



TRANSWESTERN

HOUSTON HEALTHCARE/ MEDICAL OFFICE MARKET

Q4 2023

TRENDLINES

	Q4 2023	Q4 2022	ONE-YEAR TRAILING	FIVE-YEAR AVERAGE	12-MONTH FORECAST
UNEMPLOYMENT RATE (%)	4.1	3.9	↑	5.5	↓
NET ABSORPTION (Thousands SF)	129.7	134.5	↓	131.6	↑
DIRECT VACANCY RATE	13.3%	13.1%	↔	12.7%	↓
TOTAL AVAILABILITY (MSF)	4.4	4.2	↑	4.0	↔
UNDER CONSTRUCTION (MSF)	1.0	1.1	↓	1.0	↓
ASKING RENT, FULL SERVICE (PSF)	\$30.51	\$30.33	↑	\$28.80	↑
SALES VOLUME (Millions)	\$0.0	\$51.0	↓	\$52.9	↓

Source: Bureau of Labor Statistics, CoStar, Real Capital Analytics, Revista, Transwestern. Arrow color palette indicates property sector agency leasing, management and investor trending assessment(s).

HEALTH SYSTEMS ACCOUNT FOR 80% OF CONSTRUCTION IN THREE SUBMARKETS

Houston’s healthcare sector wrapped 2023 with just under a million square feet underway and a 92 percent pre-lease rate located mainly in three submarkets: The northwest 290 Corridor, Clear Lake in the southeast and The Woodlands north of Downtown. These submarkets are among the fastest growing residential areas concentrated with master planned communities and explains why the new product type is nearly evenly split between on- and off-campus facilities. As a result, this quarter witnessed the completion of two projects developed by a couple of the metro’s largest health service providers, adding approximately 215,000 square feet of fully occupied space. The largest was the opening of Kelsey-Seybold’s 165,000 square foot clinic, Springwoods Village Campus, in The Woodlands submarket followed by Memorial Hermann’s 50,000 square foot Pearland Hospital campus in the South submarket, also an area characterized by new master planned residential building.

At year-end, large health system projects comprised just under 800,000 square feet of the total development pipeline. In the fourth quarter, with nearly fully leased deliveries, Houston’s healthcare sector witnessed overall net absorption totaling approximately 178,000 square which kept vacancy practically unchanged at 13.3 percent – a stabilized pattern seen for the past two years. In line with the new space, asking rents expectedly rose 33 basis points again this quarter \$30.51 PSF/YR. Looking ahead, Kelsey-Seybold will continue its suburban expansion during early 2024, with its first new year deliveries scheduled again in the Clear Lake submarket.

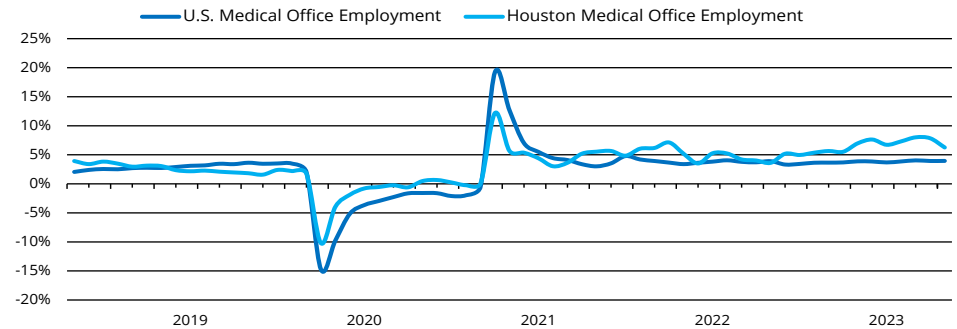


ECONOMY

Steady Job Growth, Lower Inflation and Local Economic Expansion Projected for 2024

- The Houston metro is coming off several years of record economic growth during the closing quarter of 2023. The expansion is expected to continue into 2024 but at a more measured pace, according to the employment forecast released in December by the Greater Houston Partnership (GHP). Metro Houston created 3,600 jobs in December, according to the Texas Workforce Commission (TWC). The most recent monthly jobs report nudged gains for 2023 to 70,100 jobs, below what the region created in 2021 and 2022, which were historically record years for Houston. Still, the region is on track to add another 57,600 during 2024, with all sectors seeing positive gains except construction, real estate, and finance insurance and information.
- Bank of America is projecting the U.S. will see interest rate cuts starting in the first half of next year and quarterly thereafter as inflation mitigates. Inflation tracked above 3.0 percent nationwide during 2023 but is anticipated to fall to 2.5 percent by December 2024.
- The GHP sees no U.S. or local recession in 2024, a prediction echoed by recent data from the Federal Reserve Bank of San Francisco and the Federal Reserve Bank of New York. Economic activity in Houston continued to expand in December but the components showed mixed results. The non-manufacturing sector grew at a faster pace while manufacturing continued to report spot softness, according to the most recent Houston Purchasing Managers Index (PMI) prepared by the Institute for Supply Management-Houston. The overall PMI fell 60 basis points to 51.4, down from 52.0 in November. Readings above 50 indicate overall expansion of the economy, below 50, contraction.

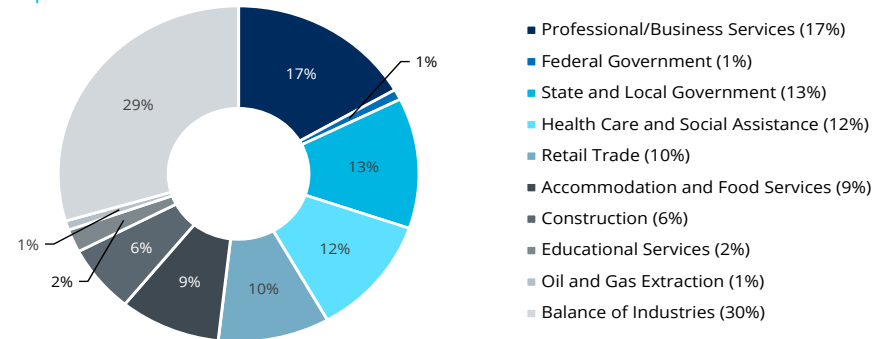
Y-O-Y CHANGE IN MEDICAL OFFICE JOBS



Source: Bureau of Labor Statistics, Transwestern

SHARE OF EMPLOYEES BY INDUSTRY

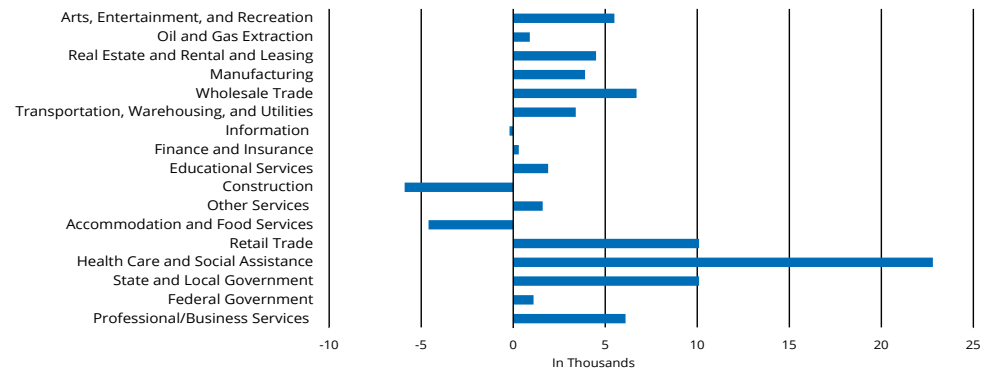
Houston | December 2023



Source: Bureau of Labor Statistics, Transwestern

Y-O-Y CHANGE IN JOBS BY INDUSTRY

Houston | December 2023



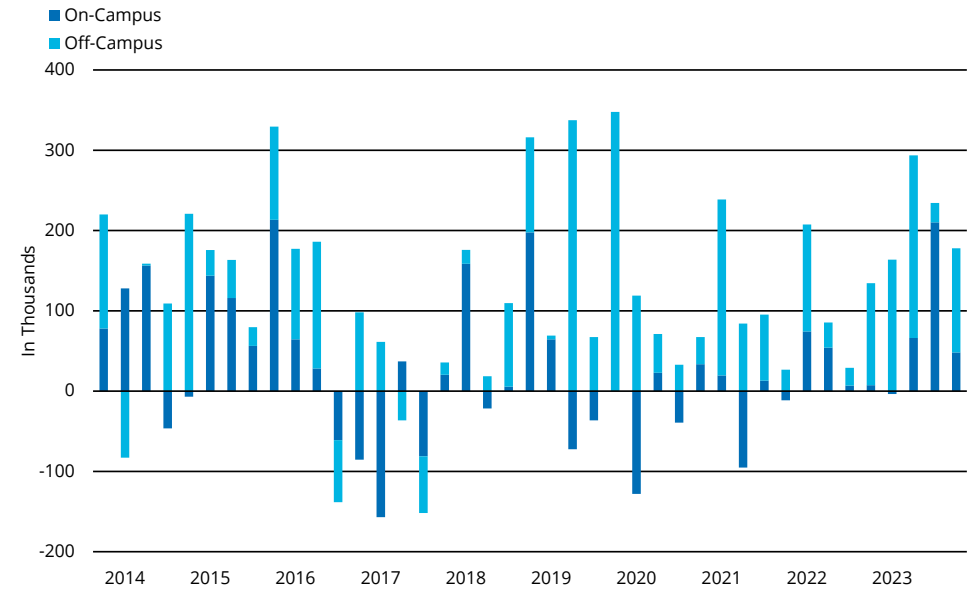
Source: Bureau of Labor Statistics, Transwestern

NET ABSORPTION

Suburban Health Systems Drive Up Quarterly Demand

- Houston’s healthcare sector witnessed overall net absorption totaling approximately 178,000 square feet this quarter. Both on-campus and off-campus product recorded space gains, most of which were off-campus taking down 129,747 square feet.
- Health systems building up their services in the suburbs continue to drive Houston’s growth. The completion and occupancy of Kelsey-Seybold’s 165,000 square foot Springwoods Village Campus and Memorial Hermann’s 48,648 square foot Sports Park – Pearland in The Woodlands and South submarkets, brought the submarkets to the top for positive net absorption over the period reaching more than 210,000 square feet combined.
- The Clear Lake submarket experienced positive gains of 32,783 square feet over the quarter. Contrastly, two submarkets finished the quarter with net losses over 40,000 square feet: Near Southwest and Near West witnessed net losses of 63,435 square feet and 49,842 square feet, respectively.
- The metro chalked up 1.05 million square feet in net gains in 2023 with four submarkets taking down more than 70 percent during the year: 290 Corridor (249,104 SF), Far West (214,116 SF), The Woodlands (171,723 SF), and Sugar Land (149,683 SF).

NET ABSORPTION BY CLASS



Source: CoStar, Revista, Transwestern

TOP TEN HEALTHCARE SYSTEMS BY NUMBER OF BEDS

Houston Metro Area

HEALTHCARE SYSTEM	ACUTE CARE BEDS	LOCAL HOSPITALS
MEMORIAL HERMANN	4,611	14
HOUSTON METHODIST	3,265	8
HCA HOUSTON HEALTHCARE	3,018	13
ST. LUKE'S HEALTH	1,275	8
UNIVERSITY OF TEXAS MEDICAL BRANCH HEALTH SYSTEM	1,038	5
TEXAS CHILDREN'S HOSPITAL	897	4
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	715	1
HARRIS HEALTH SYSTEM	617	2
MICHAEL E. DEBAKEY VETERANS AFFAIRS MEDICAL CENTER	535	1
ST. JOSEPH MEDICAL CENTER	290	1
TOTAL	16,261	57

*Table is sorted by number of beds in descending order
Source: Houston Business Journal Oct. 2023, Transwestern

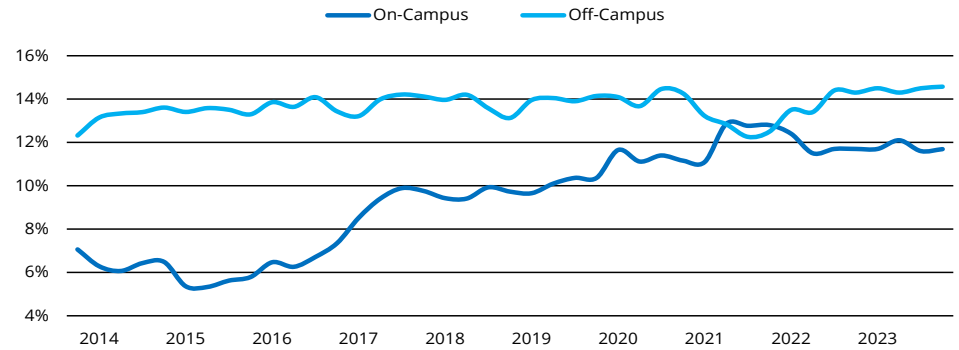


VACANCY

Everyday-Sized Leases, Health Systems Keep Vacancy Unchanged

- Overall direct vacancy for Houston’s healthcare sector increased slightly by 10 basis points to 13.3 percent over the period but has steadily remained around this rate for nearly two years. Over the last 90 days, direct vacancy for off-campus and on-campus properties ticked up 10 basis points each to 14.6 percent and 11.7 percent, respectively. This quarter’s rates are in line with those this time last year with off-campus product experiencing an increase of just 30 basis points.
- The Near Southwest and Conroe submarkets experienced the greatest rises in vacancy over the period due to smaller tenant move outs, increasing 4.4 percent and 2.6, respectively.
- Direct vacancy in the Baytown/Channelview submarket fell 2.9 percent as four tenants signed leases ranging from 1,588 square feet to 3,271 square feet at 1610 James Bowie Dr. The 290 Corridor submarket has continued to be an active market with vacancy falling 1.2 percent over the quarter and 7.4 percent from this time last year to 16.9 percent.

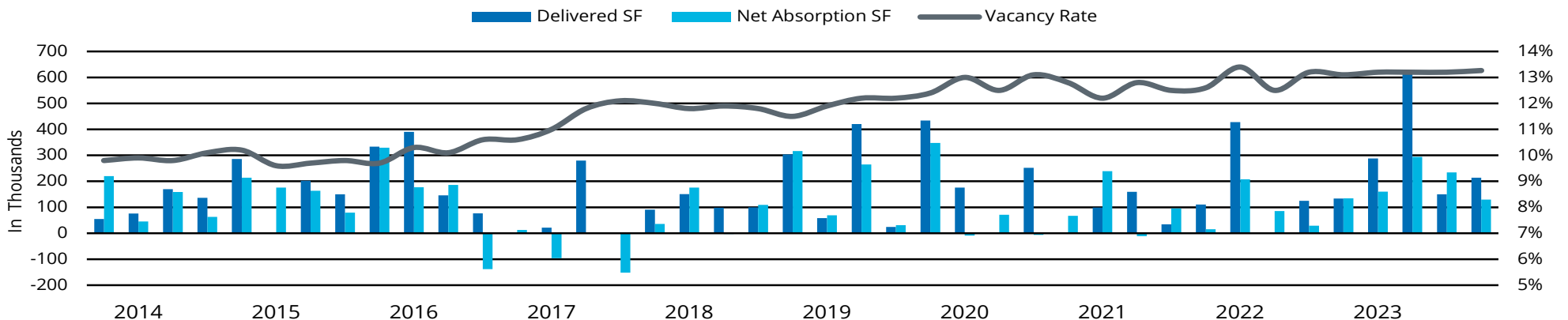
OVERALL VACANCY RATE



Source: CoStar, Revista, Transwestern

- The South submarket also saw vacancy decline 1.2 percent over the quarter, aided by the completion of the newest addition to Memorial Hermann’s Pearland Hospital Campus, 50,000 square foot Memorial Hermann Sports Park - Pearland.

DELIVERY IMPACT ON KEY INDICATORS



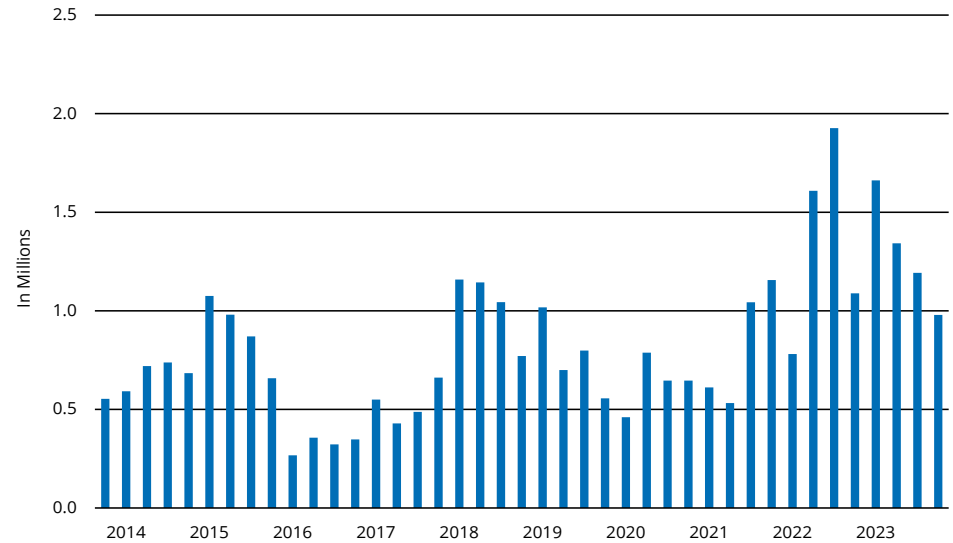
Source: CoStar, Revista, Transwestern

UNDER CONSTRUCTION

Kelsey-Seybold and Memorial Hermann Expand Suburban Footprints

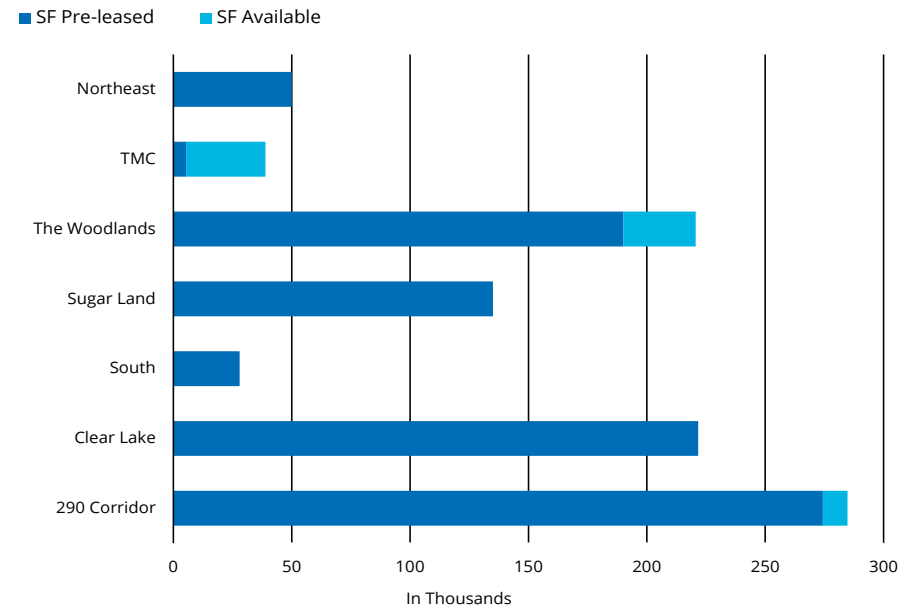
- Two of Houston’s largest health systems, Kelsey-Seybold and Memorial Hermann opened their doors on two new suburban properties this quarter adding an additional more than 210,000 square feet of fully occupied space. The deliveries now leave the construction pipeline close to 95 percent preleased at the end of the year. The expansion, driven largely in the fast-growing suburbs, now accounts for nearly eight out of ten square feet underway throughout Houston.
- Specifically, Kelsey-Seybold opened their new 165,000 square foot clinic, Springwoods Village Campus, in The Woodlands submarket. The delivery comes as a part of system’s plan to expand their health services into the suburbs with the development and expansion of clinics and campuses across the Houston metro, including nearly 400,000 square feet in the Clear Lake, South, and Sugar Land submarkets.
- Memorial Hermann expanded their Pearland Hospital campus by approximately 50,000 square feet this quarter with the addition of Memorial Hermann Sports Park – Pearland in the South submarket. The system has 235,000 square feet of new development now under construction as the non-profit community-owned system expands their Cypress and The Woodlands hospital campuses to meet the health needs of two of Houston’s fastest growing master-planned residential communities.
- As the year ended, four submarkets – all in the suburbs --had more than 100,000 square under construction: 290 Corridor (284,762 square feet), Clear Lake (221,700 square feet), The Woodlands (220,629 square feet), and Sugar Land (135,000 square feet).

UNDER CONSTRUCTION



Source: CoStar, Transwestern

UNDER CONSTRUCTION BY SUBMARKET



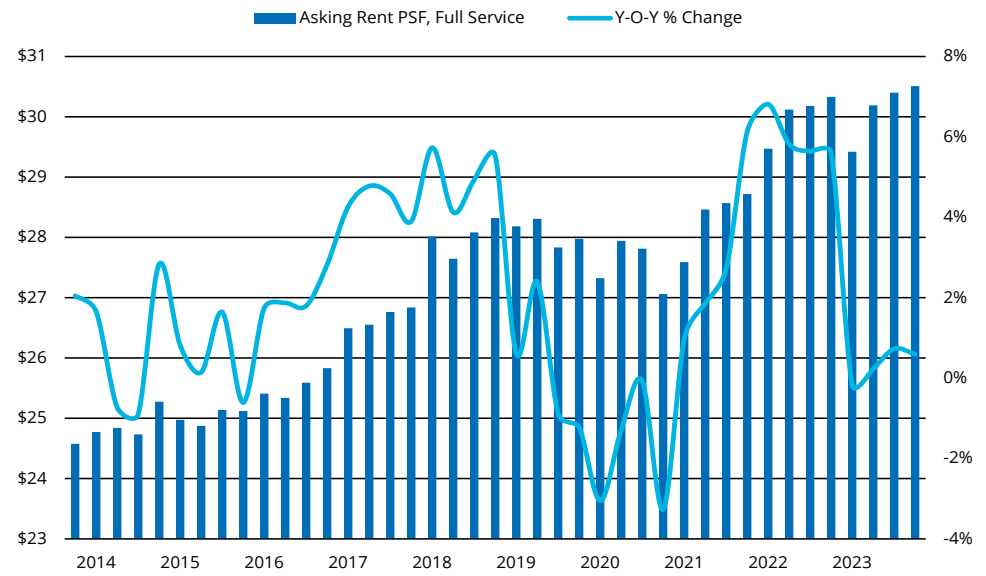
Source: CoStar, Revista, Transwestern

RENTAL RATES

Area Gains Diverse in Q4 2023: Largest Rise Led by Near Southwest, Northeast, and Tomball Submarkets

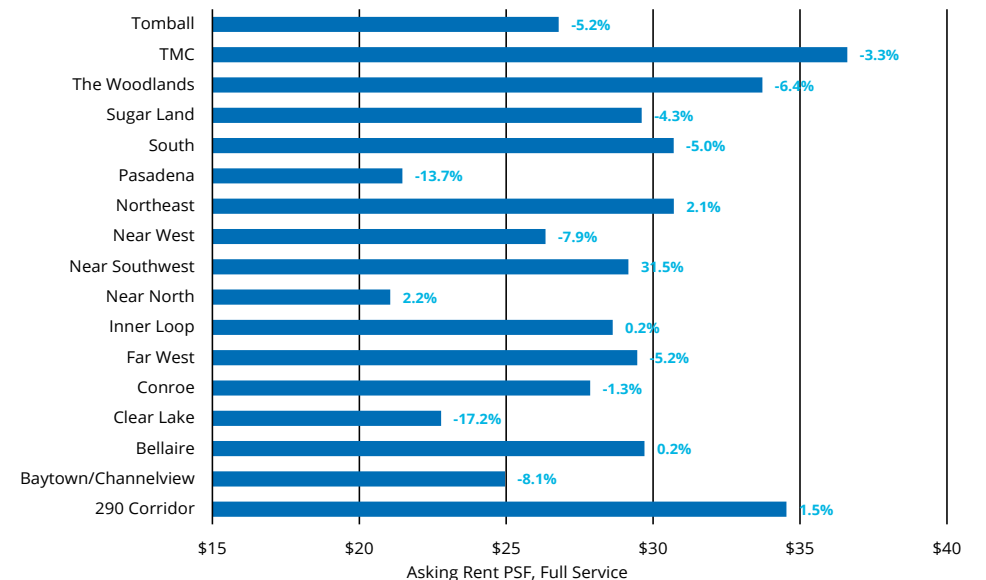
- Houston’s healthcare sector saw asking rents rise 40 basis points over the quarter to \$30.51 PSF/YR from \$30.40 PSF/YR. On-campus product witnessed rents decline two percent quarter-over-quarter and 50 basis points year-over-year to \$32.74PSF/YR. Conversely, rates have increased 2.4 percent over the quarter and 1.3 percent from this time last year to \$28.96 PSF/YR for off-campus product. The diversity of rental advancements in product type were also seen geographically across the metro.
- For example, the Near Southwest submarket experienced the most significant increase with quoted asking rates increasing \$7.59 PSF/YR to \$29.16 PSF/YR over the quarter and up \$6.99 PSF/YR year-over-year as renovated space came online. Rate increases over the last 90 days exceeding 3 percent were also seen in the Tomball and Northeast submarkets at 3.3 percent and 10.7 percent respectively.
- On the opposite side of the spectrum, asking rents declined by \$2.58 PSF/YR in the Near West submarket over the quarter to \$26.34 PSF/YR, and are down 7.9 percent from this time last year. Three submarkets saw rents decline more than \$2.00 PSF/YR from the last reporting period of 2022: Pasadena (\$3.41 PSF/YR), The Woodlands (\$2.30 PSF/YR), and Baytown/Channelview (\$2.19 PSF/YR).
- Houston’s medical office overall asking rents increased by 60 basis points from this time last year when average asking full-service rents weighed in at \$30.33 PSF/YR, which can be mainly attributed to the arrival of new product priced above market averages and with strong pre-lease averages.

ASKING RENT



Source: CoStar, Revista, Transwestern

ASKING RENTS BY SUBMARKET AND Y-O-Y GROWTH



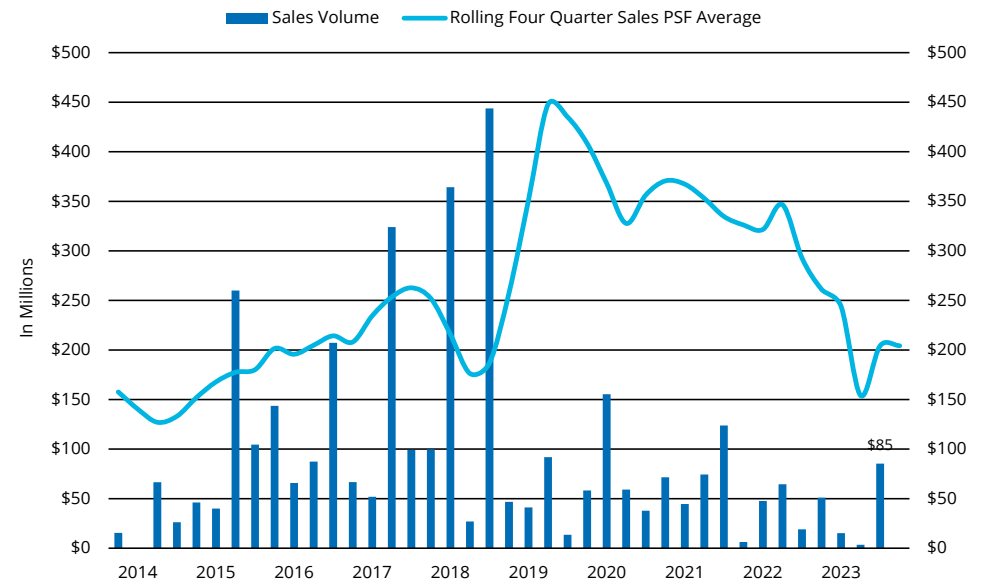
Source: CoStar, Revista, Transwestern

SALES

Transactions Slowed Markedly in Final Quarter of 2023, Foreign and Private Investors Active Buyers

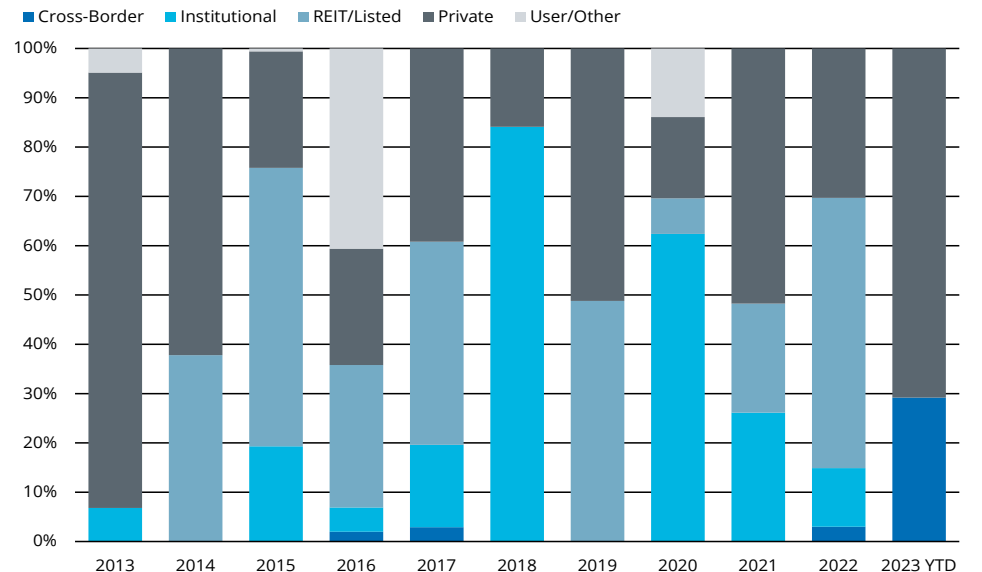
- Both international and private investors finished 2023 as net buyers with their respective acquisitions outweighing disposition. The international investors clocked in a total of \$25.6 million in acquisitions, while the private sector followed closely behind with their net acquisitions reaching \$22.2 million for the year.
- Institutional investors comprised the other side of the transaction table, standing alone as the only net sellers during the previous 12-month period, disposing a net total of \$44.4 million in assets.
- Healthcare/medical office investors completed three property sales throughout Houston during the final quarter, according to Real Capital Analytics (RCA). However, financial details related to the transactions were not yet fully disclosed. As a result, total quarterly sales volume will be reflected with a total transacted price, and the rolling four quarter sales price-per-square foot (\$204 PSF) and buyers capital composition will also be carried over from Q3 2023 until identified.
- A notable property trade announced this quarter came from Houston-based Whitsett Vision Group, an Ophthalmologist medical group focused on Lasik and cataract surgery, selling Katy Medical Plaza I and Katy Medical Plaza II for a total of 95,130 square feet. The Class A, off-campus portfolio is located at 23510-24530 Kingsland Blvd in the Far West submarket, and was acquired in December 2023 by Cleveland, Ohio-based Woodside Health, a medical office building acquisition and management firm.
- Also announced during the quarter was Stafford, TX-based US Imaging, Inc., an outpatient medical imaging service provider, acquiring 205 Hollow Tree Ln from Nashville, TN-based Healthcare Realty Trust. The Class C, off-campus, 83,223 square foot building is in the Near North submarket at the corner Lantern Bend Dr and Gulf Pines Dr.

SALES VOLUME






Source: Real Capital Analytics, Transwestern

BUYER CAPITAL COMPOSITION



Source: Real Capital Analytics, Transwestern

NOTABLE LEASES

TENANT	ADDRESS	SUBMARKET	LEASE TYPE	SF LEASED
MEMORIAL HERMANN 	2900 Richmond Ave	Inner Loop	Renewal	17,546
KELSEY-SEYBOLD CLINIC	11555 University Blvd	Sugar Land	Renewal	14,000
UTMB HEALTH	250 Blossom St	Clear Lake	Renewal	10,465
CYPRESS UROLOGY	10425 Huffmeister Rd	290 Corridor	New Lease	10,000
WELLMED MEDICAL MANAGEMENT 	7737 Southwest Fwy	Near Southwest	New Lease	9,329
CLS HEALTH 	10905 Memorial Hermann Dr	South	New Lease	6,668

NOTABLE MEDICAL OFFICE UNDER CONSTRUCTION

ADDRESS	BUILDING NAME	SUBMARKET	BUILDING SF	PRE-LEASED %
2340 N GRAND PARKWAY	Kelsey Seybold Springwoods Village Campus	The Woodlands	165,000	100%
24500 US 90	Houston Methodist Cypress MOB 2	290 Corridor	160,200	100%
11555 UNIVERSITY BLVD	Kelsey-Seybold Clinic - Fort Bend	Sugar Land	135,000	100%
PINECROFT DR	Memorial Hermann The Woodlands Medical Plaza 5	The Woodlands	135,000	100%
1010 S PONDS DR	Kelsey-Seybold Clear Lake Professional Building	Sugar Land	116,000	100%
27800 HIGHWAY 290	Memorial Hermann Cypress Expansion	290 Corridor	100,000	100%

NOTABLE HOSPITALS UNDER CONSTRUCTION

BUILDING NAME	SUBMARKET	BLDG./EXPANSION SF	EXPECTED DELIVERY
CENTENNIAL TOWER	TMC	1,000,000	Q3 2027
HOUSTON METHODIST CYPRESS	290 Corridor	571,000	Q1 2025
HOUSTON METHODIST SUGAR LAND*	Sugar Land	466,565	Q1 2025
MEMORIAL HERMANN CYPRESS*	290 Corridor	185,000	Q3 2024
MEMORIAL HERMANN KATY*	Near Southwest	115,000	Q2 2024
ALVIN REGIONAL MEDICAL CENTER	South	88,000	Q4 2023

These statistics are not combined into the Houston Medical Office Market Indicators

* Indicates Hospital is expanding

HOUSTON MEDICAL OFFICE MARKET INDICATORS

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF
TOTALS								
OFF CAMPUS	17,982,133	2,620,430	14.6%	19.2%	407,198	129,747	547,067	\$28.96
ON CAMPUS	14,936,356	1,746,153	11.7%	13.5%	571,800	48,101	509,114	\$32.74
GRAND TOTAL	32,918,489	4,366,583	13.3%	16.6%	978,998	177,848	1,056,181	\$30.51

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, FULL SERVICE
290 CORRIDOR								
OFF CAMPUS	666,616	62,963	9.4%	10.9%	124,562	11,745	74,560	\$28.42
ON CAMPUS	791,144	183,684	23.2%	20.9%	160,200	6,476	174,544	\$37.22
290 CORRIDOR TOTAL	1,457,760	246,647	16.9%	16.3%	284,762	18,221	249,104	\$34.54
BAYTOWN/CHANNELVIEW								
OFF CAMPUS	323,628	137,857	42.6%	44.6%	-	13,611	7,693	\$24.96
ON CAMPUS	143,291	-	-	-	-	-	-	-
BAYTOWN/CHANNELVIEW TOTAL	466,919	137,857	29.5%	30.9%	-	13,611	7,693	\$24.96
BELLAIRE								
OFF CAMPUS	1,342,310	192,361	14.3%	21.7%	-	(15,430)	(11,831)	\$29.59
ON CAMPUS	226,714	15,096	6.7%	6.7%	-	1,862	(8,531)	\$31.52
BELLAIRE TOTAL	1,569,024	207,457	13.2%	19.5%	-	(13,568)	(20,362)	\$29.70
CLEAR LAKE								
OFF CAMPUS	974,593	137,606	14.1%	21.2%	80,100	6,743	68,507	\$22.09
ON CAMPUS	1,084,034	21,972	2.0%	1.7%	141,600	26,040	30,785	\$26.50
CLEAR LAKE TOTAL	2,058,627	159,578	7.8%	10.0%	221,700	32,783	99,292	\$22.78
CONROE								
OFF CAMPUS	364,171	58,131	16.0%	17.0%	-	(15,261)	19,002	\$24.77
ON CAMPUS	640,145	57,894	9.0%	12.7%	-	(10,622)	16,265	\$29.80
CONROE TOTAL	1,004,316	116,025	11.6%	14.3%	-	(25,883)	35,267	\$27.86

HOUSTON MEDICAL OFFICE MARKET INDICATORS

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, FULL SERVICE
FAR WEST								
OFF CAMPUS	875,760	111,011	12.7%	13.3%	-	(16,235)	26,040	\$32.61
ON CAMPUS	975,647	83,937	8.6%	10.7%	-	16,225	188,076	\$26.70
FAR WEST TOTAL	1,851,407	194,948	10.5%	11.9%	-	(10)	214,116	\$29.46
INNER LOOP								
OFF CAMPUS	1,520,416	242,169	15.9%	19.5%	-	(6,938)	(15,985)	\$30.01
ON CAMPUS	421,706	189,876	45.0%	46.6%	-	(6,119)	(9,689)	\$25.96
INNER LOOP TOTAL	1,942,122	432,045	22.2%	25.4%	-	(13,057)	(25,674)	\$28.62
NEAR NORTH								
OFF CAMPUS	1,270,458	218,025	17.2%	33.5%	-	88,757	141,859	\$21.05
ON CAMPUS	-	-	-	-	-	-	-	-
NEAR NORTH TOTAL	1,270,458	218,025	17.2%	33.5%	-	88,757	141,859	\$21.05
NEAR SOUTHWEST								
OFF CAMPUS	817,190	108,125	13.2%	13.3%	-	(63,435)	72,804	\$29.16
ON CAMPUS	612,630	167,139	27.3%	34.7%	-	0	(36,503)	-
NEAR SOUTHWEST TOTAL	1,429,820	275,264	19.3%	22.5%	-	(63,435)	36,301	\$29.16
NEAR WEST								
OFF CAMPUS	1,663,302	206,167	12.4%	14.5%	-	(27,992)	(37,165)	\$24.51
ON CAMPUS	2,174,971	208,380	9.6%	13.2%	-	(21,850)	(32,103)	\$28.52
NEAR WEST TOTAL	3,838,273	414,547	10.8%	13.8%	-	(49,842)	(69,268)	\$26.34
NORTHEAST								
OFF CAMPUS	1,034,034	79,949	7.7%	10.8%	50,000	24,078	10,551	\$29.38
ON CAMPUS	239,098	88,503	37.0%	37.0%	-	(25,000)	(12,276)	\$32.04
NORTHEAST TOTAL	1,273,132	168,452	13.2%	15.6%	50,000	(922)	(1,725)	\$30.70

HOUSTON MEDICAL OFFICE MARKET INDICATORS

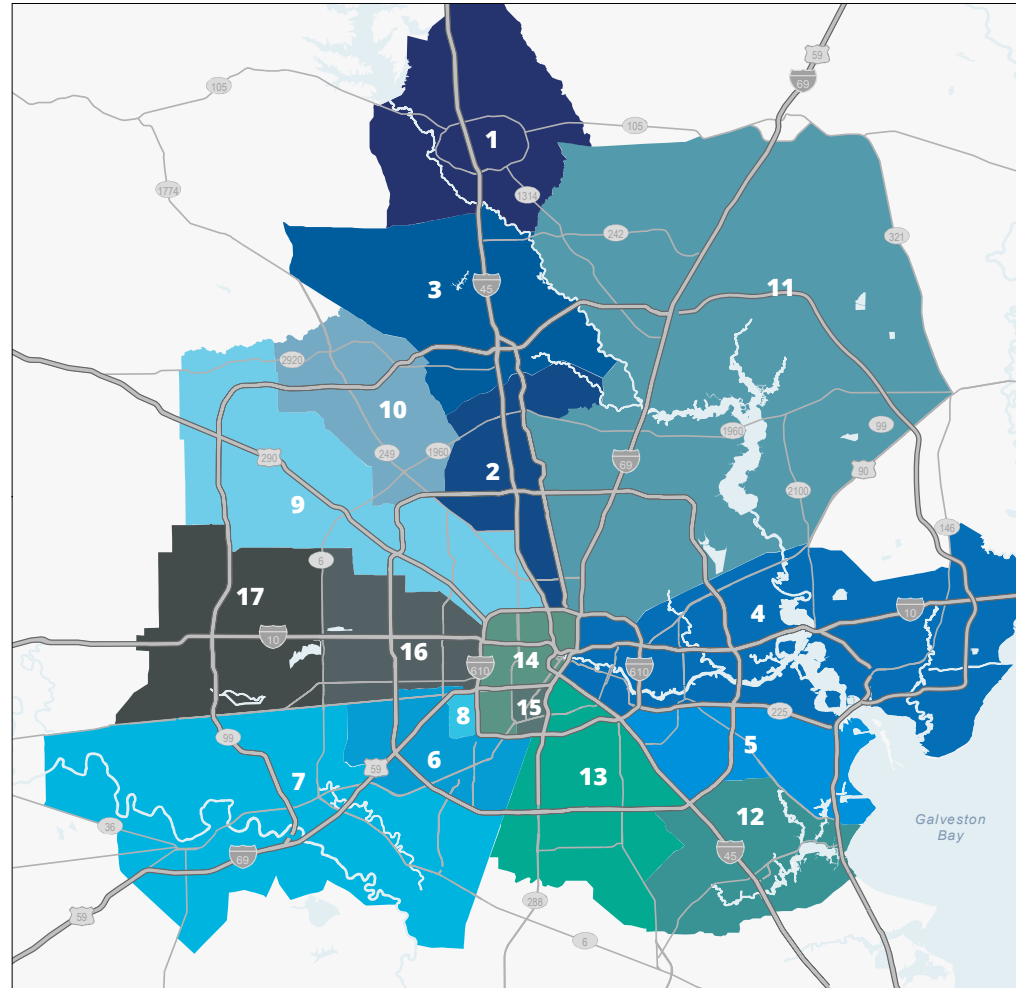
SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, FULL SERVICE
PASADENA								
OFF CAMPUS	505,525	48,740	9.6%	14.8%	-	(4,377)	49,672	\$19.86
ON CAMPUS	84,655	12,586	14.9%	14.9%	-	(2,646)	(2,646)	\$26.77
PASADENA TOTAL	590,180	61,326	10.4%	14.8%	-	(7,023)	47,026	\$21.47
SOUTH								
OFF CAMPUS	657,336	105,321	16.0%	15.9%	28,000	1,229	55,068	\$26.74
ON CAMPUS	310,073	47,673	15.4%	29.9%	-	50,999	42,391	\$32.81
SOUTH TOTAL	967,409	152,994	15.8%	20.2%	28,000	52,228	97,459	\$30.70
SUGAR LAND								
OFF CAMPUS	1,273,397	321,424	25.2%	31.2%	-	(4,608)	(20,316)	\$30.27
ON CAMPUS	1,073,061	90,472	8.4%	7.7%	135,000	1,257	169,999	\$27.45
SUGAR LAND TOTAL	2,346,458	411,896	17.6%	19.8%	135,000	(3,351)	149,683	\$29.61
THE WOODLANDS								
OFF CAMPUS	1,584,289	168,716	10.6%	12.7%	85,629	168,048	189,061	\$32.94
ON CAMPUS	1,223,058	98,786	8.1%	8.6%	135,000	-7,786	-17,338	\$35.12
THE WOODLANDS TOTAL	2,807,347	267,502	9.5%	10.9%	220,629	160,262	171,723	\$33.72
TMC								
OFF CAMPUS	2,326,562	308,273	13.3%	21.0%	38,907	(28,286)	(61,116)	\$37.20
ON CAMPUS	4,641,472	469,960	10.1%	12.6%	-	20,864	9,970	\$36.28
TMC TOTAL	6,968,034	778,233	11.2%	15.5%	38,907	(7,422)	(51,146)	\$36.61
TOMBALL								
OFF CAMPUS	782,546	113,592	14.5%	17.4%	-	-1,902	-21,337	\$25.22
ON CAMPUS	294,657	10,195	3.5%	4.2%	-	-1,599	-3,830	\$38.20
TOMBALL TOTAL	1,077,203	123,787	11.5%	13.8%	-	-3,501	-25,167	\$26.79

RESEARCH METHODOLOGY

The information in this report is the result of a compilation of information on healthcare/ medical office properties located in the Houston metropolitan area. This report includes single tenant, multi-tenant and owner-user properties 20,000 SF and larger, excluding those properties owned and occupied by a government agency.

ABOUT TRANSWESTERN

The privately held Transwestern companies have been delivering a higher level of personalized service and innovative real estate solutions since 1978. Through an integrated, customized approach that begins with good ideas, the firm drives value for clients across commercial real estate services, development, investment management, and opportunistic endeavors for high-net-worth investors. Operating from 33 U.S. offices, Transwestern extends its platform capabilities globally through strategic alliance partners whose unique geographic, cultural, and business expertise fuels creative solutions. Learn more at transwestern.com and [@Transwestern](https://twitter.com/Transwestern).



Houston Medical Submarkets

- North**
 - 1 Conroe
 - 2 Near North
 - 3 The Woodlands
- East**
 - 4 Baytown/Channelview
 - 5 Pasadena
- Southwest**
 - 6 Southwest Near
 - 7 Sugar Land
 - 8 Bellaire
- Northwest**
 - 9 290 Corridor
 - 10 Tomball
- Northeast**
 - 11 Northeast
- Southeast**
 - 12 Clear Lake
 - 13 South
- Central**
 - 14 Inner Loop
 - 15 TMC
- West**
 - 16 Near West
 - 17 Far West

FOR MORE INFORMATION

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