

- LOCATED IN TOMBALL BUSINESS PARK
- EXCELLENT ACCESS TO HIGHWAY 249
- DIRECT ACCESS TO THE GRAND PARKWAY



FOR SUBLEASE

14434 MEDICAL COMPLEX DR.
SUITE 100 | TOMBALL, TX 77377



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Office:	7,160 SF
Warehouse:	5,430 SF
Total Available Space:	12,500 SF
Lease Expiration:	June 2030
Loading:	Grade-level and dock high
Fire Protection:	Sprinklered



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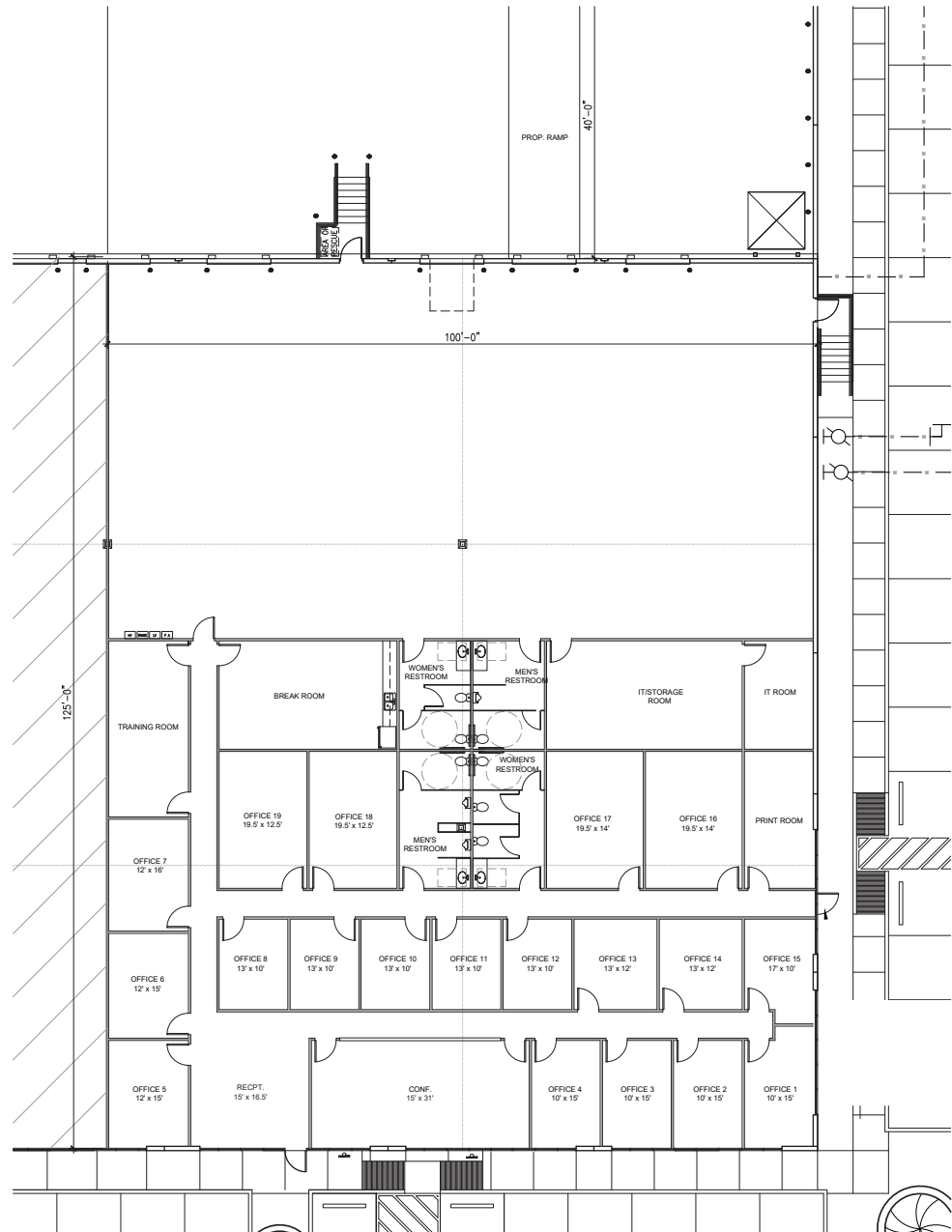
Warehouse	5,430 SF
Office	7,160 SF
TOTAL	12,500 SF

OFFICE DESCRIPTION

- 7,160 SF
- Reception
- Breakroom
- 1 conference room
- 1 training/conference room
- 17 private offices
- Office and warehouse restrooms

BUILDING AND WAREHOUSE SPECS

- 5,430 SF
- 24' clear height
- Wet pipe sprinkler
- 3-phase 480V service
- 4 docks (9'x10')
- 1 drive-in ramp
- 2/1000 parking ratio



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RECEPTION



OFFICE



BREAKROOM



TRAINING ROOM



WAREHOUSE

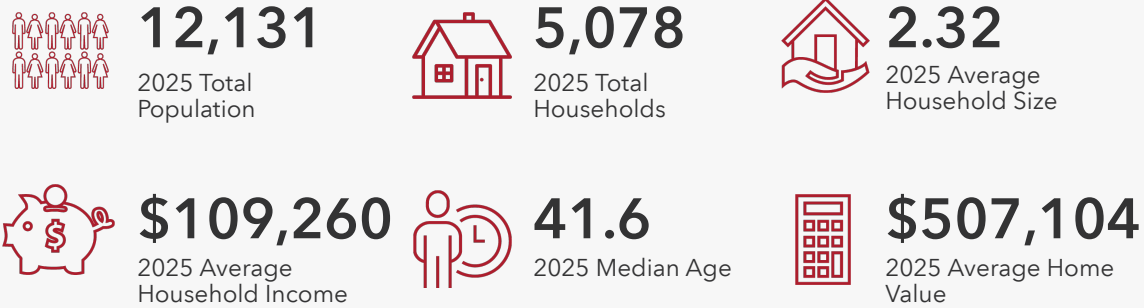


CONFERENCE ROOM

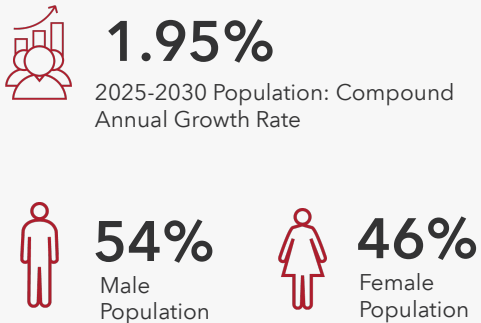
DEMOGRAPHICS

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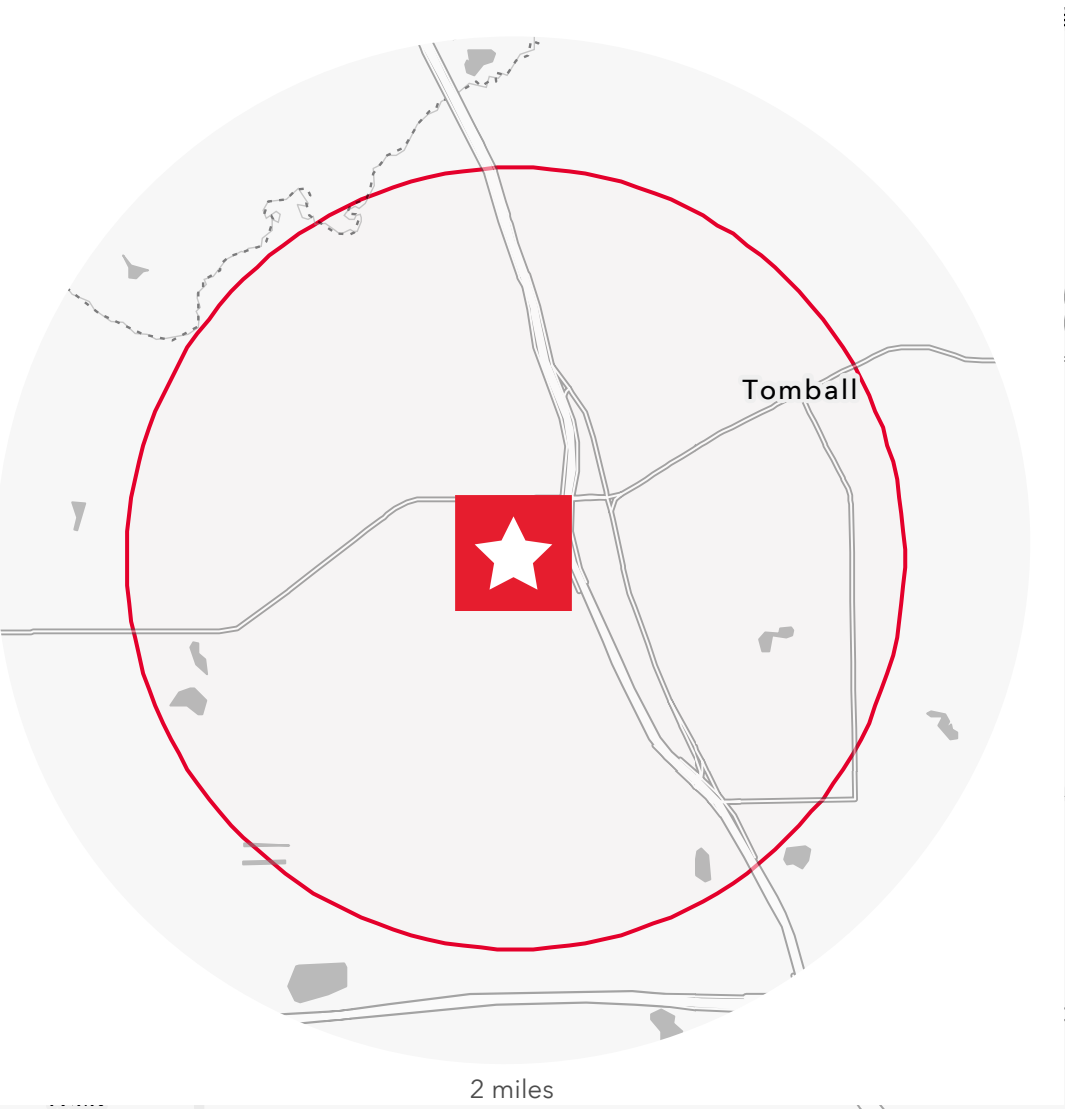
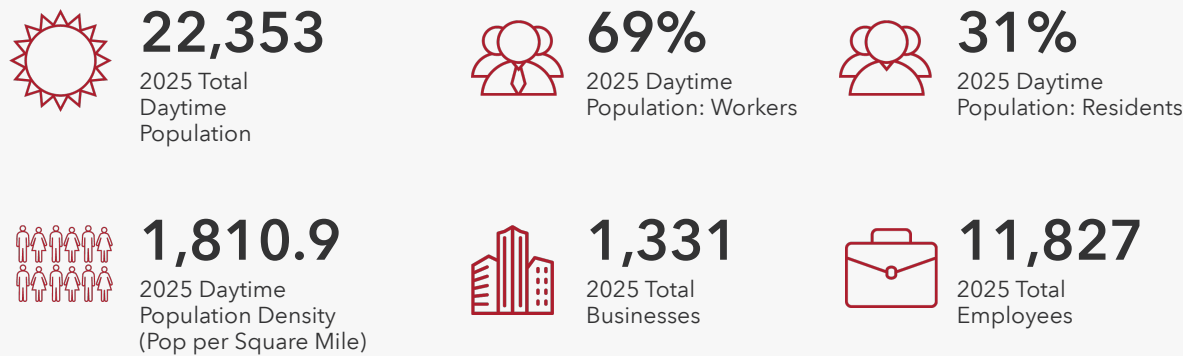
HOUSEHOLDS



POPULATION



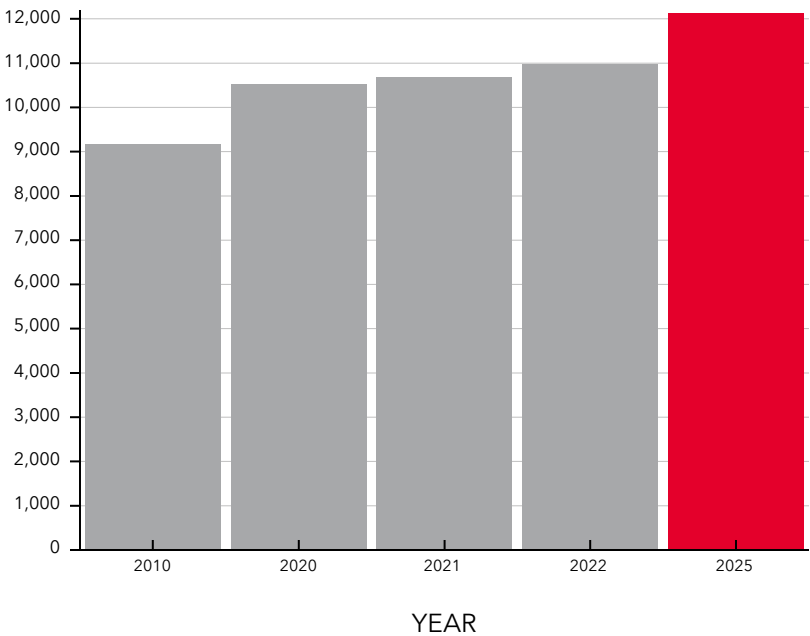
EMPLOYMENT



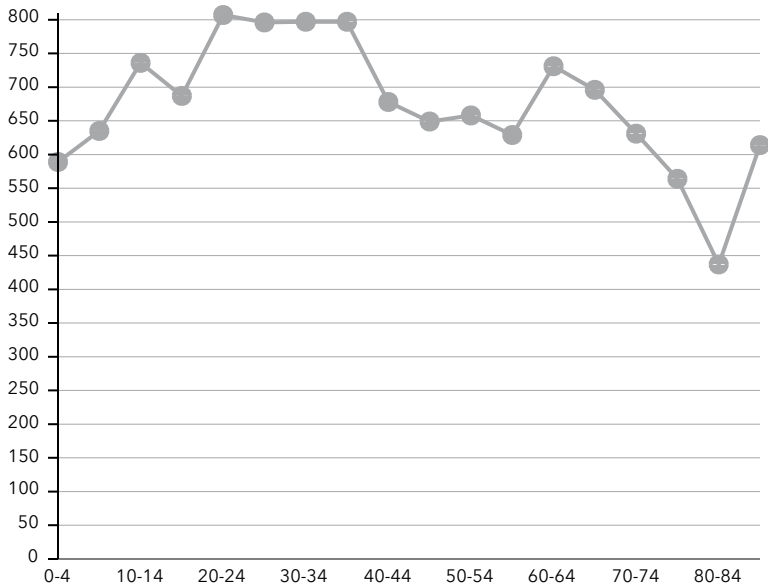
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2025



POPULATION BY AGE GROUP





Office Depot PETSMART SONIC
Arby's LESLIE'S CHICK-FIL-A
STARBUCKS COFFEE DOLLAR TREE
Denny's TARGET LOWE'S

MOD PIZZA O'Reilly
AUTO PARTS
BOOT BARN STARBUCKS COFFEE
SUBWAY

cricket wireless
Burger King Little Caesars
Watermill Express McDonald's

five BELOW ULTA ROSS
DRESS FOR LESS
BAGEL Potbelly Famous Footwear
Marble SLAB CREAMERY
Marco's Pizza Comcast xfinity
Jersey Mike's SUBS
Marshalls KOHL'S

14434 Medical Complex Dr

SHIRAZ DO WINE J.T. RAC
WandaMaxx Holiday Inn Express
Jack in the Box Goodwill
Skechers First Watch
Speck's Domino's Papa John's
Little Gym T-Mobile
PREMIERE 3D CINEMAS

Hampton Inn LAQUINTA
Motel 6 Sleep Inn Best Western
Smoothie King
McCoy's BUILDING SUPPLY
STARBUCKS COFFEE
Comfort Suites
Advance Auto Parts
Aaron's
Freddy's
Chicken Express
Batteries + Bulbs

Tomball



**14434 MEDICAL PLAZA DR.
TOMBALL, TX 77377**

FOR MORE INFORMATION, CONTACT:

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