

**± 2,250 SF MEDICAL OFFICE
FOR LEASE**

4002 GARTH RD, SUITE 160, BAYTOWN, TX 77521



ERIN ELLWANGER

832-330-5304

evellwanger@gmail.com

Claire Sinclair
PROPERTIES, LLC

281-424-0333
www.claresinclair.com

PROPERTY DESCRIPTION

4002 Garth Rd, Suite 160 is a 2,250 SF second-generation medical office space located in a high-traffic area of Baytown. Features waiting area, reception area, 4 exam rooms, a procedure/flex space, doctor's office, 2 bathrooms, and a conference/break room. The property is ideal for a medical or healthcare practice seeking proximity to a major hospital campus and establish a presence in a growing Baytown submarket.

BASE RENT \$21.60/SF/YR

EXPENSE RATE (NN) \$9.84/SF/YR



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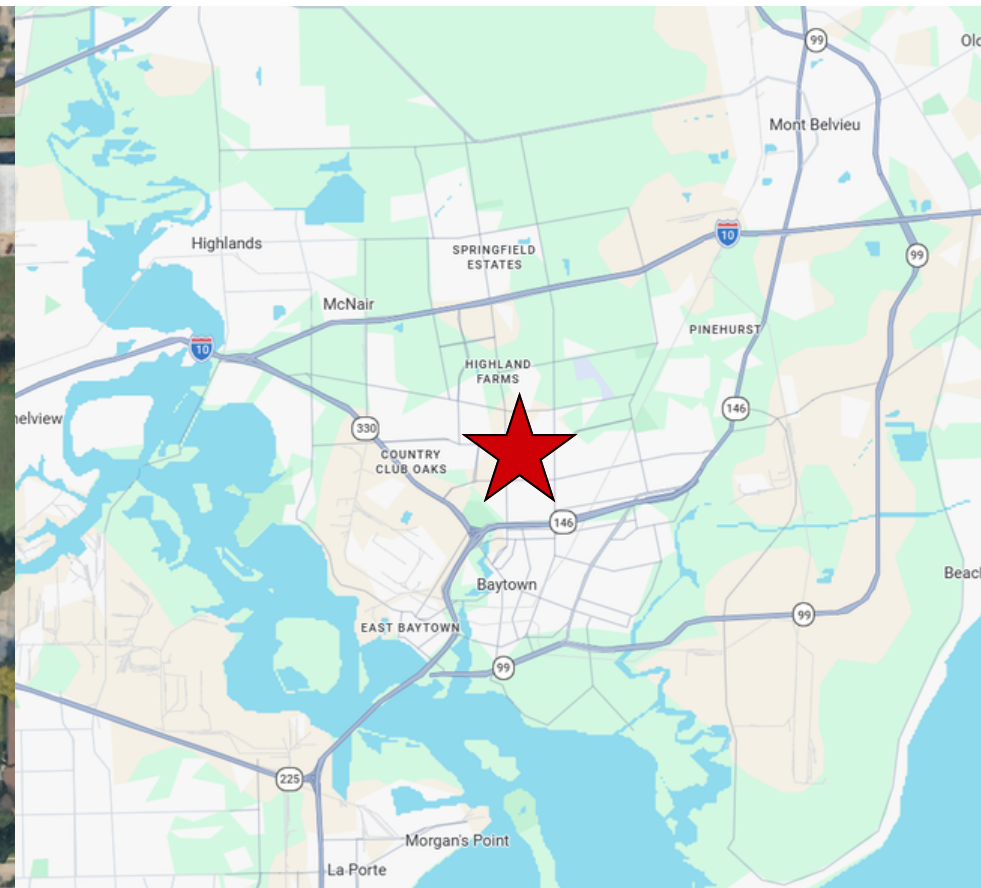
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PROPERTY LOCATION

Located across from Houston Methodist Baytown Hospital. Strong visibility and convenient access to I-10, Hwy 146, and Spur 330.



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