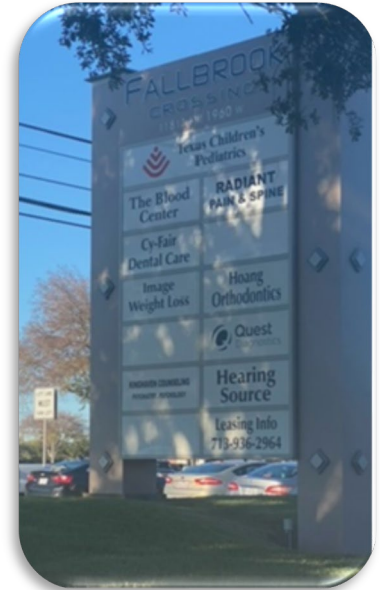


## Fallbrook Crossing

11811 FM 1960 Rd. West Houston, Texas 77065



### **Property Overview:**

**Size:** 29,772 sq. ft.

**Year Built:** 2000

**Location:** Strategically situated at the intersection of FM 1960 & Fallbrook.

### **Nearby Hospitals:**


North Cypress Medical Center  
Memorial Hermann Cypress  
Houston Methodist Willowbrook  
HCA Emergency Room

### **Accessibility:**

Easy access to Hwy 290, Beltway 8, and SH 249.

### **Professional Center Highlights:**

Anchored by **Texas Children's Hospital**  
Home to several **national tenants**  
Well-maintained common areas, leased premises, and vacancies.

 **Ideal for Medical Professionals:** This property offers an excellent opportunity for medical professionals looking to establish or expand their practice in a thriving community.

## Prime Medical Retail Opportunity!

### Availability

[Suite 106](#) – 1,825 RSF

[Suite 110](#) – 1,135 RSF

[Suite 130](#) – 1,129 RSF

Click Suite # for Photos of Space

Lease Rate \$21.00 PSF/Yr NNN

2025 Estimated OPEX –\$11.37 PSF/Yr

Tenant Improvement Allowance Negotiable

### **Contact:**

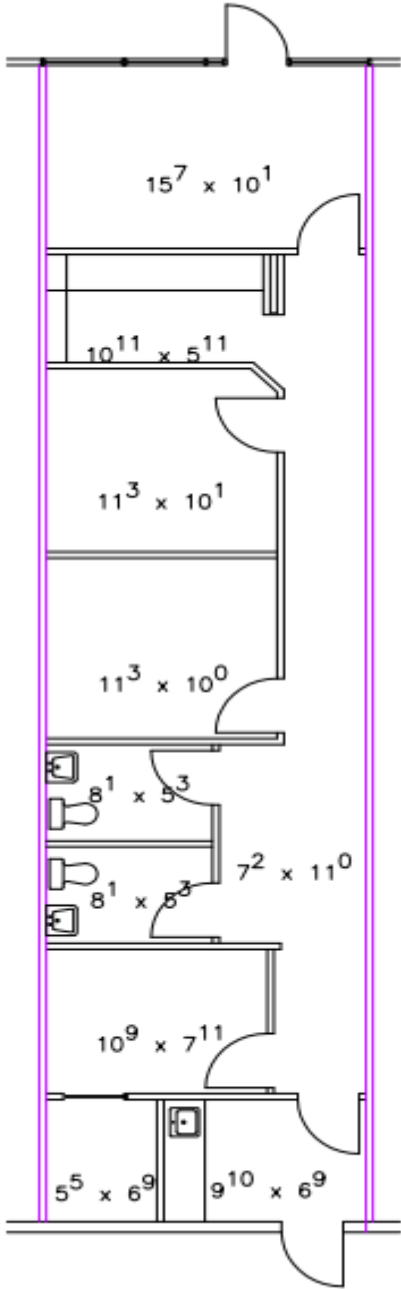
**Ann Marie Gallagher**

**Phone 713.936.2961**

annmarie@tisona-cre.com

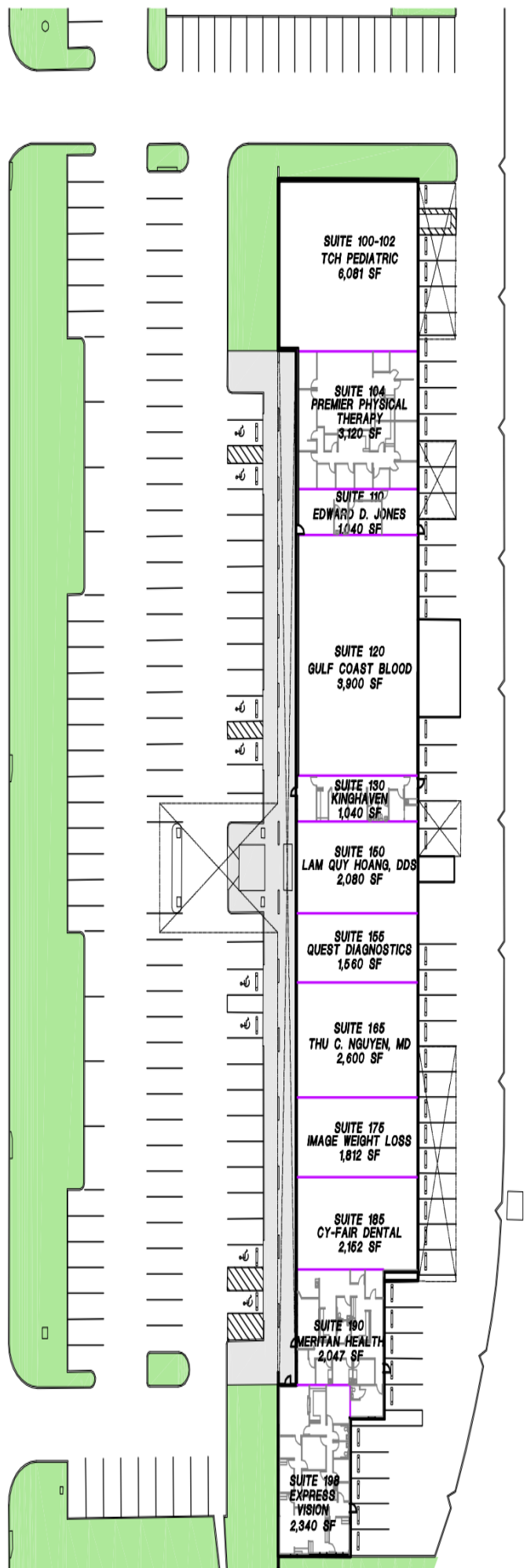


11811 FM 1960 West Houston, TX  
Floorplan – Suite 130



# FALLBROOK CROSSING

11811 FM 1960  
HOUSTON, TEXAS



F.M. 1960 W.

PREPARED BY:  
BILLY D. TIPPITT ARCHITECTS, INC.  
04/07/20

Leased By: Tisona Real Estate Services  
Leasing: Ann Marie Gallagher - TEL: 713.936.2964, FAX: 713.936.2964

DRAWING NORTH

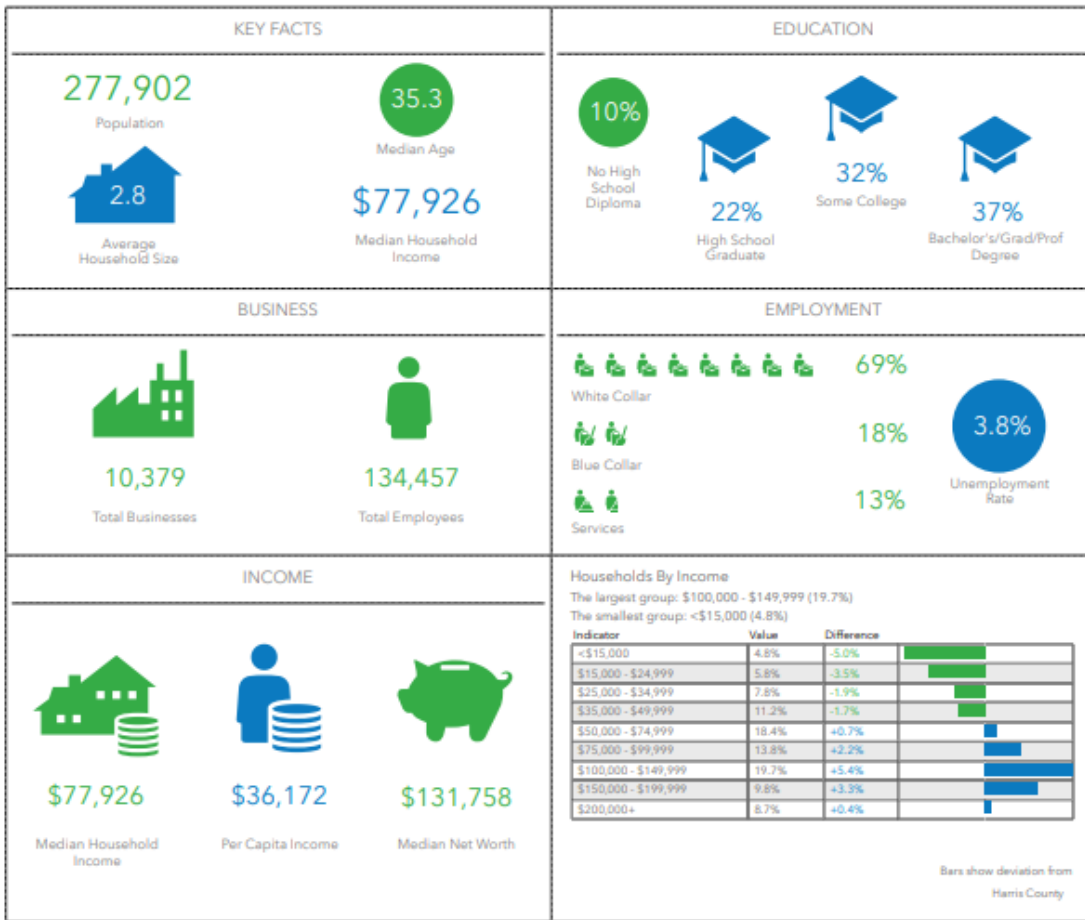


3/8" = 1'-0" (SEE SPACE ADJ.)

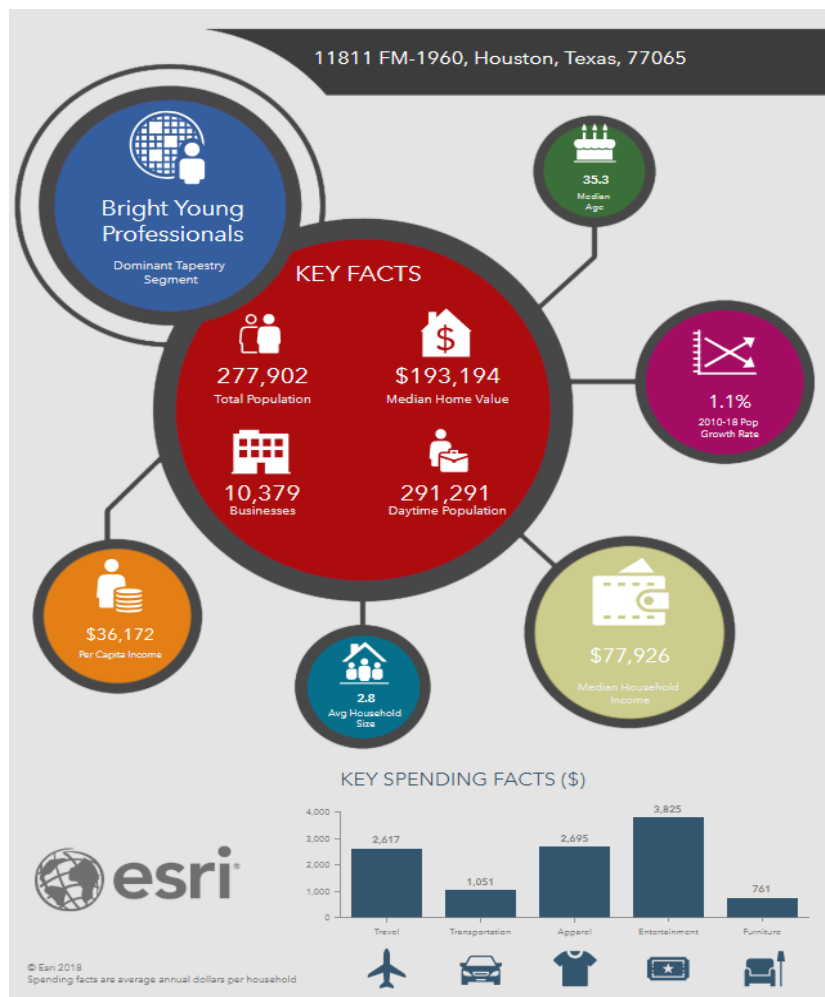


## Demographics

### 5 Mile Radius of 11811 FM 1960 West

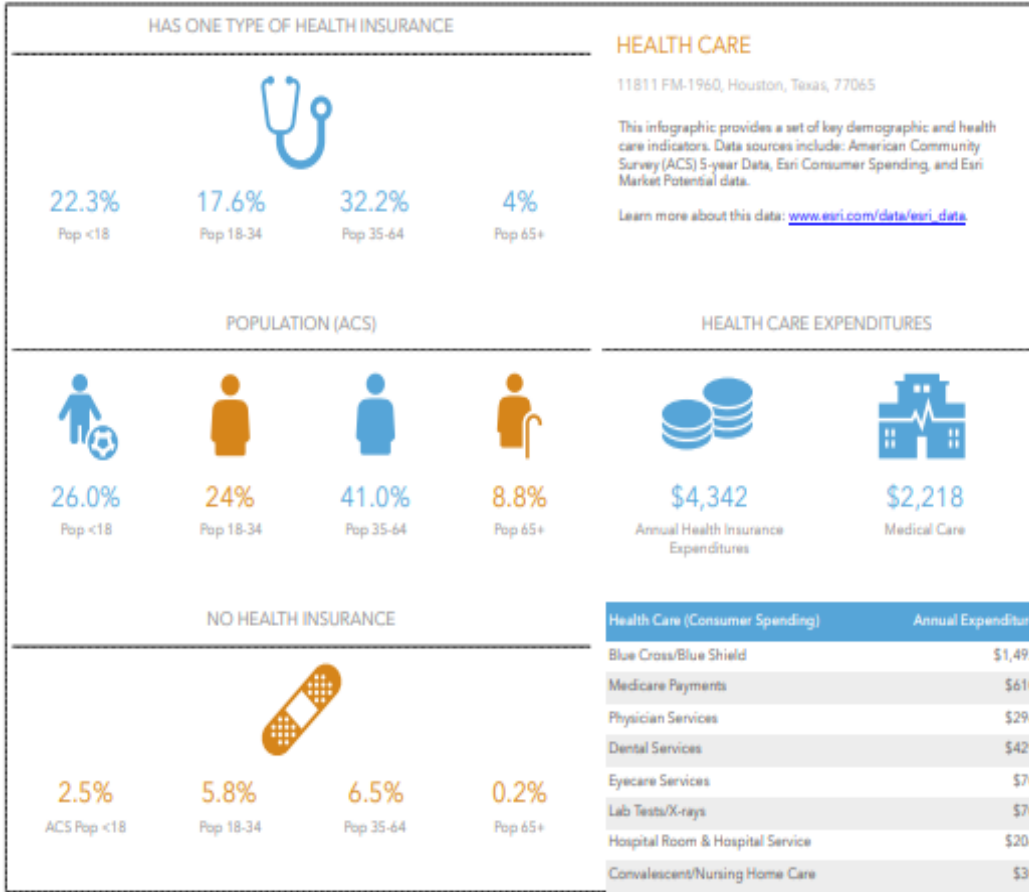


Source: esri.com



# Health Care

## 5 Mile Radius of 11811 FM 1960 West



Source: esri.com

