

\$10,000,000 BUILDING RENOVATION TO BE COMPLETED IN 2017



**MUSEUM
MEDICAL
TOWER**
1213 HERMANN

 **TRANSWESTERN®**



MUSEUM MEDICAL TOWER

1213 HERMANN

BUILDING RENOVATION INCLUDES:

- "French museum" facade upgrades
- Green "live" wall
- New landscaping
- Completely remodeled lobby
- High-end corridor, elevator lobby, and restroom renovations

AVAILABILITIES:

Up to 16,921 SF available

LOCATION

North side of the Texas Medical Center in the museum district, walking distance to Hermann Park, Hotel ZaZa, Miller Outdoor Theater, and Science Museum.

BUILDING AMENITIES

- On-site management, deli, pharmacy and security
- Attached parking garage and tunnel access to Park Plaza Hospital
- Owned by HCP, Inc., Houston's largest healthcare owner
- Generous TI packages available
- Incredible views of the Museum District and Hermann Park



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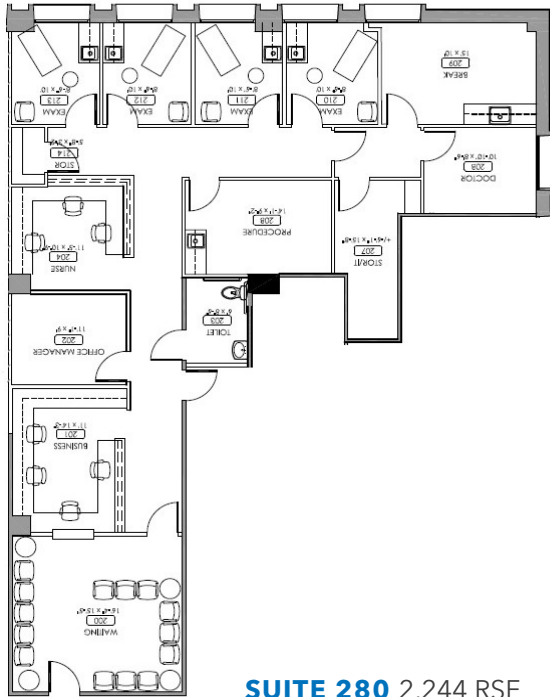
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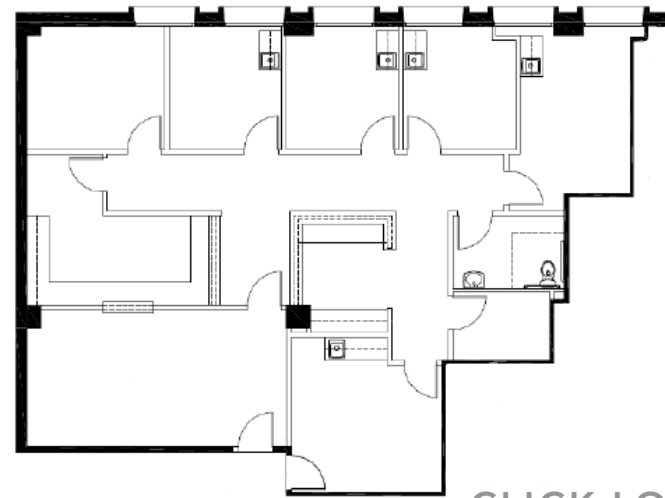
MOVE-IN READY LEASING OPTIONS

1213 HERMANN DRIVE | HOUSTON, TX 77003

- Currently under construction
- Available Q4 2017*
- Upgraded finishes and designer color scheme



SUITE 280 2,244 RSF
4 exam rooms
1 procedure room



SUITE 675 2,132 RSF
4 exam rooms
1 procedure room

CLICK LOGO FOR
REDEVELOPMENT
PROGRESS



* Due to Hurricane Harvey, construction timeline may be delayed. Contact Leasing Agent for more information



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