

# 251 & 253 MEDICAL CENTER BLVD WEBSTER, TX 77598



## PROPERTY HIGHLIGHTS:

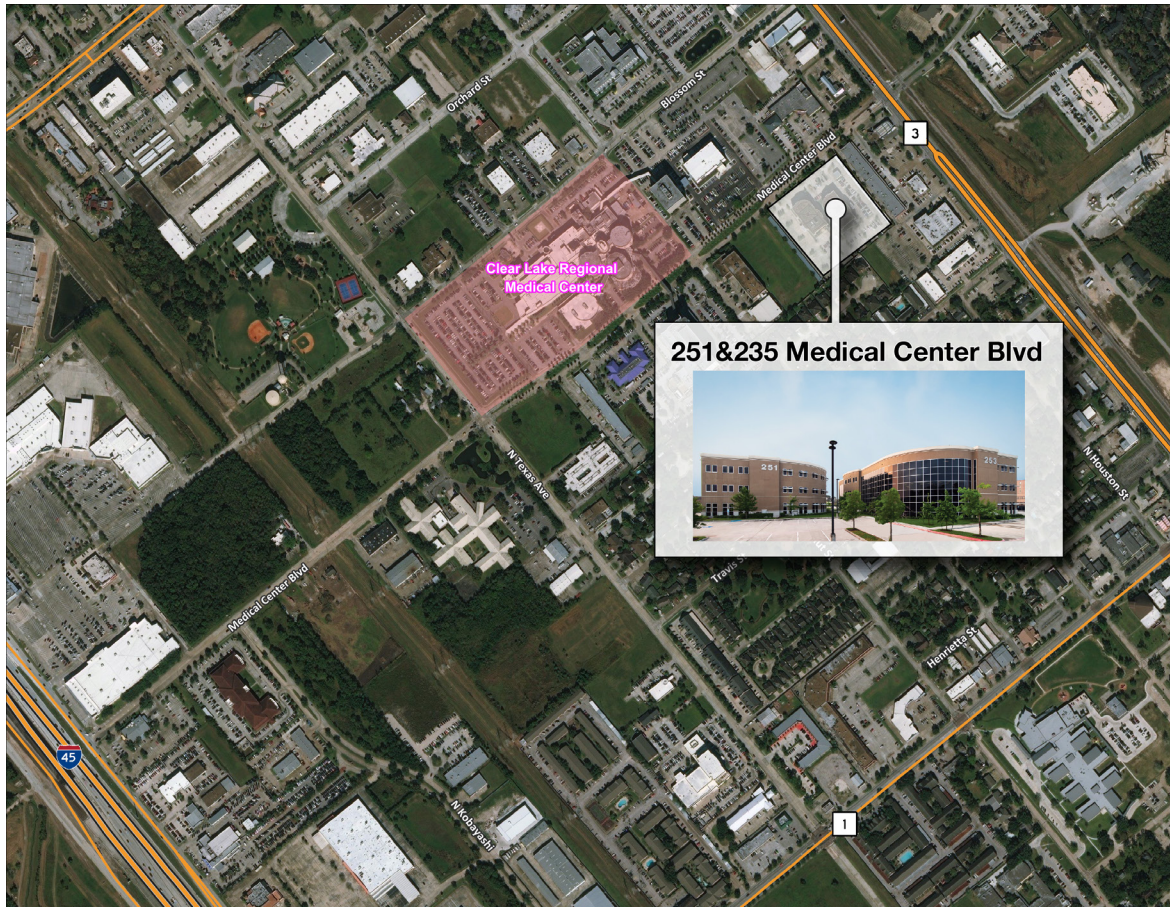
- Class A Medical Office Buildings in the heart of Webster's Medical Center
- Adjacent to Clear Lake Regional Medical Center (HCA)
- Under new ownership and management as of March 2018!
- Move in ready medical suites
- Tenant identity available
- **2018 Renovations / Building Management Improvements coming soon**

## AVAILABILITY :

- Suites ranging from 1,714 SF to 16,188 SF, including full floor suites

## TERMS:

Year 1 Rental Rate	\$22.00 - \$ 23.00 PSF NNN
2018 Est. CAM	\$13.35 PSF
TI Allowance	Negotiable
Parking	3.58/1,000



## CONTACT US:

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