Museum Medical Tower
1213 Hermann Drive
Houston, Texas

PROPERTY DETAILS

- Located in the heart of the museum district and on the north side of the Texas Medical Center. Property is surrounded with street parking and is located on the light rail.
- Amenities include 1st floor retail with deli, florist and pharmacy/gift shop, attached parking garage, on-site management, tunnel to nearby hospital and quick access to any hospital in the Texas Medical Center.
- Second-generation medical office suites available, including dental office space.

SPACE AVAILABLE

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF</th>
<th>SF Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>1,739</td>
<td>1,006 - 6,200</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>463</td>
<td>1,239 - 4,730</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>381</td>
<td>1,082 - 7,504</td>
</tr>
<tr>
<td>4th Floor</td>
<td>687</td>
<td>1,082 - 7,504</td>
</tr>
<tr>
<td>5th Floor</td>
<td>1,398</td>
<td>1,082 - 7,504</td>
</tr>
<tr>
<td>Basement</td>
<td>20,099</td>
<td>20,099 SF</td>
</tr>
</tbody>
</table>

FOR INFORMATION, PLEASE CONTACT

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Scott Carter  
Leasing Associate  
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MEDICAL OFFICE SPACE FOR LEASE
Class B Medical Office Building

Transwestern Houston  |  1900 West Loop South, Suite 1300  |  Houston, Texas 77027  | P: 713.270.7700  |  F: 713.271.8172

MUSEUM MEDICAL TOWER
1213 Hermann Drive
Houston, Texas

LEASE EXPIRATION CHART
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• Convenient access to any hospital in the Texas Medical Center
• Prime location on the north side of the Texas Medical Center in the museum district, walking distance to restaurants, parks and entertainment venues
• Convenient garage parking, metered street parking and located on light rail
• Deli, pharmacy with gift shop and florist located on the 1st floor
• On-site management, after-hours card-key access and newly renovated common areas

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