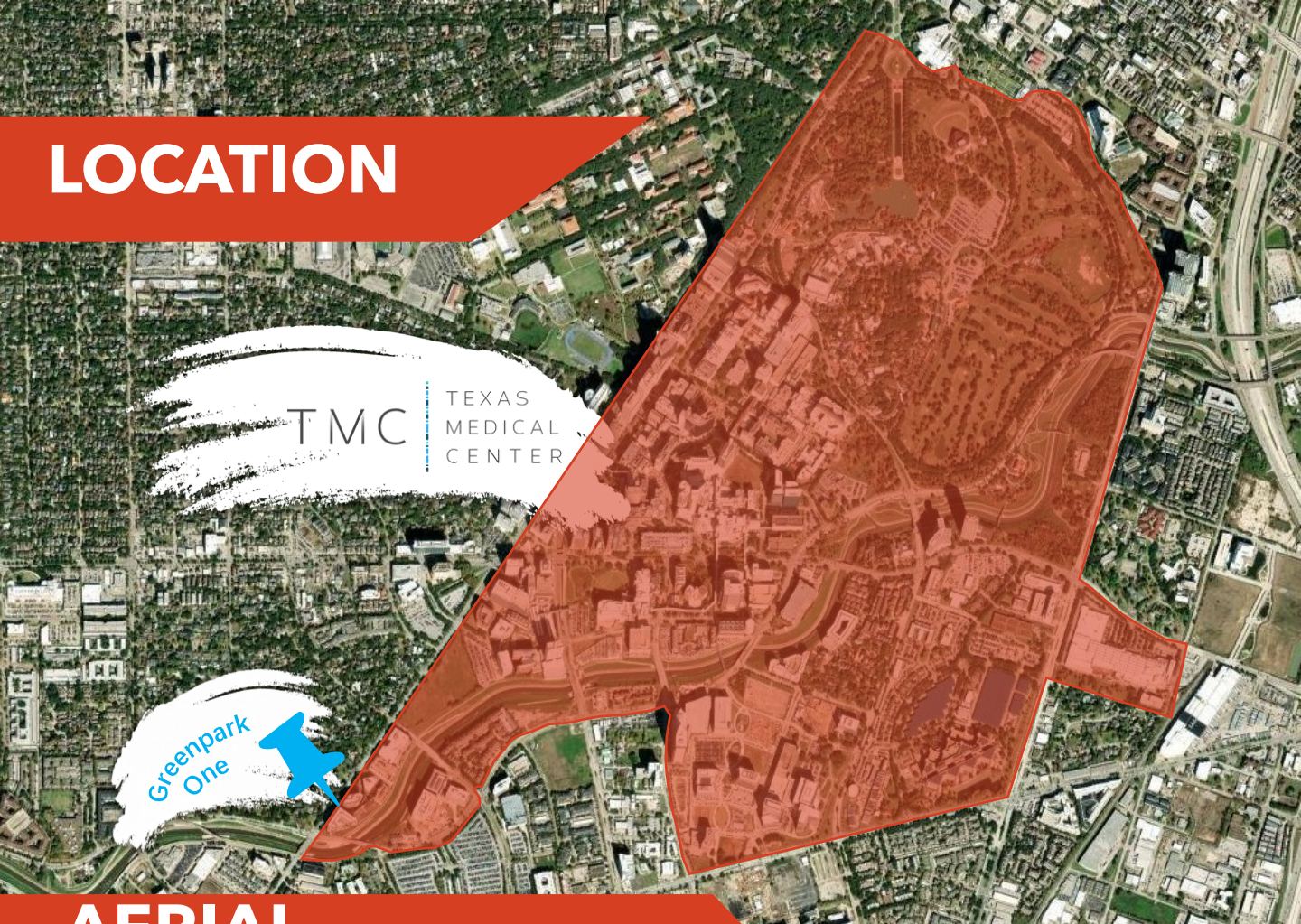


AVAILABILITIES

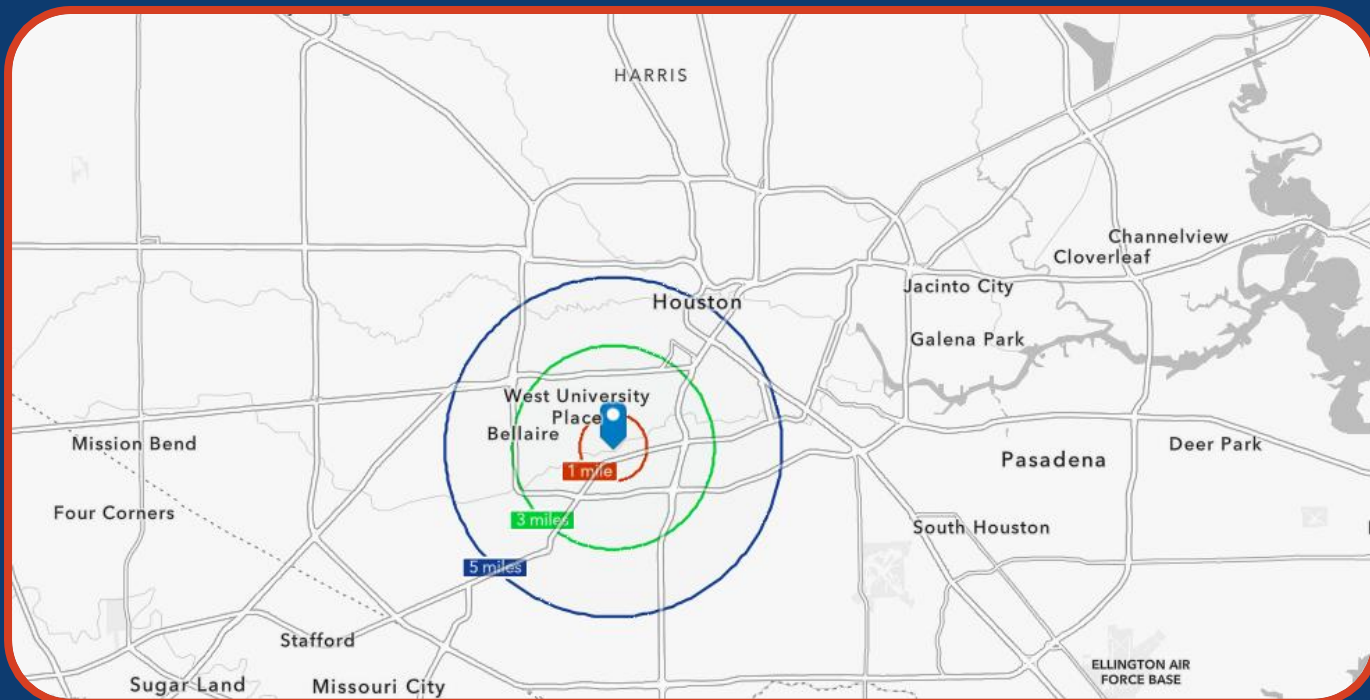
Suite	RSF	Contiguous
Ste. 110	2,009	-
Ste. 180	1,940	Up to 2,976 RSF
Ste. 195	1,036	Up to 2,976 RSF
Ste. 230	1,138	Up to 17,231 RSF
Ste. 240	16,093	Up to 17,231 RSF
Ste. 300	8,758	Up to 14,853 RSF
Ste. 340	2,154	Up to 14,853 RSF
Ste. 360	3,691	Up to 14,853 RSF
Ste. 370	250	Up to 14,853 RSF
Ste. 450	6,997	-

Suite	RSF	Contiguous
Ste. 510	1,144	-
Ste. 590B	1,344	-
Ste. 605/600	2,359	Up to 14,439 RSF
Ste. 650	2,094	Up to 14,439 RSF
Ste. 660	2,259	Up to 14,439 RSF
Ste. 670	4,483	Up to 14,439 RSF
Ste. 680	318	Up to 14,439 RSF
Ste. 690	2,926	Up to 14,439 RSF
Ste. 745	3,489	-
Ste. 770	4,022	-

LOCATION



AERIAL



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2024 Total Population	20,028	164,360	461570
2024 Population 65+	10.4%	13.8%	13.3%
2024 Average HH Income	\$124,825	\$144,338	\$135,210
2024 Total Healthcare Spending	\$83,613,462	\$695,900,434	\$1,765,671,115

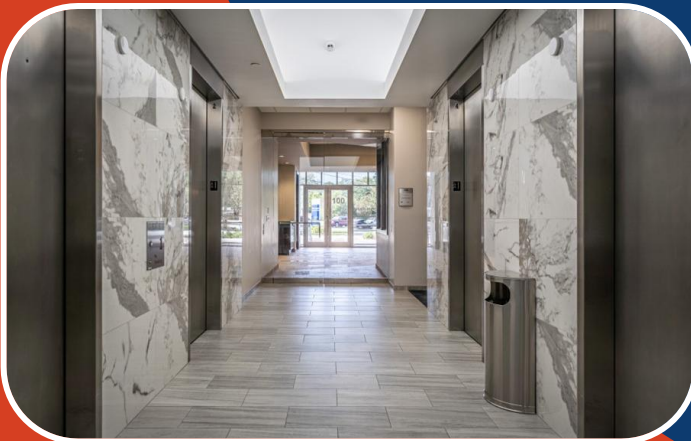
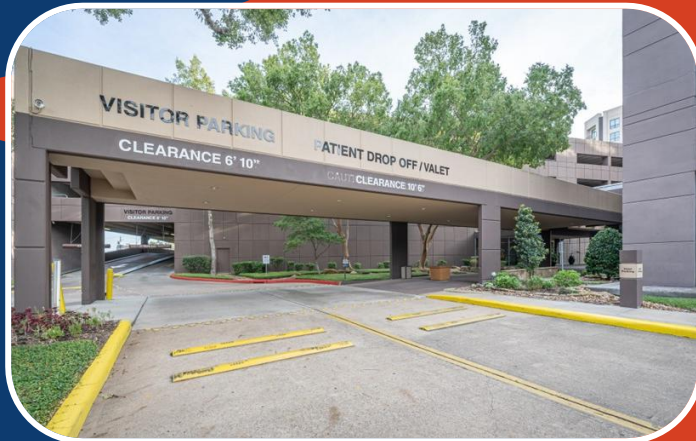
	Harris County, TX
2023 Patient to Primary Care Physician Ratio	1,700 to 1
2023 Total Insured Population	3.83M (79.7%)
2023 Total Insured 65+ Population	558K (96.6%)
2023 Total Private Coverage Population	2.77M (57.6%)
2023 Total Medicare Population	598K (12.4%)



Texas Medical Center

- **+10M Patient Encounters per year**
- **180,000 Annual surgeries (1 surgery every 3 minutes)**
- **9,200 Total patient beds**
- **750,000 ER visits per year**
- **120,000 Total employees**
- **8th Largest business district in the U.S.**

PHOTOS



PLANNED RENOVATIONS



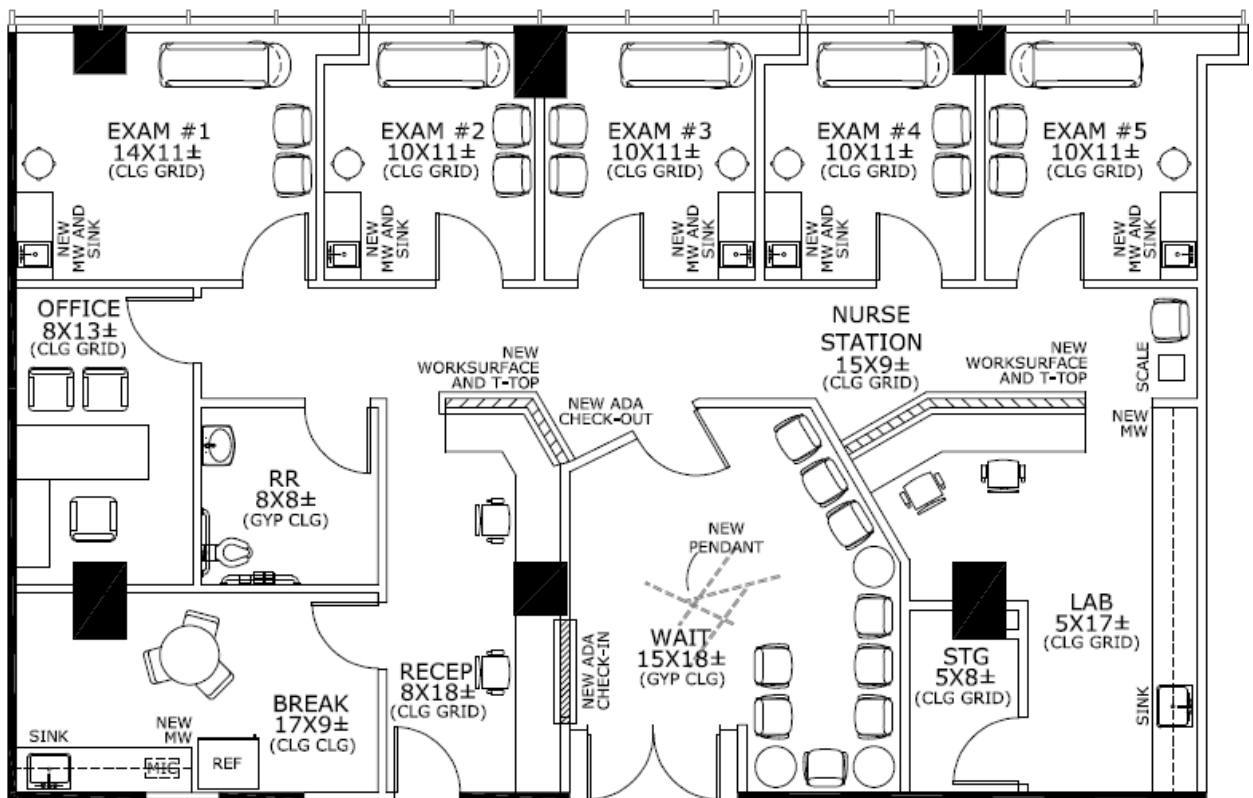
MOVE-IN READY SPEC SUITES

Available Spring 2026
Ste. 195 +/- 3,000 RSF



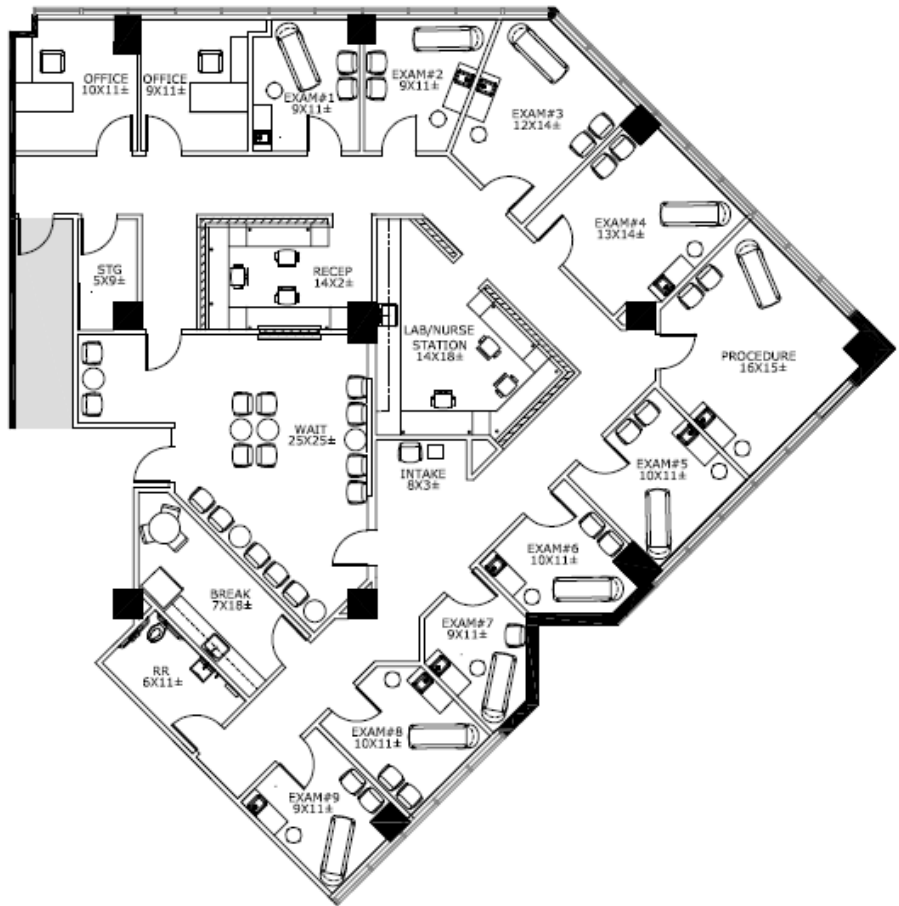
MOVE-IN READY SPEC SUITES

Available Spring 2026
Ste. 620 +/- 2,000 RSF



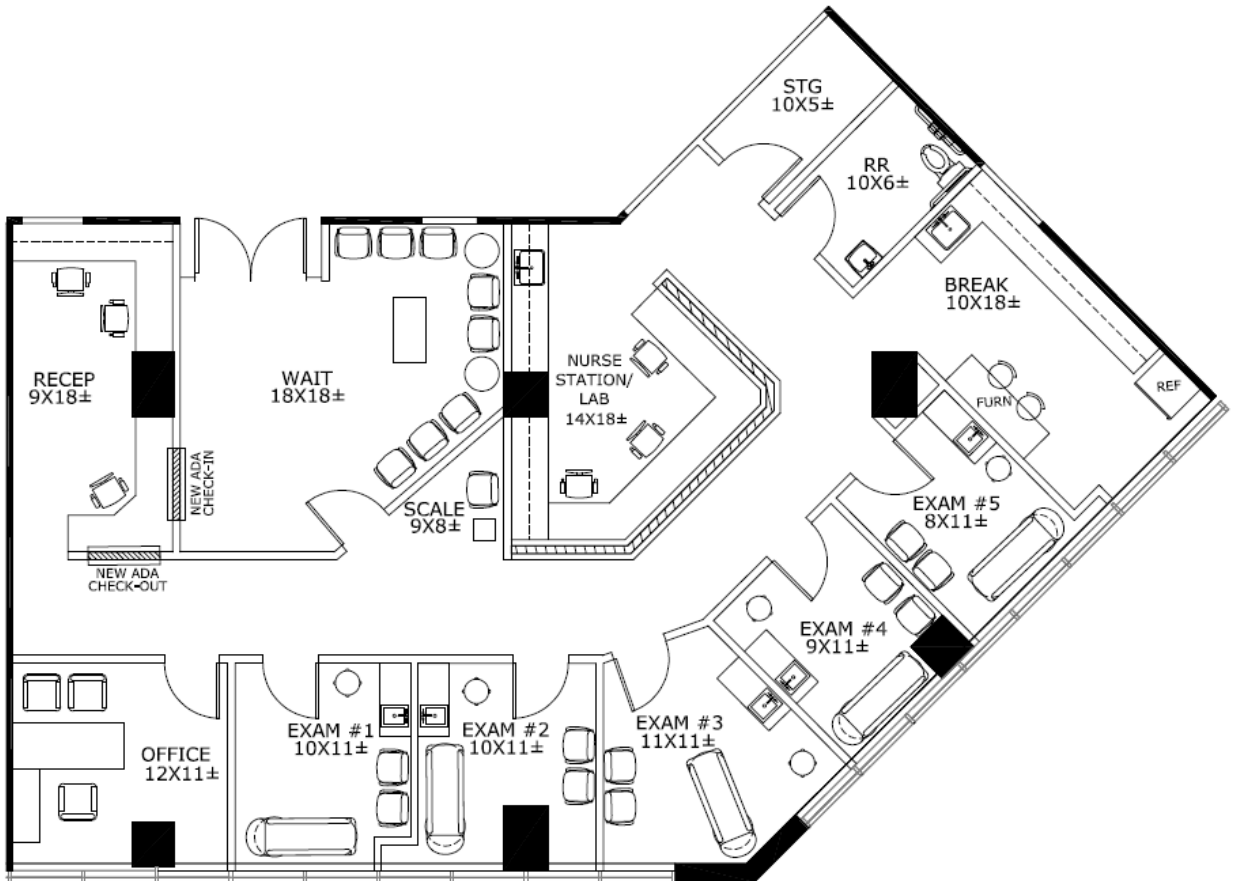
MOVE-IN READY SPEC SUITES

Available Spring 2026
Ste. 630 +/- 4,700 RSF



MOVE-IN READY SPEC SUITES

Available Spring 2026
Ste. 640 +/- 2,400 RSF





**CALL FOR
PRICING:**



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