



HEDWIG PLACE

8731 Katy Fwy, Houston, TX 77024

ACCESSIBILITY
meets
MODERN
DESIGN

CBRE





HEDWIG PLACE is located on I-10 (Katy Freeway) in the heart of the Memorial Villages, just miles away from Memorial Hermann Memorial City Hospital. Hedwig Place is bolstered by freeway exposure, fine dining and retail, and upscale neighborhoods.





Class A, 102,775 RSF,
5-story Medical Office
Building



Ambulatory surgical
centers within the
building



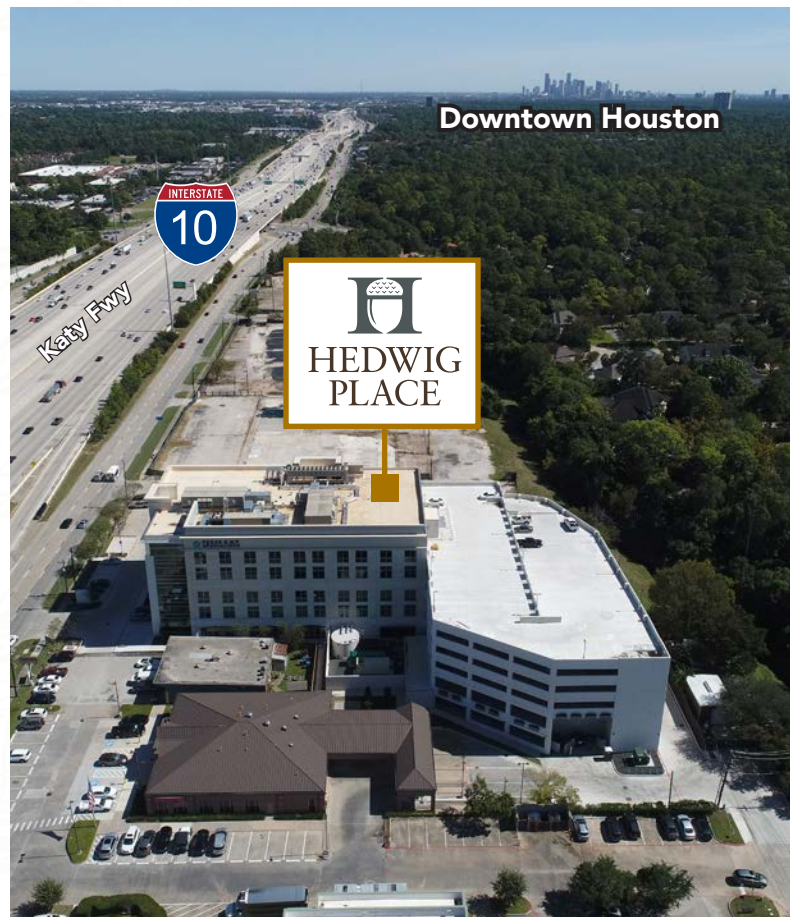
Federal Grill serves
upscale comfort food
on the ground floor



Structured parking with
direct access on the 1st
and 2nd floors and
greater than 4/1,000 SF
parking ratio



Automatic doors and
gurney-sized elevators





5 MILES

3 MILES

1 MILE

Spring Valley Village

380,000 VPD

Memorial Hermann
Memorial City
Medical Center

City
Centre

Memorial
City Mall

*Hedwig
Village*

*Piney Point
Village*

*Hunters
Creek Village*

Galleria

H
**HEDWIG
PLACE**

12 MILES to
TEXAS
MEDICAL
CENTER

Booming West Side Location



Major arterial route, experiencing nearly 380,000 cars per day



77024 zip code boasts some of the wealthiest demographics in the state of Texas



Located on I-10 between Loop 610, Houston's inner loop, and Beltway 8, the first outer loop



Easy access to all major freeways from I-10

8 MILES
to the
HEIGHTS

10 MILES
to
DOWNTOWN

INTERSTATE
69

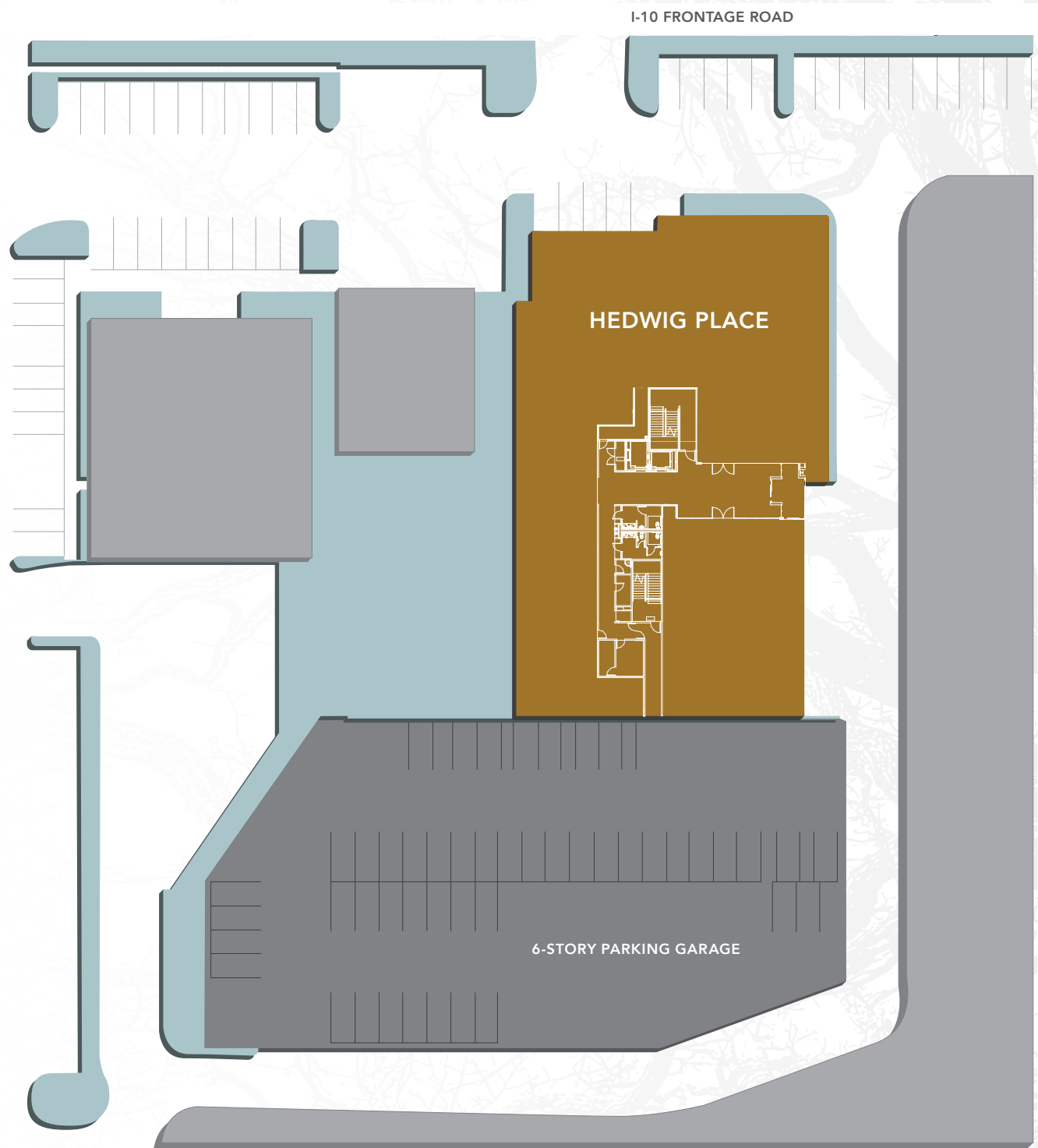
H
Texas Medical
Center

2025 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	9,016	141,714	446,413
DAYTIME POP	14,173	188,831	681,573
AVG HH INCOME	\$350,858	\$169,854	\$132,858

CONSUMER HEALTHCARE	1 MILE	3 MILES	5 MILES
AVG CONSUMER EXPENDITURE ON HEALTHCARE	\$17,946	\$9,100	\$7,557
ADULTS VISITED DOCTOR LAST 12 MONTHS	5,773	87,315	265,714
ADULTS VISITED DOCTOR LAST 12 MONTHS: 6+ TIMES	2,948	39,832	117,002
TOTAL INSURED - PRIVATE INSURANCE		81,876	224,204
TOTAL INSURED - PUBLIC INSURANCE		23,188	76,411

SITE PLAN

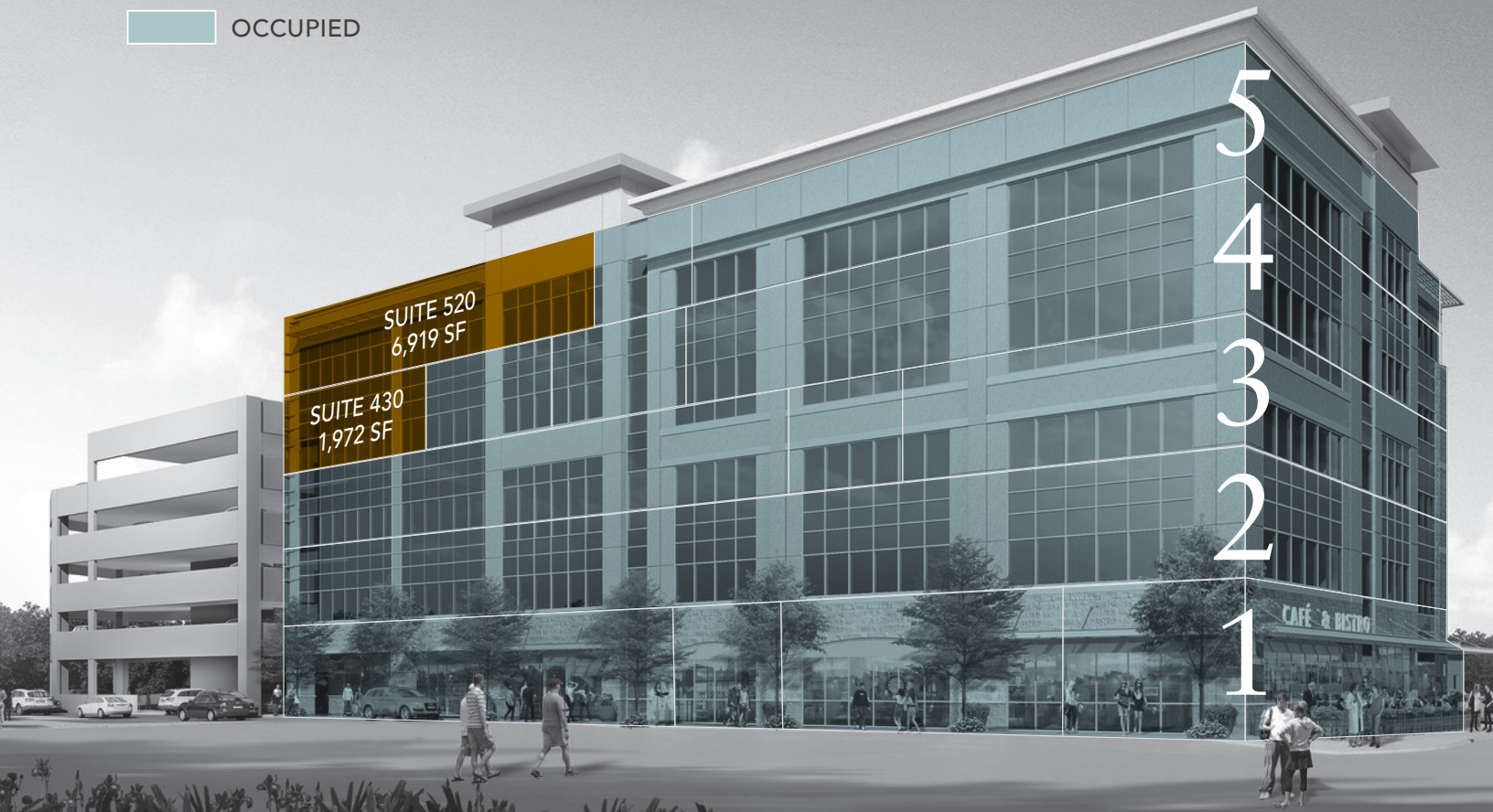


AVAILABILITIES

Suite 430 - 1,972 SF

Suite 520 - 6,919 SF
([VIEW VIRTUAL TOUR](#))

AVAILABLE
OCCUPIED



FOR ADDITIONAL INFORMATION

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