

MEDICAL OFFICE LEASE

116,994 SF

CLASS A



HeightsMED

427 W 20th Street | Houston, TX 77008



Owner	Wolf Capital Partners
Total NRA	116,994 SF
Floors	8
Year Built	1975/Reno 2023
Rental Rates	\$30.00/NNN
Operating Expenses	\$12.87 Estimated 2023
Parking Ratio	4.80/1,000 SF
Building Hours	M-F 6A-6:30P; Sa 8A-1P; Su CLOSED
Amenities	Covered Drop-off, Free Garage and Surface Parking, On-site Security and Property Management

Suite	Available SF	Links and Notes
100	2,780	Shell Condition
105	1,554	2nd Gen Pharmacy
205	1,428	Up to 8,650 SF Contiguous
206	1,929	Up to 8,650 SF Contiguous
207	2,979	Up to 8,650 SF Contiguous
209	896	Up to 8,650 SF Contiguous
501	12,227	
602	2,779	Shell Condition
700	1,893	Up to 4,494 SF Contiguous
703	779	Up to 4,494 SF Contiguous
704	1,822	Up to 4,494 SF Contiguous
706	2,550	2nd Gen Clinical
707	2,052	Spec Suite
B100	847	Up to 2,449 SF Contiguous
B107	1,967	Up to 2,215 SF Contiguous
B111	1,036	Up to 2,449 SF Contiguous



Leasing Information:

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