

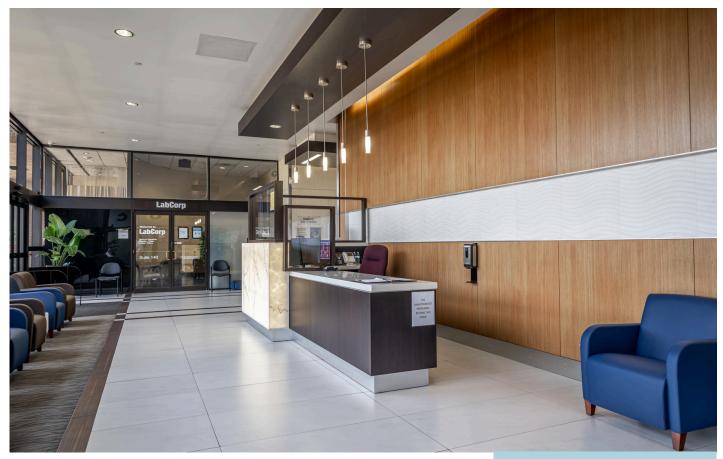
# 1200 Binz Medical Office For Sublease

1,523 SF Available on 12th Floor

1200 Binz St. Houston, TX 77004



### **JLL** SEE A BRIGHTER WAY



#### **Building Features**

- · Located in the museum district
- Less than 1 mile from the Texas Medical Center
- Connected to HCA Houston Healthcare Medical Center via skybridge
- Newly renovated common areas
- On-site property management and building engineers
- On-site restaurants located on the first floor
- 24-hour security

#### **Space features**

- 5 Exam rooms (with sinks)
- Waiting/reception area
- 1 Restroom
- Break room
- Office



14-Story
Medical office building



Secured garage parking 3.47/1,000 SF



Walkable area amenities



Houston Red Line
METRORail Station

### 1200 Binz St.

## Suite 1240: Available now on 12th floor

**Premises** 

Suite 1240: 1,523 RSF

Sublease term

Through July 31, 2030

Rental rate

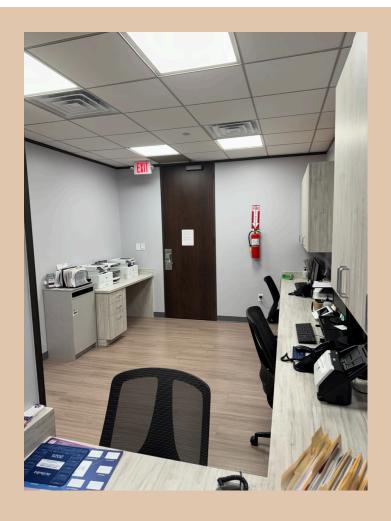
Negotiable

FF&E

Negotiable

**Parking** 

Garage parking Parking Ratio: 3.47/1,000 SF



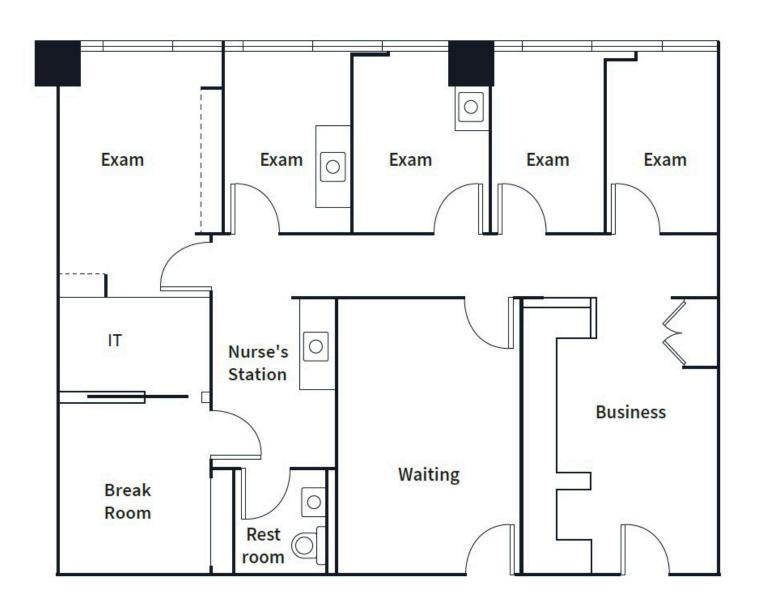


<b>Demographic Summary</b>	2 Miles	5 Miles	10 Miles
Population (2024)	101,246	498,465	1,531,819
Household Projection (2029)	52,639	239,208	632,531
Average Income (2024)	\$142,980	\$143,704	\$93,796



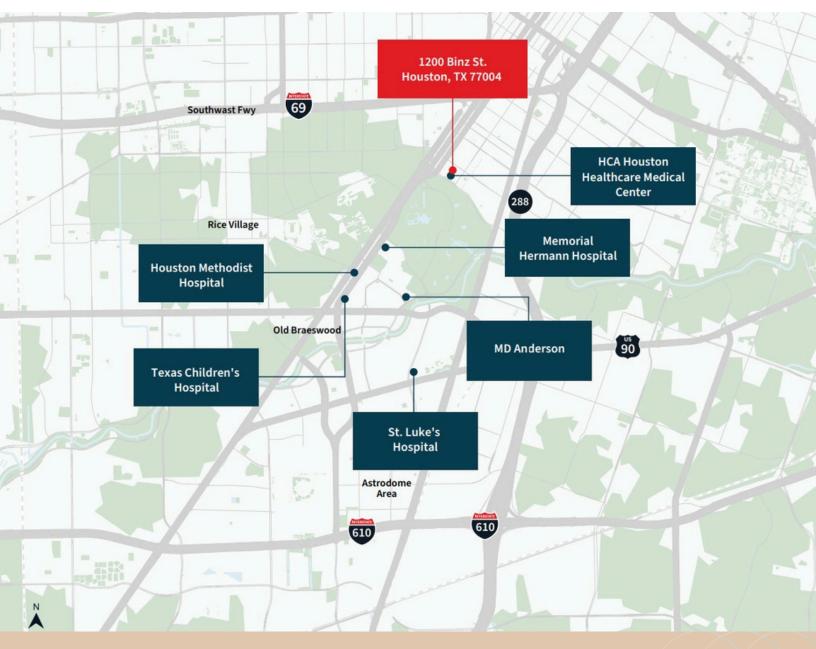
## 1200 Binz St. Houston, TX 77004

## Suite 1240 - 1,523 SF



Virtual Tour





#### For more information, please contact:

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